



**CITY OF BELL GARDENS
CITY COUNCIL
REGULAR MEETING
MONDAY, JUNE 10, 2019, 6:00 PM
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) 806-7704. Notification 48 business hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Any writings or documents provided to the majority of the City Council/Successor Agency 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.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL OF CITY COUNCIL MEMBERS

Pedro Aceituno, Council Member
Marco Barcena, Council Member
Jennifer Rodriguez, Council Member
Liseth Flores, Mayor Pro Tem
Alejandra Cortez, Mayor

PRESENTATIONS

- **Certificate of Recognition for BGHS Teacher Mr. William Renner**
- **Certificate of Recognition for BGHS Student Miguel Sanchez**
- **Recognition of Shirley Romero**
- **Introduction of New Promoter for Fiestas Patrias Event**

PUBLIC HEARING (Item No. 1)

1. **CONTINUED - ZONING CODE AMENDMENT NO. 2017-060 - ORDINANCE NO. 884 COMMERCIAL BUILDING SETBACKS**

This item was continued from the Council Meeting of May 13, 2019. Zoning Code Amendment No. 2017-060 and Ordinance No. 884 proposes to amend Chapter 9.12, "Commercial Zones," Section 9.12.040, "Development Standards," Table 9.12.B. "Commercial Development Standards Matrix," eliminating the requirement for a rear yard and a side yard building setback in the C-S (Commercial Service and Professional), C-3 (Medium Commercial), C-4 (Heavy Commercial), and CM (Commercial Manufacturing) zoning districts where properties with the above said zoning abut existing nonconforming residential or open space uses.

Recommendation:

It is staff recommendation that the City Council continue the Public Hearing to the Council Meeting of June 24, 2019.

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 CITY COUNCIL AGENDA ONLY. Submit a WHITE public comment card with the 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 and observe the Rules of Decorum appropriate to the Council Chamber. State law prohibits the City Council from discussing any item not appearing on the posted City Council Agenda.

CONSENT CALENDAR (Items No. 2-9)

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

2. 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 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.

3. APPROVAL OF MAY 13, 2019 CITY COUNCIL MINUTES

May 13, 2019 - Closed Session and Regular Meeting Minutes

Recommendation:

It is staff recommendation that the City Council approve the attached minutes.

4. 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 recommendation that the City Council receive and file the warrant registers, wire transfers, and net payrolls dated 04/25/19, 04/30/19, 05/07/19, 05/09/19, 05/13/19, 05/14/19, and 05/21/19.

5. APRIL 2019 TREASURER'S REPORT

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

Recommendation:

It is staff recommendation that the City Council receive, approve, and file the April 2019 Treasurer's Report.

6. FIREWORK STAND APPLICATIONS

Pursuant to Bell Gardens Municipal Code Section 16.40, no person shall sell fireworks within the City without first having applied for and received a permit in compliance with the terms set forth in the Code. This item will approve three (3) applications from qualified organizations seeking to operate firework stands within the City limits.

Recommendation:

It is staff recommendation that the City Council, by motion, approve the three (3) applications from organizations seeking to operate firework stands within the City limits from June 28, 2019, 12:00 p.m., through July 5, 2019, 12:00 p.m.

7. PARKING RESTRICTIONS – RED CURB WATCHER & AJAX AVENUE T-INTERSECTION

Based on the field observations performed and engineering analysis conducted in April of 2019, staff is recommending the installation of ten (10) feet of red curb (no parking) on Watcher Street (southwest corner of the intersection) starting at the back of curb return; and the installation of an additional ten (10) feet of red curb on Ajax Avenue (southwest corner of the intersection) starting at the end of curb return.

Recommendation:

It is staff recommendation that the City Council, by motion:

1. Adopt the attached Resolution authorizing parking restrictions in Bell Gardens;
2. Authorize the installation of ten (10') feet of red curb (no parking) on Watcher Street (southwest corner of the intersection) starting at the back of the curb return;
3. Authorize the installation of ten (10') feet of red curb (no parking) on Ajax Avenue (southwest corner of intersection starting at the end of curb return; and
4. Authorize the installation of the appropriate signage.

8. APPROVAL OF THE CITY OF BELL GARDENS SEWER SYSTEM MANAGEMENT PLAN FIVE-YEAR RECERTIFICATION

The City of Bell Gardens Sewer System Management Plan (SSMP) must be updated every five (5) years as part of the State requirement. The last update was approved by City Council in April of 2014. Updates have been made to the SSMP, such as the update to the CIP Schedule and language referring to County CSMD has been updated in the SSMP. Along with the SSMP, the City of Bell Gardens is required to conduct periodic internal audits. At a minimum, these audits must occur every two (2) two years. Updates to the audit include adoption of the 2018 Plumbing and Building Codes from LA County as well as an increase in the amount of CCTV'd and scheduled cleaning miles of sewer lines. In addition, the SSMP needs to be recertified by City Council.

Recommendation:

It is staff recommendation that the City Council by motion, approve the changes to the City's Sewer System Management Plan and its five-year re-certification.

