



**CITY OF BELL GARDENS
SUCCESSOR AGENCY TO THE COMMUNITY
DEVELOPMENT COMMISSION
REGULAR MEETING
MONDAY, MAY 11, 2015, 6:00 P.M.
AGENDA**

LOCATION: CITY COUNCIL CHAMBER, 7100 GARFIELD AVENUE, BELL GARDENS, CA

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the Successor Agency Secretary at (562) 806-7706. Notification 48 business hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

**ROLL CALL OF SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT
COMMISSION MEMBERS**

Priscilla Flores, Agency Member
Jose Mendoza, Agency Member
Maria Pulido, Agency Member
Pedro Aceituno, Vice Chair
Jennifer Rodriguez, Chair

PUBLIC COMMENTS ON AGENDA ITEMS ONLY

(Three minutes per person, subject to a total period of 30 minutes)

This public comment period is for items listed on the SUCCESSOR AGENCY AGENDA ONLY. Submit a WHITE public comment card with the agenda item number you would like to discuss to the Successor Agency Secretary prior to the start of this period. Cards that are submitted with no agenda item listed will be moved to the final public comment period. There will be no further cards accepted once the public comment period has started. Comments are limited to three (3) minutes per person, subject to an overall thirty (30) minute period. Please direct your comments to the Chair and observe the Rules of Decorum appropriate to the Council Chamber. State law prohibits the Successor Agency from discussing any item not appearing on the posted Successor Agency Agenda.

CONSENT CALENDAR (Item No. 1 – 2)

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 Successor Agency to the Community Development Commission 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.

1. MINUTES

April 27, 2015 – Regular Meeting Minutes

Recommendation: It is staff's recommendation that the Successor Agency to the Community Development Commission approve the minutes for the Regular Successor Agency Meetings of April 27, 2015.

2. WARRANT REGISTERS AND WIRE TRANSFERS

Recommendation: It is staff's recommendation that the Successor Agency receive and file the following transactions:

Warrant register dated	04/14/15	Check #s	12738 – 12740	\$	8,230.40
			Total	\$	8,230.40

In approving the action of receiving and filing the warrant registers, the official minutes of the Bell Gardens Successor Agency to the Community Development Commission 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.

PUBLIC COMMENTS ON NON-AGENDA ITEMS UNDER THE SUBJECT MATTER JURISDICTION OF THE SUCCESSION AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION

(Three minutes per person, subject to a total period of 30 minutes)

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SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION MEMBER COMMENTS

ADJOURNMENT



**CITY OF BELL GARDENS
CITY COUNCIL
REGULAR MEETING
MONDAY, MAY 11, 2015, 6:00 P.M.
AGENDA**

LOCATION: CITY COUNCIL CHAMBER, 7100 GARFIELD AVENUE, BELL GARDENS, CA

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CALL TO ORDER

ROLL CALL OF CITY COUNCIL MEMBERS

Priscilla Flores, Councilmember
Jose Mendoza, Council Member
Maria Pulido, Council Member
Pedro Aceituno, Mayor Pro Tem
Jennifer Rodriguez, Mayor

PRESENTATION

- Presentation recognizing Officer Esteban Perez and Officer Robert Lopez for receipt of the MADD awards for drunk driving arrests in a calendar year.
- Proclamation declaring May 15, 2015 as "Peace Officers Memorial Day" and May 10-16, 2015 as "National Police Week" in Bell Gardens
- Presentation introducing Gladys Smith as the Bell Gardens Older American of the Year
- Proclamation declaring the month of May 2015 as Older American Month
- Proclamation declaring May 17-23, 2015 as "National Public Works Week"
- Proclamation recognizing the Boy Scouts of America Los Angeles Area Council for 100 years of service to the community

PUBLIC COMMENTS ON AGENDA ITEMS ONLY

(Three minutes per person, subject to a total period of 30 minutes)

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CONSENT CALENDAR (Item No. 1 – 10)

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 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.

