



CITY OF BELL GARDENS
CITY COUNCIL / SUCCESSOR AGENCY TO THE COMMUNITY
DEVELOPMENT COMMISSION
JOINT MEETING
MONDAY, SEPTEMBER 23, 2024, 6:00 PM
AGENDA

LOCATION: CITY COUNCIL CHAMBERS, 7100 GARFIELD AVENUE, BELL GARDENS, CA 90201

The meeting will be held at Bell Gardens City Hall in the Council Chambers. The public may attend the meeting in-person or virtually as instructed below. You may view the meeting live on the City's website at <https://www.bellgardens.org/i-want-to/watch-city-council-meetings>.

ACCESSIBILITY: If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Any person who requires a disability-related modification or accommodation, in order to observe and/or offer public comment may request such reasonable modification, accommodation, aid, or service by contacting the City Clerk's office by telephone at 562-806-7704 or via email to CityClerkDesk@bellgardens.org no later than 72-hours before a regular meeting or 24-hours before a special meeting.

PUBLIC PARTICIPATION: For Regular Meetings, the public may address the City Council / Agency Members on any item listed on the Regular Meeting Agenda and matters which are not listed on the agenda but are within the subject matter jurisdiction of the City Council / Successor Agency. Public comments for non-agenda items will be limited to a total of 30 minutes. For Special Meetings, the public may only speak on items listed on the agenda. Public comments are limited to three (3) minutes per person for each designated public comment period(s). Public comments can be made by any of the following ways:

IN-PERSON: Members of the public can provide in-person comments at the podium in the Council Chamber. The Council Chambers will have seating available for members of the public to attend the meeting in person, subject to capacity limits. Public comments are limited to three (3) minutes for each designated public comment period(s) per speaker, unless a different time is announced by the presiding chair. Speakers who wish to address the City Council / Agency Members should do so by submitting a "Public Comment Card" prior to the meeting.

BY TELEPHONE: Phone Number: (669)900-9128 Webinar ID: 813 3236 4343# Passcode: 2021#
To address the City Council press *9 to raise your hand then *6 to unmute yourself when instructed.

VIRTUALLY LIVE: Members of the public may participate via Zoom by <https://zoom.us/join> and entering the Zoom Meeting ID: 813 3236 4343 Passcode: 2021

Comments may also be made via the Zoom app by using the "Raise Hand" feature when it is your turn to speak the host will unmute you. Comments will not be accepted in the QandA Chat function of the zoom app.

WRITTEN COMMENTS: Public comments may be emailed to PublicComments@bellgardens.org or mailed to: City Clerk's Office, 7100 Garfield Ave., Bell Gardens, CA 90201. To ensure distribution to the

members of the City Council / Agency Members prior to consideration of the agenda, please submit comments no later than one (1) hour prior to the meeting. Those comments, as well as any comments received after, will be distributed to the members of the City Council / Successor Agency and will be part of the official public record of this meeting.

For more information, you may contact the City Clerk's office during regular business hours 7:30 a.m. to 6:00 p.m., Monday through Thursday at (562) 806-7704.

PUBLIC HEARING: Public participation will be separately called for the public to provide comments at the time of each public hearing item. Speakers who wish to provide a comment should do so by submitting a "Public Comment Card" to the staff liaison, clerk, prior to the designated public comment period.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF CITY COUNCIL MEMBERS / SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION MEMBERS

Jorgel Chavez, Council Member / Agency Member
Vacant, Council Member / Agency Member
Francis De Leon Sanchez, Council Member / Agency Member
Marco Barcena, Mayor Pro Tem / Vice Chair
Gabriela Gomez, Mayor / Chair

PRESENTATIONS

- **NATIONAL COMMUNITY PLANNING MONTH**
- **DOMESTIC VIOLENCE AWARENESS MONTH**
- **NATIONAL BREAST CANCER AWARENESS MONTH**
- **CHILDHOOD CANCER AWARENESS MONTH**

PUBLIC HEARING (Item No. 1)

1. CONSIDERATION OF ORDINANCE NO. 950 AMENDING TITLE 6 (BUILDINGS AND CONSTRUCTION) OF THE BELL GARDENS MUNICIPAL CODE BY ADDING STREAMLINED PERMIT REQUIREMENTS FOR ELECTRICAL VEHICLE CHARGING STATIONS

Ordinance No. 950 would establish permit streamlining procedures for electric vehicle charging stations to comply with state law.

