



CITY OF BELL GARDENS
CITY COUNCIL/COMMUNITY DEVELOPMENT COMMISSION
REGULAR MEETING – CLOSED SESSION
MONDAY, NOVEMBER 14, 2011, 5:00 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 City Clerk 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

ROLL CALL OF CITY COUNCIL/COMMUNITY DEVELOPMENT COMMISSION MEMBERS

Pedro Aceituno, Council/Commission Member
Daniel Crespo, Council/Commission Member
Priscilla Flores, Council/Commission Member
Sergio A. Infanzon, Mayor Pro-Tem/Vice-Chair
Jennifer Rodriguez, Mayor/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 CLOSED SESSION AGENDA ONLY. Submit a WHITE public comment card with the closed session agenda item number you would like to discuss to the City Clerk 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 Mayor/Chair and observe the Rules of Decorum appropriate to the Council Chamber. State law prohibits the City Council/Community Development Commission from discussing any item not appearing on the posted City Council/Commission Agenda.

CLOSED SESSION:

- a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
(Government Code Section 54956.8)

AGENCY DESIGNATED REPRESENTATIVES: G. Steve Simonian, City Manager; Phil Wagner, Assistant City Manager

NEGOTIATIONS TO INCLUDE BOTH PRICE AND TERMS:

- Assessor Parcel Numbers: 6227-012-900 through 918; 6227-013-900 through 909; and 6227-011-917

UNDER NEGOTIATION:

- Bicycle Club Casino Lease

Any writings or documents provided to the majority of the City Council regarding any item on this agenda will be made available for public inspection at the Receptionist Counter, City Hall, 7100 Garfield Avenue, Bell Gardens, CA, during normal business hours.



CITY OF BELL GARDENS
CITY COUNCIL/COMMUNITY DEVELOPMENT COMMISSION
REGULAR MEETING
MONDAY, NOVEMBER 14, 2011, 6:00 P.M.
AGENDA

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

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CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF CITY COUNCIL/COMMUNITY DEVELOPMENT COMMISSION MEMBERS

Pedro Aceituno, Council/Commission Member
Daniel Crespo, Council/Commission Member
Priscilla Flores, Council/Commission Member
Sergio A. Infanzon, Mayor Pro-Tem/Vice-Chair
Jennifer Rodriguez, Mayor/Chair

PRESENTATIONS

- Presentation of Certificate of Recognition to Ron Garcia
- Presentation by Ron Garcia to City Council on Southern California Edison's 125th Anniversary

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.'s 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/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.

JOINT COUNCIL/COMMISSION ITEMS

1. GENERAL MOTION TO READ ALL ORDINANCES BY TITLE ONLY

In order to expedite the conduct of business at Council/Commission 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/Community Development Commission approve a general motion to waive full reading and approve Ordinances by title only pursuant to California Government Code Section 36934.

2. MINUTES

October 24, 2011 – Regular Meeting Minutes

Recommendation: It is staff's recommendation that the City Council/Community Development Commission approve the minutes for the Regular City Council/Commission Meeting of October 24, 2011.

COMMUNITY DEVELOPMENT COMMISSION ITEMS

3. WARRANT REGISTERS AND WIRE TRANSFERS

Recommendation: It is staff's recommendation that the Community Development Commission receive and file the following transactions:

Warrant Registers	10/10/11 (Check #'s 12552)	\$	65,525.92
Warrant Registers	10/17/11 (Check #'s 12553 – 12554)	\$	7,384.46
	Total	\$	72,910.38

In approving the action of receiving and filing the warrant registers, the official minutes of the Bell Gardens Community Development Commission should state that each individual member of the Community Development Commission 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 Commission member, or pays for any costs or expenses, or otherwise benefits the same named Commission member. Each Commission member will not be participating, influencing, or voting on any such warrant bearing their name or which benefits the same named Commission 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.

CITY COUNCIL ITEMS

4. WARRANT REGISTERS AND WIRE TRANSFERS

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

Wire Transfers	10/06/11 (Check #'s 852 – 853 Payroll)	\$	455,346.76
Warrant Registers	10/10/11 (Check #'s 138830 – 138895)	\$	302,430.65
Warrant Registers	10/10/11 (Check #'s 138896 – 138897)	\$	830.49
Warrant Registers	10/17/11 (Check #'s 138898 – 138969)	\$	365,971.75
	Total	\$	1,124,579.65

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.

5. **SEPTEMBER 2011 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 September 2011 Treasurer's Report.

6. **TAX DEFERRED PERS CONTRIBUTIONS**

With the recent adoption of the memorandums of understanding and terms and conditions of employment with the employee bargaining groups, all employees will begin to make retirement contributions to the California Public Employee Retirement System ("PERS"). Since these contributions will be treated as tax deferred, PERS requires the City to adopt a resolution resolving to follow the requirements of IRC section 414(h)(2) and make the contributions pursuant to California Government Code Section 20691. By making the employee contributions pursuant to California Government Code Section 20691, the employee contributions will be tax deferred.