1. GENERAL MOTION TO READ ALL ORDINANCES BY TITLE ONLY

In order to expedite the conduct of business at 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.

2. WARRANT REGISTERS AND WIRE TRANSFERS

Recommendation: It is staff's recommendation that the City Council receive and file the following transactions:

Warrant register	04/14/15	Check #s	153307 – 153377		<u>\$ 149,200.49</u>
Warrant register	04/21/15	Check #s	153378 – 153459		
Wire transfers	04/16/15	Wire #s	1042-1043	\$ 461,398.46	
Payroll transfer	04/16/15		Net payroll	<u>\$ 357,734.95</u>	<u>\$ 819,133.41</u>
			Total =		<u>\$ 968,333.90</u>

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.

3. APPROVAL OF MARCH 2015 TREASURER'S REPORT

The Treasurer's Report is a list of the City's cash and investments for the month.

Recommendation: It is staff's recommendation that the City Council receive, approve, and file the March 2013 Treasure's Report.

4. REJECTION OF CLAIMS

The City directed the original claim filed by Cruz Zuniga to Carl Warren & Company and following an investigation by the City's claim management company, this claim has been prepared for rejection.

Recommendation: It is staff's recommendation that the City Council reject the claim filed by Cruz Zuniga. In accordance with the standard operating procedures, these claims have been prepared for rejection following a recommendation provided by the City's claims management company, Carl Warren & Company, and in a manner that allows these claimants, subject to certain exceptions, up to six months to file a court action on their claim.

5. APPROVAL OF PROFESSIONAL SERVICES AGREEMENT FOR PLANNING CONSULTANT

In August 2013, the City entered into a Professional Services Agreement with Linn & Associates for planning consulting services on a part-time basis. The services of Linn & Associates were required due to budget constraints mandating a freeze of all open positions in the Community Development Department, which affected the open position of Assistant Planner. The existing Professional Services Agreement with Linn & Associates is due to expire in June 2015. The current City Budget constraints have again mandated that departments continue the freeze of all open positions. While the Community Development Department is faced with increasing requests for planning services, it is cognizant of the City's continued budget challenges. As such, we

recommend hiring a planning consultant to provide those services on a part-time basis. A part-time planning consultant will save the City approximately 50% of the total cost of a full-time Assistant Planner. In April 2015, Community Development staff requested proposals from Linn & Associates, Romo Planning Group, Inc., and Rocio Lopez, Consulting Planner for part-time planning consulting services. The proposed scope of services offered by Romo Planning Group, Inc. and Rocio Lopez Consulting Planner were comparable to those offered by Linn & Associates, but at a higher cost.

Recommendation: It is staff's recommendation that the City Council approve Resolution No. 2015-33, approving a Professional Services Agreement with Linn & Associates to provide planning services.

6. ACQUISITION OF NEW SERVERS FOR NETWORK UPGRADE

During this current fiscal year, the police department has been working diligently to upgrade its network infrastructure. Part of that process has been to replace servers and storage devices that are no longer under warranty, and/or do not provide adequate storage space to handle the workload demands of the police department's various systems. The City Council recently approved a new unified Video Camera Surveillance System to replace an aging and deficient system. The existing storage for our camera system is not adequate to provide the necessary storage nor does it have the required specifications to operate the Video Management System. Therefore, upgrades are needed to accommodate this system. In consultation with our I.T. Department and the vendor awarded the contract for the new video system, the police department has determined that Hewlett Packard (HP) equipment will provide the most reliable service. The police department conducted an informal bid process for this project. Quotes for Hewlett Packard servers, operating software, and three year warranties were obtained from three vendors: LAN WAN Enterprises, CDW-G, and PCM-G.

	LAN WAN, Enterprises	CDW-G	PCM-G
HP Storage Server	\$14,076.17	\$15,089.80	\$15,400.74
HP VMS Server	\$4,179.26	\$4,476.61	\$5,785.76
Total:	\$18,255.43	\$19,566.41	\$21,186.50

Recommendation: It is staff's recommendation that the City Council adopt Resolution No. 2015-36, authorizing the purchase of two Hewlett Packard servers and installation from Lan Wan Enterprises for \$18,255.93 as part of the upgrades to the Police Department network infrastructure.