Recommendation:

It is Staff's recommendation that the City Council waive full reading and introduce Ordinance No. 950, by title only, amending Title 6 (Buildings And Construction) of the Bell Gardens Municipal Code by adding streamlined permit requirements for electric vehicle charging stations to comply with state law.

PUBLIC COMMENTS ON NON-AGENDA ITEMS UNDER THE SUBJECT MATTER

JURISDICTION OF THE CITY COUNCIL / SUCCESSOR AGENCY

During this time, the members of the public may address the City Council / Successor Agency regarding any items within the subject matter jurisdiction of the City Council / Successor Agency. Public comments are limited to 3 minutes per person subject to an overall 30-minute period for non-agenda items. Government Code Section 54590 prohibits the City Council / Successor Agency from taking action or engaging in discussion on a specific item unless it appears on the agenda.

PUBLIC COMMENTS ON AGENDA ITEMS ONLY

During this time, the members of the public may address the City Council / Agency Members regarding any items listed on the agenda. Public comments are limited to 3 minutes per person.

CITY MANAGER'S REPORT

CONSENT CALENDAR (Item Nos. 2 - 16)

All matters listed under the Consent Calendar are considered to be routine and can be acted on by one roll call vote. There will be no separate discussion of these items unless members of the City Council / Successor Agency request specific items to be removed from the Consent Calendar for separate action. Items called for separate discussion will be heard as the next order of business.

2. GENERAL MOTION TO WAIVE FULL READING AND APPROVE ORDINANCES BY TITLE ONLY PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36934

In order to expedite the conduct of business at City Council meetings, California State Law (California Government Code Section 36934) allows Ordinances to be read by title if a majority of the legislative body supports the motion to waive the full reading.

Recommendation:

It is staff's recommendation that the City Council approve a general motion to waive full reading and approve Ordinances by title only pursuant to California Government Code Section 36934.

3. APPROVAL MINUTES OF SEPTEMBER 9, 2024, CITY/ SUCCESSOR AGENCY JOINT MEETING

Approve the minutes of the September 9, 2024 City/Successor Agency Joint Meeting.

Recommendation:

It is staff's recommendation that the City Council approve the minutes of the September 9, 2024 City/Successor Agency Joint Meeting.

4. BIENNIAL NOTICE REQUIRED BY THE POLITICAL REFORM ACT AND ADOPTION OF CONFLICT OF INTEREST CODE UPDATE

California Government Code Section 87306.5 requires that local governments conduct a review of their Conflict of Interest Codes every two years. The City's Conflict of Interest Code determines which City officials and employee positions must file the Fair Political Practices Commission Statement of Economic Interest Form 700.

Recommendation:

It is staff recommendation that the City Council:

1. Adopt the attached Resolution amending the Conflict of Interest Code for the City of Bell Gardens City Council, the Successor Agency to the Community Development Commission, and the Financing Authority Board; and
2. Repeal Resolution No. 2022-98.

5. WARRANT REGISTERS AND WIRE TRANSFERS

In approving the action of receiving and filing the warrant registers, the official minutes of the Bell Gardens City Council should state that each individual member of the City Council is not voting on, influencing the outcome of, or participating in approving, accepting, receiving or filing any warrant which bears the name of the same council member, or pays for any costs or expenses, or otherwise benefits the same named council member. Each council member will not be participating, influencing or voting on any such warrant bearing their name or which benefits the same named council member, but with that exception is voting in favor of receiving and filing all other warrants contained in this report, unless otherwise noted on the record at the time of the approval of the action required by this report.

Recommendation:

It is staff's recommendation that the City Council receive and file the warrant registers, wire transfers, and net payrolls dated 09/03/2024, 09/05/2024, and 09/10/2024.

