



CITY OF BELL GARDENS
CITY COUNCIL / SUCCESSOR AGENCY TO THE COMMUNITY
DEVELOPMENT COMMISSION
JOINT MEETING
MONDAY, MAY 13, 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](tel:(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
Maria Pulido, Council Member / Agency Member
Francis De Leon Sanchez, Council Member / Agency Member
Marco Barcena, Mayor Pro Tem / Vice Chair
Gabriela Gomez, Mayor / Chair

PRESENTATIONS

- **CERTIFICATE OF RECOGNITION - DIA DEL NIÑO ARTISTS**
- **CERTIFICATE OF RECOGNITION - BELL GARDENS HIGH SCHOOL WRESTLING TEAM**
- **NATIONAL POLICE WEEK MAY 12 - 18, 2024 PROCLAMATION**
- **NATIONAL SKILLED NURSING CARE WEEK MAY 12 - 18, 2024 PROCLAMATION**
- **NATIONAL SMALL BUSINESS MONTH PROCLAMATION**
- **BUILDING AND SAFETY MONTH PROCLAMATION**
- **NATIONAL PUBLIC WORKS WEEK MAY 19 - 25, 2024 PROCLAMATION**

PUBLIC HEARING (Item Nos. 1 - 3)

1. **CONSIDERATION OF ADOPTION OF ORDINANCE NO. 939 AMENDING BELL GARDENS MUNICIPAL CODE CHAPTER 5.25 "CARD CLUB LICENSE REGULATIONS" OF TITLE 5 "BUSINESS LICENSES, REGULATIONS AND TAXES" TO AMEND GROSS REVENUE LICENSE FEE FOR CARD CLUB LICENSE HOLDERS**

Parkwest Bicycle Casino LLC ("Parkwest") holds a card club license, owns, and operates the Parkwest Bicycle Casino ("Bicycle Casino") in the City of Bell Gardens. Parkwest has requested a change in how monthly gross revenue license fees payable to the City are computed by allowing a

deduction from gross revenues the amount of post-tax dollars used for incentives and promotions to encourage gaming. The City Council has previously approved the requested change to the license fee calculation on a temporary basis by resolution. The City has analyzed the fiscal impact of allowing the offset and determined that the amended license fee has had the effect of increasing net license fees revenues for the City. The City Council is now considering amending the City's gaming ordinance to codify the changes relating to calculating the license fee.

Recommendation:

It is staff's recommendation that the City Council:

1. Conduct a duly noticed public hearing; and
2. Waive full reading and introduce Ordinance No. 939 by title only, amending Chapter 5.25 "Card Club License Regulations" of Title 5 "Business Licenses, Regulations and Taxes" of the Bell Gardens Municipal Code to amend the gross revenue license fee for card club licensees.

2. CONSIDERATION OF ORDINANCE NO. 940 TO AUTHORIZE A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF BELL GARDENS, MR. NICE GUY, LLC AND JK AND SI DEVELOPMENT COMPANY RELATING TO THE PROPERTY LOCATED AT 6231 EASTERN AVENUE IN THE CITY OF BELL GARDENS

Waive full reading and introduce Ordinance No. 940, by title only, to approve the proposed Development Agreement No. 2023-072 for a cannabis retail storefront at 6231 Eastern Avenue.

Recommendation:

It is staff's recommendation that the City Council:

1. Find proposed Ordinance No. 940 (Exhibit 1) categorically exempt from the California Environmental Quality Act (CEQA); and
2. Waive full reading and introduce Ordinance No. 940 by title only, to approve the proposed Development Agreement No. 2023-072 for a cannabis retail storefront at 6231 Eastern Avenue.

3. CONSIDERATION OF ORDINANCE NO. 941 TO AUTHORIZE A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF BELL GARDENS, OTC BELL GARDENS, LLC AND KIM DAE HO & HYE YEONG RELATING TO THE PROPERTY LOCATED AT 5605 GAGE AVENUE IN THE CITY OF BELL GARDENS

Waive full reading and introduce Ordinance No. 941, by title only, to approve the proposed Development Agreement No. 2023-067 for a cannabis retail storefront at 5605 Gage Avenue.

Recommendation:

It is staff's recommendation that the City Council:

1. Find proposed Ordinance No. 941 (Exhibit 1) categorically exempt from the California Environmental Quality Act (CEQA); and
2. Waive full reading and introduce Ordinance No. 941, by title only.

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. 4 - 13)

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.

4. 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.

5. APPROVAL MINUTES OF APRIL 22, 2024 CITY/ SUCCESSOR AGENCY JOINT MEETING

Approve the minutes of the April 22, 2024 City/Successor Agency Joint Meeting.

Recommendation:

It is staff's recommendation that the City Council approve the minutes of the April 22, 2024 City/Successor Agency Joint Meeting.

6. 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 04/16/2024, 04/18/2024 and 04/23/2024.

7. 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 register dated 04/16/2024.

8. CONSIDERATION OF RESOLUTION APPROVING AN AGREEMENT WITH GOVCONNECTION, INC. DBA CONNECTION PUBLIC SECTOR SOLUTIONS FOR PURCHASE OF A SERVER, LICENSING AND TECH SUPPORT

The Bell Gardens Police Department utilizes several servers for data storage as well as data security. Servers have a lifespan of approximately five years before they begin to malfunction. The Bell Gardens Police Department is seeking approval for the procurement of one server that will enhance our IT infrastructure by using Cooperative Purchasing Sourcwell Contract #081419-GVC.