7. REQUEST TO SURPLUS CITY VEHICLES

The Police Department has several vehicles that are no longer usable for patrol operations or other department uses. They have deteriorated to the point that require prohibitive maintenance costs to keep them operational, yet not guarantee extended use of the vehicle given their mileage and/or mechanical condition. The Police Department is requesting these vehicles be declared surplus and authorized for sale at auction. Each vehicle is identified below by its internal police department unit number, year, make, model, and license plate number.

- Unit 157 - 1995 Nissan Quest, Lic# 3JLK632
- Unit 182 - 2000 Gold Ford Taurus, Lic# 286594
- Unit 181 - 2000 Red Ford Taurus, Lic# 286592
- Unit 199 - 2002 Nissan Maxima, Lic#ASK987
- Unit 244 - 2005 Acura TL, Lic#1142741
- Patrol Unit 216 - 2008 Ford Crown Vic, Lic# 1067140

Recommendation: It is recommended that the City Council adopt Resolution No. 2015-37, declaring the listed vehicles as surplus property, and authorize the police department to have them sold at auction. These vehicles were taken out of service from the police department within the last six months.

8. **STREET SWEEPING SERVICES AGREEMENT EXTENSION WITH NATIONWIDE ENVIRONMENTAL SERVICES, INC./SEVENTH MODIFICATION RESOLUTION NO. 2015-34**

The City of Bell Gardens (City) has contracted with Nationwide Environmental Services, Inc. (NES) for street sweeping services since December 10, 2001. NES has provided exceptional services in helping keep the City's streets, alley and thoroughfares clean. The aggressive street sweeping program the City has in place in which NES implements, helps in adhering to the Storm water Mandates and requirements of its MS4 Permit with the State of California by minimizing litter and debris flowing into storm drains regional area waterways. The original service agreement has been modified numerous times. These amendments to the original service agreement were for annual compensation increases in some instances, and included term extensions in others. As a result of numerous meetings, discussions and negotiations between NES and the City, staff is providing the following recommendations for City Council consideration to extend the original street sweeping agreement with NES and provide a considerable cost savings through approval of a seventh modification. The following terms are the key amendments to consider:

- 15 year Rolling Term which commences retroactive to April 1, 2015.
- A 75% reduction of original five year increases to existing Agreement as an incentive to extend term of the contract from 5 year rolling contract to a 15 year rolling contract. This includes reducing a 20% increase to 5% over the course of 5 years, from April 1, 2015 to April 1, 2019; instead of annual 4% increases each year, there will be 1% increases. This reduction results in an approximate future cost savings to the City of at least \$80,000. (If approved, payments will be retroactively adjusted to the 4/1/15 date).
- CPI (Consumer Price Index) annual increases to be waived for 5 years; April 1, 2015 through April 1, 2019. This reduction is difficult to calculate due to the unpredictable nature of each year's CPI. However, based on average CPI increases in our region over the last decade, it is reasonable to project an additional savings of several thousand dollars over the next 5 years as well.
- Previously Accrued CPI; There is an accrued amount of CPI increases over a period of 7 years (2007 to 2014) in the amount of \$1,153.16 that will be added to the *base rate* on a monthly basis. Once again, this CPI rate will not increase over the next 5 years until April 1, 2020, when CPI increases will then start accruing.
- All other terms and conditions in original agreement to remain unchanged.

Recommendation: It is staff's recommendation that the City Council adopt Resolution No. 2015-34, approving Seventh Modification to Street Sweeping Services Agreement with Nationwide Environmental Services.