6. WARRANT REGISTER SUCCESSOR AGENCY

In approving the action of receiving and filing the warrant registers, the official minutes of the Successor Agency should state that each individual member of the Successor Agency is not voting on, influencing the outcome of, or participating in approving, accepting, receiving or filing any warrant which bears the name of the same Successor Agency Member, or pays for any costs or expenses, or otherwise benefits the same named Successor Agency Member. Each Successor Agency Member will not be participating, influencing or voting on any such warrant bearing their name or which benefits the same named Successor Agency Member, but with that exception is voting in favor of receiving and filing all other warrants contained in this report, unless otherwise noted on the record at the time of the approval of the action required by this report.

Recommendation:

It is staff's recommendation that the Successor Agency Members receive and file the warrant registers dated 08/20/2024.

7. JULY 2024 TREASURER'S REPORT

The Treasurer's Report is a list of cash, investment portfolio and restricted bond cash held by the City.

Recommendation:

It is recommended that the City Council receive, approve, and file the July 2024 Treasurer's Report.

8. AUGUST 2024 TREASURER'S REPORT

The Treasurer's Report is a list of cash, investment portfolio and restricted bond cash held by the City.

Recommendation:

It is recommended that the City Council receive, approve, and file the August 2024 Treasurer's Report.

9. SECOND READING AND ADOPTION OF ORDINANCE NO. 948 TO AUTHORIZE A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF BELL GARDENS AND BG FLOWER, LLC RELATING TO THE PROPERTY LOCATED AT 7601 EASTERN AVENUE IN THE CITY OF BELL GARDENS

Second reading and adoption of Ordinance No. 948 authorizing the City to enter into, and execute, a development agreement for a cannabis retail use in exchange for public benefits.

Recommendation:

It is staff's recommendation that the City Council waive full reading and adopt Ordinance No. 948 to approve the proposed Development Agreement No. 2024-054 for a cannabis retail storefront at 7601 Eastern Avenue.

10. CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF BELL GARDENS AND KIMLEY-HORN AND ASSOCIATES, INC.

Staff previously brought, and City Council approved, an agreement with Kimley-Horn and Associates, Inc. However, Kimley-Horn and Associates, Inc. requested further revisions to the proposed Professional Services Agreement for consulting services to develop the Bell Gardens Transit Oriented Community Specific Plan and Zoning Code Update.

Recommendation:

It is staff's recommendation that the City Council:

1. Determine the action exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15060(c)(3);
2. Adopt the attached resolution approving a Professional Services Agreement between the City and Kimley-Horn and Associates, Inc. to develop the Bell Gardens Transit Oriented Community Specific Plan and Zoning Code Update; and
3. Rescind Resolution No. 2024-59.

11. CONSIDERATION OF APPROVAL OF A SEVENTH AMENDMENT TO A PROFESSIONAL SERVICES AGREEMENT WITH MICHAEL BAKER INTERNATIONAL FOR APPROVAL OF A LABOR COMPLIANCE SUBCONSULTANT TO EXISTING CDBG PROGRAM ADMINISTRATIVE SERVICES

Approval of a Seventh Amendment to the Professional Services Agreement with Michael Baker International for authorization to use a Labor Compliance Subconsultant for existing CDBG program administrative services.

Recommendation:

It is staff's recommendation that the City Council:

1. Adopt the attached Resolution; and
2. Authorize and direct the City Manager to execute a Seventh Amendment to the Professional Services Agreement between the City and Michael Baker International for approval of use of a Labor Compliance subconsultant to existing CDBG program administrative services.

12. CONSIDERATION OF SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF BELL GARDENS AND IMPACT SCIENCES, INC.

Approval of second amendment to the Professional Services Agreement by and between the City of Bell Gardens and Impact Sciences, Inc.

Recommendation:

It is staff's recommendation that the City Council:

1. Determine the action exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15060(c)(3); and
2. Adopt the attached resolution approving a Second Amendment to the Professional Services Agreement between the City and Impact Sciences, Inc. to accommodate added expenditures used to complete the Environmental Justice Element to the Bell Gardens General Plan.

13. CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH GLOBAL

URBAN STRATEGIES, INC. FOR AS-NEEDED GRANT WRITING/ADMINISTRATION AND PROGRAM MANAGEMENT SERVICES

The City requires consultants for as-needed grant writing, administration, and program management services for potential grant-funded projects in the City of Bell Gardens. With the current professional services agreement terminating on September 24, 2024, Staff issued a Request for Proposals and received nine Proposals. Of the nine Proposals received, Global Urban Strategies, Inc. ranked the highest. Therefore, Staff recommends approval of a Professional Services Agreement with Global Urban Strategies, Inc.

Recommendation:

It is staff's recommendation that the City Council, by motion:

1. Adopt the attached Resolution; and
2. Authorize the City Manager to execute a Professional Services Agreement with Global Urban Strategies, Inc. for grant writing, administration, and program management services for a three year term with the option of two 1-year extensions.

14. CONSIDERATION OF SECOND AMENDMENT TO CONTRACT SERVICES AGREEMENT WITH ALL CITY MANAGEMENT SERVICES FOR CPI ADJUSTMENT REQUEST

Consideration of a Resolution to approve a Second Amendment to the Contract Services Agreement with All City Management Services (ACMS) allowing a consumer price index (CPI) adjustment of 3.2% to the City's Contract Services Agreement with ACMS for crossing guard services.

Recommendation:

It is staff's recommendation that the City Council adopt the attached Resolution authorizing the City Manager to execute the Second Amendment with All City Management Services to approve a CPI adjustment of 3.2%.

15. CONSIDERATION OF A RESOLUTION APPROVING AN AGREEMENT WITH EBERHARD EQUIPMENT (CERTIFIED AUTHORIZED DEALER FOR KUBOTA TRACTOR CORPORATION) FOR THE PURCHASE OF TWO UTILITY VEHICLES

Consideration of a Resolution approving an agreement with Eberhard Equipment (Certified Authorized Dealer for Kubota Tractor Corporation) for the purchase of two utility vehicles.

Recommendation:

It is staff's recommendation that the City Council adopt the attached Resolution approving an Equipment Procurement Agreement with Eberhard Equipment (Certified Authorized Dealer for Kubota Tractor Corporation) for the purchase of two utility vehicles for a total amount not to exceed \$39,829.96 under Sourcewell Contract #122220-KBA.

16. LIBERTY WATER UTILITY ASSISTANCE PROGRAM EXTENSION

Extension of the Liberty Water Utility Assistance Program until June 30, 2026.

Recommendation:

It is staff's recommendation that the City Council approve an extension to the Liberty Water Utility Assistance Program through June 30, 2026.

DISCUSSION (Items Nos. 17 - 18)

17. LOCAL COMMISSIONS APPOINTMENT LIST

The Local Commissions Appointments List outlines the City of Bell Gardens Commissions and Commissioners. Per the Bell Gardens Municipal Code, City Commissions consist of Bell Gardens residents appointed by each member of the City Council. Council Members may remove commissioners during any regular City Council meeting and may appoint commissioners following 10 working days after the posting of the vacancy notice.

Recommendation:

It is staff's recommendation that the City Council review the Commissions Appointments List and by motion, remove commissioners and/or make appointments to the posted vacancies.

18. CONSIDERATION OF A RESOLUTION APPROVING AN AGREEMENT WITH GREENFIELDS OUTDOOR FITNESS, INC. FOR THE PURCHASE AND INSTALLATION OF OUTDOOR FITNESS EQUIPMENT AT VETERANS PARK

Consideration of a Resolution approving an agreement with Greenfields Outdoor Fitness, Inc. for the purchase and installation of outdoor fitness equipment at Veterans Park.

Recommendation:

It is staff's recommendation that the City Council:

1. Adopt the attached Resolution approving an agreement with Greenfields Outdoor Fitness, Inc. for the purchase and installation of outdoor fitness equipment for a total amount not to exceed \$396,491.92; and
2. Authorize the City Manager to execute the agreement and approve change orders that may be necessary during construction to cover any unforeseen condition in an amount not to exceed 10% of the agreement amount.

CITY COUNCIL / SUCCESSOR AGENCY MEMBER COMMENTS

ADJOURNMENT

Daisy Gomez, City Clerk

Agenda posted on September 19, 2024.