Recommendation:

It is staff's recommendation that the City Council:

1. Adopt the attached Resolution; and
2. Approve the attached procurement agreement approving the purchase of one server, licensing, and five years of tech support with GovConnection, Inc. dba Connection Public Sector Solutions, through Cooperative Purchasing Sourcwell Contract #081419-GVC.

9. CONSIDERATION OF RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH PRI MANAGEMENT GROUP FOR ASSESSMENT OF THE POLICE DEPARTMENT'S RECORDS UNIT

The Bell Gardens Police Department is seeking professional services from an independent consultant capable of delivering an accurate assessment of the Police Department's Records Unit.

Recommendation:

It is staff's recommendation that the City Council:

1. Adopt the attached resolution; and
2. Approve the attached Professional Services Agreement with PRI Management Group for an assessment of the Police Department's Records Unit.

10. CONSIDERATION OF RESOLUTION ADOPTING PROJECT LIST FOR SB1 FUNDING

Consideration of a Resolution adopting a list of projects for Fiscal Year 2024-25 funded by SB1.

Recommendation:

It is staff's recommendation that the City Council:

1. Adopt the attached Resolution approving the list of projects for Fiscal Year 2024-25 funded by SB1: the Road Repair and Accountability Act of 2017; and
2. Authorize Public Works staff to upload the Resolution with the list of streets to the California Transportation Commission website.

11. ACCEPTANCE OF TREES FOR BG PLANTING PROJECT AS COMPLETE

Consideration of acceptance of the Trees for BG Project as complete.

Recommendation:

It is staff's recommendation that the City Council:

1. Accept the Trees for BG Planting Project as complete; and

2. Authorize staff to file the Notice of Completion.

12. APPROVAL OF PLANS AND SPECIFICATIONS AND AUTHORIZATION TO SOLICIT BIDS FOR THE SOIL REMEDIATION PROJECT AT THE FORMER BERK OIL SITE (CIP NO. 3927)

The plans and specifications for the Soil Remediation Project at the former Berk Oil Site have been prepared. Approval of this item will allow the City to advertise the project for bids.

Recommendation:

It is staff's recommendation that the City Council:

1. Approve the plans and specifications for the Soil Remediation Project at the former Berk Oil Site; and
2. Authorize staff to solicit competitive bids and publish the Notice Inviting Sealed Bids.

13. APPROVAL OF AMENDMENT NO. 2 TO STATE WATER RESOURCES CONTROL PLANNING GRANT AGREEMENT NO. SWRCB000000000D1702027 FOR THE WELL NO. 1 IMPROVEMENTS PROJECT

Consideration of a Resolution approving Amendment No. 2 to State Water Resources Control Board Planning Grant Agreement for the Well No. 1 Improvements Project.

Recommendation:

It is staff's recommendation that the City Council adopt the attached Resolution approving Amendment No. 2 to the State Water Resources Control Board Planning Grant Agreement for the Well No. 1 Improvements Project.

DISCUSSION (Item Nos. 14 - 18)

14. 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.

15. APPROVAL OF PLANS AND SPECIFICATIONS AND AUTHORIZATION TO SOLICIT BIDS FOR THE CITYWIDE SHARED BIKE LANE (SHARROW) RE-STRIPING (CIP NO. 3931)

The plans and specifications for the Citywide Shared Bike Lane (Sharrow) Re-Striping have been prepared. Approval of this item will allow the City to advertise the project for bids.

Recommendation:

It is staff's recommendation that the City Council:

1. Approve the plans and specifications for the Citywide Shared Bike Lane (Sharrow) Re-Striping;
2. Authorize staff to solicit competitive bids and publish the Notice Inviting Sealed Bids (NISB);
3. Find that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15301(c); and
4. Appropriate \$85,000 in Measure R and M funds.

16. APPLICABILITY OF THE CITY'S RENT STABILIZATION AND TENANT EVICTION PROTECTIONS ORDINANCE ON MOBILE HOME PARKS AND CODE ENFORCEMENT RESPONSIBILITY

Report on the Applicability of the City's Rent Stabilization and Tenant Eviction Protections Ordinance on Mobilehome Parks and Overall Code Enforcement Responsibility.

Recommendation:

It is staff's recommendation that the City Council either:

1. Receive and file this report and take no further action; or
2. Direct staff to look further into a mobilehome park rent stabilization ordinance to be brought up for consideration at a future date.

17. COMMUNITY STAKEHOLDER PRIORITIES SURVEY RESULTS

As part of the City's upcoming budget preparation and adoption process for Fiscal Year 2024-25, a community stakeholder priorities survey was created. The survey opened on Thursday, March 21st and closed on Sunday, April 28, 2024. 446 surveys were received through the online survey, 21 surveys were received through paper submittals, and 5 direct mail surveys were also received. Total survey results were 472, a 106% increase in survey responses as compared to the previous 2021 Survey.

Recommendation:

It is staff's recommendation that the City Council discuss the results of the Community Stakeholder Priorities Survey and receive and file this Staff Report.

18. PROPOSED FISCAL YEAR 2024-2025 BUDGET

Staff is presenting, as a study session, to City Council the proposed annual budget for FY 2024-25 for the City Council's review and feedback.

Recommendation:

It is staff's recommendation that the City Council receive and file the proposed budget and provide direction as necessary.

CITY COUNCIL / SUCCESSOR AGENCY MEMBER COMMENTS

ADJOURNMENT

Daisy Gomez, City Clerk

Agenda posted on May 9, 2024.