9. **APPROVAL OF PLANS AND SPECIFICATIONS AND AUTHORIZATION TO SOLICIT BIDS FOR THE POLICE DEPARTMENT LOBBY, INTERVIEW ROOM, AND FLOORING REHABILITATION**

The Fiscal Year (FY) 2014-2015 Capital Improvement Program (CIP) budget includes \$100,000 funding for the completion of the Police Department Lobby, Interview Room

and Flooring Rehabilitation. The engineers have completed the design and construction documents for this project. The scope of work consists of the replacement of tile floors and existing alcove within the Lobby Area, upgrade of reception counter; conversion of men's restroom to an interview room, replacement of carpeting in main hallways, reception room and records offices with laminated floor covering and other items, including repainting effected rooms as needed and as indicated in the plans and specifications. The construction duration for this project is specified at 30 working days. The specifications provide bid proposals to convert the men's restroom to an interview room, rehabilitate the flooring in the Police Department lobby, main hallways and the Records Offices, and a bid alternative to upgrade the reception counter. The engineers cost estimate including a 5% contingency and alternate bid item is \$100,000. Pursuant to Article 5 Section 15061 of the CEQA Guidelines the proposed project has been reviewed to determine whether it is exempt from CEQA. The proposed project will not involve or affect any sensitive environments or habitats, scenic resources, historical buildings, historic resources or any hazardous waste sites. Therefore, under Article 5 Section 15061(c1) it has been determined that the project is exempt from CEQA pursuant to categorical exemptions. As a result, a Notice of Exemption will be filed/recorded with the Los Angeles County Clerk. Upon authorization by the City Council, staff will proceed with the bid phase of the project. Below is the anticipated schedule for the project.

- Bid Period May 11, 2015 to June 3, 2015
- Mandatory Pre-Bid Meeting Wednesday, May 27, 2015 at 11:00 am
- Bid Opening Wednesday, June 3, 2015 at 11:00 am
- Anticipate Award of Contract Monday, June 8, 2015

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

1. Approve the plans and specifications for the Police Department Lobby, Interview Room and Flooring Rehabilitation; and
2. Authorize staff to solicit bids for the construction of the project.

10. LOCAL COMMISSIONS APPOINTMENTS LIST

The local appointments list includes the Bell Gardens Commissions and Commissioners. The City Council adopted Ordinance No. 825 on July 13, 2009 which consolidated the existing City Commissions and established minimum requirements for service. It should be noted that all Commission Members must reside within the City of Bell Gardens and may only serve on one Commission at a time. Once appointed, each Commissioner must adhere to the requirements of the City's Conflict of Interest Code and state-mandated AB 1234 ethics training. Ordinance 825 allows each Council Member to nominate one (1) candidate per Commission, subject to the approval of the Council majority. The appointed Commission Member will serve a term that coincides with the term of the Council Member who made the original nomination. Once appointments are made, the City Council will recognize all outgoing and incoming Commissioners. The new members will receive their Oath of Office and will begin service with their respective Commission at the next regularly scheduled Commission meeting. The City Clerk's Office will arrange for the proper filing of Conflict of Interest Code paperwork and schedule AB 1234 ethics training.

Recommendation: It is staff's recommendation that the City Council receive and file the local commissions appointments list.

DISCUSSION (Item No. 11-12)

11. APPROVAL OF PLANS AND SPECIFICATIONS AND AUTHORIZATION TO SOLICIT BIDS FOR THE CITYWIDE ILLUMINATED STREET NAME SIGNS REPLACEMENT PROJECT

The Fiscal Year (FY) 2014-2015 Capital Improvement Program (CIP) budget includes \$360,000 of funding for the completion of the Citywide Illuminated Street Name Signs Replacement Project. The design and construction documents for this project were completed in FY 2014-2015. The scope of work consists of replacing all of the City's internally illuminated street name signs on the traffic signal poles. The total number of working days for this project is 90 days which includes 75 days for procurement of the signs (design, building and delivery) and 15 days for installation by contractor. The engineers cost estimate including a 5% contingency is \$299,670. Pursuant to Article 5 Section 15061 of the CEQA Guidelines the proposed project has been reviewed to determine whether or not it is exempt from CEQA. The proposed project will not involve or affect any sensitive environments or habitats, scenic resources, historical buildings, historic resources or any hazardous waste sites. Therefore, under Article 5 Section 15061(c), it has been determined that the project is exempt from CEQA pursuant to categorical exemptions. As a result, a Notice of Exemption will be filed and recorded with the Los Angeles County Clerk. Upon authorization by the City Council, staff will proceed with the bid phase of the project. Below is the anticipated schedule for the project.

