



**CITY OF BELL GARDENS
CITY COUNCIL/COMMUNITY DEVELOPMENT COMMISSION
REGULAR MEETING - CLOSED SESSION
MONDAY, FEBRUARY 28, 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; Aldo Schindler, Community Development Director

NEGOTIATIONS TO INCLUDE BOTH PRICE AND TERMS:

- 6544–6550 ½ Specht Avenue (APN: 6328-006-901 & 6328-006-902)
- 6911-6913 ½ Emil Avenue (APN: 6358-017-912)
- 7512 Eastern Avenue (APN: 6227-008-900)
- Remnant Land Parcel South Side of Loveland (aka Selfland Ave. Property) (APN: 6328-005-270)

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, FEBRUARY 28, 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

CITY ATTORNEY/AGENCY COUNCIL REPORT FROM CLOSED SESSION

PRESENTATIONS

- Student Government Day 2011

PUBLIC HEARINGS – None

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 – 12)

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

February 14, 2011 – Regular Meeting Minutes

Recommendation: It is staff's recommendation that the City Council approve the minutes for the Regular City Council Meeting of February 14, 2011.

3. COOPERATION AGREEMENT BETWEEN THE CITY AND COMMISSION; PARTIAL PAYMENT OF CITY LOAN BY THE COMMISSION; AND INTER-PROJECT AREA LOAN STATEMENT

Cooperation Agreement Between the City and Commission:

Currently, the Commission is actively involved in the implementation and development of various projects that have been identified in the 2010-2014 Five-Year Implementation Plan. Many of the identified projects will accelerate the economic recovery of the City as well as ensure the creation of locally based, quality jobs. Under the Cooperation Agreement, the Commission will enter into a contract with the City providing that, among other things, the City will perform certain eligible activities on behalf of the Commission including installation of publicly-owned capital improvements, public improvements, the creation and preservation of affordable housing projects and other redevelopment projects located throughout Project Area 1 and adjacent areas thereto. It is estimated that the total cost for the implementation and completion of these projects are estimated at \$71,360,000.

Inter-Project Area Loan Statement:

Project Area 1 has approximately \$6,191,859 million in non-housing funds that is available to the Central City Project Area under the proposed Inter-Project Area Loan. It is proposed that Project Area 1 loan the funds to the Central City Project Area, which may be used for redevelopment activities. The proposed Inter-Project Area Loan is beneficial for Project Area 1 as it allows the Commission to receive a reasonable return on its investment, while allowing the Central City Project Area to obtain a loan in a time when such financing is difficult and expensive to obtain by redevelopment agencies. The Inter-Project Area Loan will be repaid by the Central City Project Area from future tax increment in accordance with the terms of the Inter-Project Area Loan Statement.

Central City Project Area Partial Repayment of City Loan:

Over the years, the City has advanced to the Commission general fund reserves totaling approximately \$49,700,000 for redevelopment activities relating to the Central City Project Area ("City Loan"). At this time, Commission staff is recommending that the Commission repay the City \$6,191,859 million from Central City Project Area funds ("Repayment"), which represents a significant pay down of the outstanding balance of the City Loan.

Recommendation: It is staff's recommendation that the City Council/Community Development Commission:

- 1.) Adopt City Council Resolution No. 2011-10 & CDC No. 2011-04, approving and authorizing the execution of a Cooperation Agreement with the City of Bell Gardens and making certain findings in connection with the provision of public improvements, the implementation of certain housing and other activities, and authorizing such improvements in connection therewith; and authorizing the partial repayment of the City Loan by the Central City Project Area; and
- 2.) Adopt Commission Resolution No. 2011-05, approving the Inter-Project Area Loan between Project Area 1 and the Central City Project Area.

COMMUNITY DEVELOPMENT COMMISSION ITEMS

4. WARRANT REGISTERS AND WIRE TRANSFERS

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

Warrant Registers	01/31/11 (Check #'s 12459 – 12461)	\$ 164.58
Warrant Registers	02/14/11 (Check #'s 12462 – 12466)	\$ 236,402.75
	Total	\$ 236,567.33

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

5. WARRANT REGISTERS AND WIRE TRANSFERS

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

Warrant Registers	01/25/11 (Check #'s 135827)	\$ 569.75
Warrant Registers	01/31/11 (Check #'s 135828 – 135911)	\$ 339,221.00
Wire Transfers	01/27/11 (Check #'s 816 – 817 & Payroll)	\$ 463,331.63
Warrant Registers	02/07/11 (Check #'s 135912 – 136009)	\$ 220,740.37
Warrant Registers	02/14/11 (Check #'s 136010 – 136090)	\$ 553,839.19
Wire Transfers	02/10/11 (Check #'s 818 – 819 & Payroll)	\$ 448,101.89
	Total	\$ 2,025,803.83

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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.

6. **JANUARY 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 January 2011 Treasurer's Report.

7. **50TH ANNIVERSARY CELEBRATION**

Every year the Recreation and Community Services Department plans and organizes a spring carnival typically held at Bell Gardens Veterans Park. This event consists of a carnival, vendor booths and live entertainment. For 2011, the City is planning something special in honor of the City's 50th Anniversary. The event will be held Friday, April 22nd – Sunday, April 24th at John Anson Ford Park. The City has contacted a local company, Promoevents, which specializes in event promotion, marketing and coordination. Staff has discussed the City's expectations in reference to the 50th Anniversary Celebration in detail with Promoevents and feels comfortable moving forward in awarding this contract. 100% of funds expended for this program will be covered through revenue sources obtained through this event.

