

The City of Bellflower

Families. Businesses. Futures.

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Next CC Resolution No. 21-63

Next CC Agreement No. 913

Next Ordinance No. 1411

AGENDA

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (562) 804-1424. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

With regard to Item 11-A (Final Redistricting Public Hearing No. 4), in compliance with the Election Code, if live translation in Spanish is needed for this public hearing, notification 72 hours prior to the meeting will enable the City to make reasonable arrangements. Please contact the City Clerk's Office by phone at (562) 804-1424, extension 2271 or via email at cclerk@bellflower.org.

Agenda Items are on file in the Office of the City Clerk and are available for public inspection during normal business hours. For your convenience, the Agenda is also posted on the City's Website at www.bellflower.org with links to each Agenda Item (unless they are too lengthy or unavailable at the time of posting). Any supplemental material distributed to a majority of the members of the City Council/Successor Agency after the posting of this Agenda will be made available for public inspection during normal business hours in the City Clerk's Office at City Hall, 16600 Civic Center Drive, Bellflower. (Privileged documents and Closed Session documents are exempted.)

REGULAR MEETING OF THE BELLFLOWER CITY COUNCIL

**MONDAY, OCTOBER 25, 2021 - TELECONFERENCE AND
BELLFLOWER CITY HALL - COUNCIL CHAMBERS
5:30 P.M. CLOSED SESSION / 7 P.M. OPEN SESSION**

NOTE THAT THIS MEETING WILL BE PARTIALLY CONDUCTED BY ELECTRONIC MEANS PURSUANT TO GOVERNMENT CODE § 54953(E) AS IMPLEMENTED BY CITY COUNCIL RESOLUTION.

COUNCIL MEMBERS WILL BE PRESENT AT CITY HALL FOR THIS MEETING. NOTE, HOWEVER, NO MEMBERS OF THE PUBLIC WILL BE ALLOWED IN CITY HALL. PERSONS WISHING TO PROVIDE PUBLIC COMMENT MUST DO SO VIRTUALLY UTILIZING ANY OF THE METHODS LISTED BELOW.

PARTICIPATION VIA ELECTRONIC MEANS IS ENCOURAGED.

PURSUANT TO GOVERNMENT CODE § 54953(E), THE PUBLIC MAY PROVIDE PUBLIC COMMENT BY EMAILING COMMENTS TO cclerk@bellflower.org BEFORE THE START OF THE MEETING OR IN REAL TIME DURING THE MEETING BY PARTICIPATING VIA THE ZOOM WEBSITE/APP OR BY CALLING (669) 900-6833 (ZOOM MEETING ID: 876 6977 0597)

VIRTUAL/ELECTRONIC PUBLIC PARTICIPATION

In accordance with Government Code § 54953(e) and City Council resolution, remote public participation is allowed in the following ways:

Participants are encouraged to join the meeting 15 minutes before the start of the meeting.

Public comment will be accepted via email to cclerk@bellflower.org during the meeting, before the close of public comment, and read into the record during public comment, when feasible. We request that written communications be limited to not more than 50 words.

Public comment may be submitted via a smart device (computer, cell phone, iPad, tablet, etc.) by logging into Zoom at the following link <https://us02web.zoom.us/j/87669770597> (Meeting ID number: 876 6977 0597). You may enter your name when prompted do so. *This is optional and not required to attend the meeting.* For public comment, however, the City Clerk will need a name for the meeting minutes. Participants entering names that violate community standards will be removed from the meeting. If you wish to provide public comment at either the beginning of the meeting or for a particular item, you may either (a) contact the City Clerk's Office before the meeting and provide your name to be called; or (b) utilize the "raise hand" option located under the participants name. Once you click on this option you will be in the rotation to make a public comment. Participants can always click on "raise hand" again to be removed from the rotation. Please note, if you do not have audio feature on your device you will need to call in, should you want to make a public comment.

Public comment may be submitted via telephone during the meeting, before the close of public comment, by calling (669) 900-6833 and entering [Zoom Meeting ID: 876 6977 0597](#) then press pound (#). When prompted to enter participation ID number press pound (#) again. If participants would like to make a public comment they will enter "*9" then the Clerk's office will be notified and you will be in the rotation to make a public comment.

The public may also watch the meeting live on the City's cable channel Spectrum Cable TV Ch. 36 (PEG) or by visiting the City's website at https://www.bellflower.org/council/city_council_meetings/default.asp.