- Bid Period May 12, 2015 to June 3, 2015
- Bid Opening Wednesday, June 3, 2015 at 11:00 a.m.
- Anticipated Award of Contract Monday, June 22, 2015

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

1. Approve the plans and specifications for the Citywide Illuminated Street Name Signs Replacement Project; and
2. Authorize staff to solicit bids for the construction of the project.

12. CITY OF BELL GARDENS ACCEPTANCE OF TITLE TO GOVERNMENTAL PURPOSE PROPERTIES FROM THE SUCCESSOR AGENCY TO THE FORMER BELL GARDENS COMMUNITY DEVELOPMENT COMMISSION

On February 1, 2012, the CDC was dissolved by way of AB 1x26 and the California Supreme Court's ruling in *California Redevelopment Association v. Matosantos* (2011) 53 Cal. 4th 231. AB 1x26 (as subsequently amended by AB 1484, the "Dissolution Act") created a "successor agency" for each dissolved redevelopment agency which, in this case, is governed by the City. The Successor Agency is a separate and independent public entity from the City, and its assets and liabilities are distinct from the City's. (§ 34173(g).) Upon dissolution, all of its assets and real properties were transferred to the control of the Successor Agency for management in accordance with Dissolution Act mandates. (§§ 34173(b), 34175(b).) This includes the Properties. The Dissolution Act contains several inter-related provisions regulating and authorizing the disposal CDC assets for "governmental purpose," which are those properties "used for a governmental purpose, such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings..." (§ 34181(a)). On February 9, 2015, the Successor Agency approved Resolution No. 2015-02 finding and declaring that the Properties are governmental purpose and authorized the transfer of the Properties to the City, upon Oversight Board and Department of Finance ("DOF")

approval. The properties transferred under Successor Agency Resolution No. 2015-02 pursuant to Health and Safety Code section 34181(a) are as follows:

- Fire Station # 39, APN # 6358-005-905;
- PD Parking Lot, APN # 6358-005-906; and
- Bell Gardens Neighborhood Youth Center, APN # 6328-016-900.

On February 26, 2015, the Successor Agency's Oversight Board considered the Successor Agency's transfer of the governmental purpose transfers per the requirements of the Dissolution Act. The Oversight Board unanimously approved the transfer of the Properties as evidence by Oversight Board Resolution No. 2015-03. Subsequently, the Successor Agency's governmental purpose property transfer was then submitted to the DOF on March 4, 2015 for its consideration and approval per the Dissolution Act. On April 17, 2015, the DOF informed the City that it had approved the transfer of the Properties to the City. A copy of the DOF's April 17th letter is attached hereto as Attachment "A." The Successor Agency's transfer of the Properties went into effect upon the DOF's written approval.

Recommendation: Staff recommends that the City Council adopt City Council Resolution No. 2015-35 accepting title to the transfer of the following governmental purpose properties from the Successor Agency to the former Bell Gardens Community Development Commission:

- Los Angeles County Fire Department Station # 39 ("Station # 39"), APN # 6358-005-905;
- Bell Gardens Police Department North Parking Lot ("PD Parking Lot"), APN # 6358-005-906; and
- Bell Gardens Neighborhood Youth Center ("Youth Center"), APN # 6328-016-900. (Collectively referred as the "Properties")

PUBLIC COMMENTS ON NON-AGENDA ITEMS UNDER THE SUBJECT MATTER JURISDICTION OF THE CITY COUNCIL

(Three minutes per person, subject to a total period of 30 minutes)

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CITY COUNCIL MEMBER COMMENTS

ADJOURNMENT