Recommendation: It is staff's recommendation that the City Council authorize the Recreation & Community Services Department to approve payments not to exceed the amount of \$40,000.00 and authorize staff to negotiate and enter into a contract with terms consistent with this report with Promoevents for the coordination and promotion of the 50th Anniversary Celebration.

8. **REJECT BIDS FOR THE WATER SYSTEM IMPROVEMENT PROJECT**

On December 13, 2010, the City Council authorized staff to solicit bids for the project based on the plans, specifications and construction cost estimate that was prepared. The general scope of work includes new construction of 6", 8" and 12" diameter water main lines, installation of new fire hydrants, installation of water service connections and meters, including construction of multiple connections of the new system to the existing system and associated street improvements. Upon receipt of the bids, staff has determined that there are insufficient funds available to complete the project within its original scope of work. Therefore, the scope of work needs to be reduced in accordance with the funding.

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

- 1.) Reject all bids for the Water System Improvement Project; and
- 2.) Authorize staff to re-advertise/re-bid the project with a reduced scope of work.

9. **AUTHORIZATION TO REPLACE DAMAGED BUS SHELTER**

On November 20, 2010 a traffic collision occurred, which resulted in a damaged city bus shelter. The replacement cost for the bus shelter is \$16,571. The bus shelter was custom-made and therefore needs to be ordered from the original manufacturer as a sole source. The City is required to complete the improvements in order to receive any insurance claim reimbursements. The cost for repairs exceeds the City Manager's authority of \$10,000 and therefore requires City Council approval.

Recommendation: It is staff's recommendation that the City Council authorize the replacement and installation of a damaged bus shelter located at Eastern/Gage in an amount not to exceed \$16,571.

10. ADOPTION OF THE 2010 ENGINEERING AND TRAFFIC SURVEY

The California Vehicle Code requires speed limits (as set by local authorities) to be justified on the basis of engineering and traffic surveys if radar is to be used for speed enforcement by the Police Department. The survey for speed limits is regularly conducted every five years for the purpose of complying with the California Vehicle Code. The engineering and traffic surveys are essential in maintaining a safe and orderly movement of traffic by setting speed limits that are reasonable and enforceable by the use of radar by police officers. In September 2010, the City authorized staff to conduct an engineering and traffic speed limits survey for 26 segments within the City which are detailed in the final survey report. Approximately 32 speed limit signs must be replaced at an estimated cost of \$100 per sign for a total cost of \$3,200. These funds are included in the street maintenance budget for Fiscal Year 2010 – 2011.

Recommendation: It is staff's recommendation that the City Council adopt Ordinance No. 839, adopting the 2010 Citywide Speed Survey affirming the accuracy of the City's posted speed limits.

11. JOINT POWERS AGREEMENT FOR LOS ANGELES INTERAGENCY METROPOLITAN POLICE APPREHENSION CRIME TASK FORCE

Inaugurated on July 1, 1991, the Los Angeles Interagency Metropolitan Police Apprehension Crime Task Force (LA IMPACT) is a compilation of numerous Federal, State and local Law Enforcement agencies in Los Angeles County whose primary focus is to investigate major crimes, with an emphasis on dismantling mid to major level drug trafficking organizations. LA IMPACT's primary area of expertise is narcotic enforcement. The task force was founded by the Los Angeles County Police Chiefs' Association, who currently act as the Board of Directors. Bell Gardens is a current member of LA IMPACT. In light of the benefits and opportunities to help shape the policies of LA IMPACT going forward, coupled with the fact that there is a minimum of 180 days period after Bylaws are adopted to withdraw from LA IMPACT with no penalty or cost, there is no down side to becoming an LA IMPACT member City under this new JPA at this time.

Recommendation: It is staff's recommendation that the City Council adopt Resolution No. 2011-09, approving the Los Angeles Interagency Metropolitan Police Apprehension Crime Task Force Joint Powers Agreement (LA IMPACT JPA), authorizing the City's membership in LA IMPACT, and authorizing the City Manager to Execute the JPA Agreement.

12. AB 1234 CONFERENCE TRAVEL REPORTS SUBMITTED BY MAYOR PRO-TEM INFANZON

Pursuant to the requirements of AB 1234, a report is required by any elected official attending a conference or seminar at the City's expense.

Recommendation: It is staff's recommendation that the City Council receive and file Mayor Pro-Tem Infanzon's AB 1234 conference reports submitted for the CJPIA Risk Management Conference, NALEO National Institute for Newly Elected Officials, and the Inauguration of Assembly Member Ricardo Lara.

DISCUSSION ITEMS – None

COMMUNITY DEVELOPMENT COMMISSION ITEMS

CITY COUNCIL ITEMS

**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)**

This public comment period is for items UNDER THE SUBJECT MATTER JURISDICTION OF THE CITY COUNCIL/COMMISSION ONLY. Submit a PINK public comment card with the matter you would like to discuss to the City Clerk prior to the start of this 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.

CITY COUNCIL/COMMUNITY DEVELOPMENT COMMISSION MEMBER COMMENTS

ADJOURNMENT