Recommendation: It is staff's recommendation that the City Council adopt Resolution No. 2011-46, tax deferring member paid contributions to the California Public Employees' Retirement System (PERS) – IRC 414(h)(2) Employer Pick-Up.

7. **ACCEPTANCE OF FIELD RENOVATION GRANT FOR FIELD #6 AT BELL GARDENS SPORTS COMPLEX**

In September 2011, City staff was approached by Primetime with a new grant possibility. Primetime had been hired by Anheuser-Busch ("Sponsor") to find a local community in need of having a soccer field renovated. The Sponsor was willing to provide the community with a one-time donation of \$60,000 to help address a proposed field renovation. Branding rights would be obtained by the Sponsor at the chosen field as well as obtaining permission to host a high profile event to be held on Saturday, November 19, 2011 at the grant recipient's location. On October 5, 2011, the Sponsor informed City staff that the City of Bell Gardens had been selected to receive the \$60,000 grant for the renovation of Field #6. Under the Agreement between the City and the Sponsor, branding and sponsorship improvements shall not contain any reference to alcohol or alcoholic brands. The City retains complete discretion to approve the contents of any sponsorship branding or improvements in the future.

Recommendation: It is staff's recommendation that the City Council adopt Resolution No. 2011-47, approving and authorizing the execution of the Three Party Agreement for Field No. 6 Sponsorship.

8. **PROPERTY ADDRESS NUMBERING**

On October 24, 2011, the City Council authorized and instructed staff to schedule the second reading and adoption of Ordinance No. 843, amending the Bell Gardens Municipal Code Title 16 adding and enacting Section 16.60 et seq. entitled "House Numbering" requiring owners of all houses, buildings, mobile home parks and structures within the City of Bell Gardens to post property address numbers visible from the street and all adjacent public right-of-ways.

Recommendation: It is staff's recommendation that the City Council adopt Ordinance No. 843, amending Title 16 of the Bell Gardens Municipal Code enacting Chapter 16.60 et seq. establishing property address numbering requirements within the City.

9. **REJECTION OF SINGLE BID RECEIVED FOR THE FEDERAL SAFE ROUTES TO SCHOOL PROJECT AND AUTHORIZE TO RE-ADVERTISE THE PROJECT FOR BIDS**

On September 26, 2011, the City Council approved the Plans, Specifications and Estimate for the Federal Safe Routes to School project and authorized staff to solicit bids for the project. The project includes safety improvements to be constructed at Bell Gardens, Cesar Chavez, and Suva Elementary Schools and Bell Gardens Intermediate School. The Notice Inviting Bids was advertised in various construction industry publications, as well as the City's local newspaper on September 29, 2011 and October 13, 2011. On October 12, 2011, ten (10) contractors attended a mandatory pre-bid meeting held at City Hall to discuss the Federal requirements that need to be implemented and followed throughout the lifetime of the project by the contractor. On October 26, 2011, the City received one (1) bid proposal. It is required by Federal and City procurement policy that at least three competitive bid proposals be received from prospective bidders in order to ensure a competitive process. As a result, it is recommended that City Council reject the submitted bid proposal and authorize staff to re-advertise the project. The project expenditures are estimated at \$340,760 which includes construction and soft costs for FY 2011-2012. These costs are within the allocated budget.

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

- 1.) Reject bid for the Federal Safe Routes to School project; and
- 2.) Authorize staff to re-advertise/re-bid the project.

10. **FINAL TRACT MAP NO. 63646 – 5614 CLARA STREET**

The City Council previously approved a request from the Applicant, Donald Jervis, involving the approval of Tentative Tract Map No. 63646. Pursuant to Article 9-6, Subdivision Regulations, the City Council adopted City Council Resolution No. 2005-30 approving Tentative Tract Map No. 63646 to allow the subdivision of one existing parcel into seven legal parcels of land for the development of seven single-family residences located at 5614 Clara Street. The purpose and intent of Article 9-6 is to regulate and control the division of land in order to promote orderly growth and development while preserving the proper use of the land and provide for adequate traffic circulation, utilities, and other services in the City. Approval of Final Tract Map No. 63646 allows the Applicant to provide home ownership as well as affordable housing units for low-to-moderate income households. Over the past few years, Staff has been working with the Applicant, Project Engineer, and the City Engineer's Office in ensuring the required accompanying data and reports are included in the Final Tract Map.

Recommendation: It is staff's recommendation that the City Council approve the final map and authorize the City Clerk and City Engineer to sign Final Tract Map No. 63646.

DISCUSSION ITEMS – None

**PUBLIC COMMENTS ON NON-AGENDA ITEMS UNDER THE SUBJECT MATTER JURISDICTION OF THE CITY COUNCIL/COMMUNITY DEVELOPMENT COMMISSION
(Three minutes per person, subject to a total period of 30 minutes)**

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CITY COUNCIL/COMMUNITY DEVELOPMENT COMMISSION MEMBER COMMENTS

ADJOURNMENT