Important Disclaimer – When a participant logs in via their computer or calls in to join the meeting, their name and/or phone number will be visible to all participants. Note that all public meetings will be recorded.

5:30 P.M. – CLOSED SESSION

1 **CALL TO ORDER**

- 2 **ROLL CALL:** Mayor Dan Koops
Mayor Pro Tem Ray Dunton
Council Member Raymond Y. Hamada
Council Member Victor A. Sanchez
Council Member Sonny R. Santa Ines

3 **RECESS TO CLOSED SESSION**

A CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(Pursuant to Government Code Section 54956.8)

Property: 9443 Artesia Boulevard
Agency Negotiator: Jeffrey L. Stewart, City Manager
Negotiating Party: Scott Chopin, The Urban Pacific Group of
Companies
Under Negotiation: Price and terms of payment

B CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(Pursuant to Government Code Section 54956.8)

Property: 10510 Alondra Boulevard and 10525 Trabuco Street
Agency Negotiator: Jeffrey L. Stewart, City Manager
Negotiating Party: Juan Flores, Technico TV
Under Negotiation: Price and terms of payment

C EXISTING LITIGATION (Pursuant to Government Code § 54956.9(d)(1)):

City of Bellflower v. NGUYEN, as Trustee of KATMD Family Trust, et al.,
LASC Case No. 19STCV44656 (filed December 13, 2019)

4 **RECONVENE FOR OPEN SESSION**

7 P.M. – OPEN SESSION

5 **CALL TO ORDER**

- 6 **ROLL CALL:** Mayor Dan Koops
Mayor Pro Tem Ray Dunton
Council Member Raymond Y. Hamada
Council Member Victor A. Sanchez
Council Member Sonny R. Santa Ines

7 **INVOCATION:** Council Member Raymond Y. Hamada

8 **PLEDGE OF ALLEGIANCE:** Elizabeth Corpuz, Director of Planning and Building Services

9 **CITY COUNCIL ANNOUNCEMENTS / PRESENTATIONS**

A City Council Announcements

B Declaring Red Ribbon Week

C National Pedestrian Safety Month

10 **PUBLIC COMMENTS**

This is the time set aside for the public to address the City Council on matters not listed on the Agenda. Those wishing to speak on an agenda item must utilize one of the methods listed on page 2 of the agenda. You will be given three (3) minutes to address the City Council. Attempts to provide comment at times not designated on the agenda may result in the City dropping you from the meeting.

11 **PUBLIC HEARINGS**

A **Consideration and possible action** to conduct a public hearing to receive final input from the community regarding the Draft Map of election district boundaries; and read by title only, waive further reading, and introduce Ordinance No. 1410 – An Ordinance adopting district maps for the City of Bellflower’s by-district elections. [Note: This Public Hearing will begin promptly at 7 p.m.]

Recommendation to City Council: 1) Open the public hearing to receive input from the community regarding the Draft Map of election district boundaries; 2) After considering testimonial and documentary evidence, read by title only, waive further reading, and introduce Ordinance No. 1410; or 3) Alternatively, discuss and take other action related to this item.

B **Consideration and possible action** to conduct a public hearing to consider adopting Resolution No. 21-62 – A Resolution adopting a fee to recover costs incurred from processing mandatory shopping cart plans.

Recommendation to City Council: 1) Open the public hearing; take testimonial and documentary evidence; and after considering the evidence, adopt Resolution No. 21-62; or 2) Alternatively, discuss, and take other action related to this item.

12 **ORDINANCES AND RESOLUTIONS FOR CONSIDERATION**

None

13 **CONSIDERATION ITEMS**

None

14 **CONSENT CALENDAR**

All items under the Consent Calendar are considered by the City Council to be routine and will be enacted by one motion. Specific items may be removed from the Consent Calendar at the request of any member of the City Council for separate consideration.

A **Consideration and possible action to receive and file Warrant Register No. 22-042, dated October 25, 2021.**

Recommendation to City Council: 1) Receive and file Warrant Register No. 22-042; or 2) Alternatively, discuss and take other action related to this item.

B **Consideration and possible action to receive and file the Treasurer's Report for the Month of September 2021.**

Recommendation to City Council: 1) Receive and file Treasurer's Report; or 2) Alternatively, discuss and take other action related to this item.

C **Consideration and possible action to approve the Minutes of the October 11, 2021, Regular Meeting of the City Council.**

Recommendation to City Council: 1) Approve the October 11, 2021, Regular Meeting Minutes; or 2) Alternatively, discuss and take other action related to this item.

D **Consideration and possible action to Adopt Resolution No. 21-60 – A Resolution extending the existence of a local emergency and authorizing hybrid public meetings via Teleconferencing.**

CEQA: The Resolution itself and the actions anticipated by the Resolution were reviewed pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines"). Based upon that review, this action is exempt from further review pursuant to CEQA Guidelines § 15269(a) because the protection of public and private property is necessary to maintain service essential to the public, health and welfare.¹

Recommendation to City Council: 1) Adopt Resolution No. 21-60; or 2) Alternatively, discuss and take other action related to this item.

E **Consideration and possible action to authorize the City Manager to execute Amendment No. 2 to Agreement File No. 838, in a form approved by the City Attorney, with Graphic Solutions, LTD., to provide compensation for Sign Design and Construction Administration Services.**

Recommendation to City Council: 1) Authorize the City Manager to execute Amendment No. 2 to Agreement File No. 838, in a form approved by the City Attorney; or 2) Alternatively, discuss and take other action related to this item.

¹ CEQA findings regarding an anticipated imminent emergency are valid (*see CalBeach Advocates v. City of Solana Beach* (2002) 103 Cal.App.4th 529).

14 **CONSENT CALENDAR** – Continued

F **Consideration and possible action** to receive and file denial of a claim submitted by Tito Reyes.

Recommendation to City Council: 1) Receive and file denial of claim submitted by Tito Reyes; or 2) Alternatively, discuss and take other action related to this item.

G **Consideration and possible action** to authorize the City Manager to execute Amendment No. 1 to Agreement File No. 684.3 with Tripepi Smith and Associates, in a form approved by the City Attorney, to modify the scope of work and increase the compensation for tasks related to the 2021 Redistricting process following the 2020 U.S. Census.

Recommendation to City Council: 1) Authorize the City Manager to execute Amendment No. 1 to Agreement File No. 684.3, in a form approved by the City Attorney; or 2) Alternatively, discuss and take other action related to this item.

H **Consideration and possible action** to authorize the City Manager to execute a Grant of Easement, in a form approved by the City Attorney, granting a utility easement to Southern California Edison in order to install, maintain and repair electrical infrastructure through the City's property at APN 7161-013-901 in conjunction with the Belle Fleur project.

Recommendation to City Council: 1) Authorize the City Manager to execute a Grant of Easement, in a form approved by the City Attorney, granting the utility easement to SCE; or 2) Alternatively, discuss and take other action related to this item.

I **Consideration and possible action** to authorize the City Manager to execute Amendment No. 2 to the Promissory Note, Exhibit C to Agreement File No. 616 with Golden Flower, Inc., in a form approved by the City Attorney, to modify certain terms to provide temporary relief in consideration of COVID-19 pandemic.

Recommendation to City Council: 1) Authorize the City Manager to execute Amendment No. 2 to Agreement File No. 616, in a form approved by the City Attorney; or 2) Alternatively, discuss and take other action related to this item.

J **Consideration and possible action** to authorize the City Manager to execute an Agreement with Farella, Braun & Martel, in a form approved by the City Attorney, for legal representation for California Public Utilities Commission (CPUC) proceedings for California American Water Company's (Cal-Am) purchase of the Bellflower Municipal Water System's assets and for related approvals.

Recommendation to City Council: 1) Authorize the City Manager to execute an Agreement with Farella, Braun & Martel, in a form approved by the City Attorney; or 2) Alternatively, discuss and take other action related to this item.

14 **CONSENT CALENDAR** – Continued

- K **Consideration and possible action** to adopt Resolution No. 21-61 - A Resolution authorizing expenditure of American Rescue Plan Act of 2021 monies for potable water infrastructure projects and authorizing the City Manager to implement the City Council’s direction in accordance with this resolution; and authorize the City Manager to execute an Agreement, in a form approved by the City Attorney, with California American Water Company to construct such projects.

Recommendation to City Council: 1) Adopt Resolution No. 21-61; and authorize the City Manager to execute an Agreement, in a form approved by the City Attorney, with California American Water Company to construct such projects; or 2) Alternatively, discuss and take other action related to this item.

15 **COUNCIL REPORTS**

16 **ADJOURNMENT**

Adjourn to the next Regular Meeting of the Bellflower City Council at 5:30 p.m. on Monday, November 8, 2021.