9. BELL GARDENS VETERANS PARK PROP 68 RESOLUTION

The Proposition 68 Per Capita Program provided funds to local government for rehabilitation, creation, and improvement of local parks, and to rehabilitate existing infrastructure and address deficiencies in neighborhoods that lack access to the outdoors. Proposition 68 provides that eligible recipients for Per Capita funds are counties, cities, and districts. Based on several factors including demographics, income, population and population near the park City staff and Kounkuey Design Initiative decided that refurbishing Veterans Park had the best chance of approval.

Recommendation:

It is staff recommendation that the City Council by motion, adopt the attached resolution which approves the application for Statewide Park Development and Community Revitalization program grant funds.

DISCUSSION (Items No. 10-12)

10. PROPOSED CITY OF BELL GARDENS POLICY CONCERNING THE RESERVATION OF CITY FACILITIES BY MEMBERS OF THE CITY COUNCIL

The proposed resolution clarifies the City of Bell Gardens' policy concerning the reservation and use of City facilities by City Council Members, and provides written guidance concerning the appropriate use of public space and public funds for the benefit of the City.

Recommendation:

It is staff recommendation that the City Council adopt the proposed policy through passage of the Proposed Resolution. It is further recommended that these changes be communicated in a memorandum to the City's Recreation & Community Services Department.

11. DISCUSSION AND UPDATE OF RENT CONTROL EFFORTS

Update on statewide rent control efforts and discussion on the City's next steps.

Recommendation:

It is staff recommendation that the City Council receive and file this report and provide further staff direction.

12. AGREEMENT WITH GATEWAY CITIES COUNCIL OF GOVERNMENTS (GCCOG) FOR FLORENCE AVENUE CORRIDOR STUDY

The Gateway Cities Council of Governments, in collaboration with various cities, has secured funding by Los Angeles County Metropolitan Transportation Authority to conduct the Florence Avenue Corridor Complete Streets Evaluation and Master Plan.

Recommendation:

It is staff recommendation that the City Council, by motion:

1. Adopt the attached Resolution approving the Implementation Agreement with Gateway Cities Council of Governments (GCCOG) and the City of Bell Gardens for Florence Avenue Corridor Study;
2. Authorize the City Manager or designee to execute the Agreement; and
3. Designate elected member to serve on the Florence Avenue Corridor Cities Committee.

STUDY SESSION (Item No. 13)

13. FISCAL YEAR 2019-20 BUDGET

Study session of the preliminary FY 2019-20 Proposed Budget. The preliminary Proposed Budget results in a total FY 2019-20 All Funds City budget of \$55,664,000, including CIP of \$9,871,000. Staff will take into consideration comment and direction and present the FY 2019-20 Proposed City budget for adoption on June 24, 2019.

Recommendation:

It is staff recommendation that the Council provide necessary direction and / or adjustments to Staff in preparation of the Proposed Fiscal Year 2019-20 Budget.

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)

This public comment period is for items UNDER THE SUBJECT MATTER JURISDICTION OF THE CITY COUNCIL 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 and observe the Rules of Decorum appropriate to the Council Chamber. State law prohibits the City Council from discussing any item not appearing on the posted City Council Agenda.

CITY COUNCIL MEMBER COMMENTS

ADJOURNMENT

Posted by: Kristina Santana, City Clerk Date: June 6, 2019 Time: 5:30 p.m.



**CITY OF BELL GARDENS
OFFICE OF THE CITY MANAGER**

AGENDA REPORT

Item 1.

TO:	Honorable Mayor and City Council Members
FROM:	Michael B. O'Kelly, City Manager
BY:	Carmen H. Morales, Acting Director of Community Development
SUBJECT:	CONTINUED - ZONING CODE AMENDMENT NO. 2017-060 - ORDINANCE NO. 884 COMMERCIAL BUILDING SETBACKS
DATE:	June 10, 2019

RECOMMENDATION:

It is staff recommendation that the City Council continue the Public Hearing to the Council Meeting of June 24, 2019.

BACKGROUND/DISCUSSION:

This public hearing item was originally placed on the April 22, 2019 City Council agenda and continued to the City Council meeting of May 13, 2019. On May 13, 2019 the City Council directed staff to conduct resident outreach and continued the public hearing to June 10, 2019. Staff is currently still working on resident outreach and requests that the public hearing be continued to the Council Meeting of June 24, 2019.

The City's current Zoning Code allows for a zero foot rear yard and side yard building setback in all Commercial Zones except that a ten foot (twenty foot in the C-S zone) rear yard and ten foot side yard building setback are required if a commercial zoned property is adjacent to a residential or open space use or zone. Zoning Code Amendment No. 2017-060 would eliminate the requirement for a ten or twenty foot rear yard building set back and ten foot side yard building setback for a commercial development located adjacent to an existing nonconforming residential or open space use. The requirement for a rear or side yard setback would otherwise be retained in instances where a property is adjacent to a residential or open space zone. As part of Zoning Code Amendment No. 2017-060 a minimum 5 foot side yard setback would be required in instances where a nonconforming residential use has habitable area within 5 feet of a shared property line with a commercial use. This side yard requirement is included to protect residential uses from potential light and air circulation impacts which could result from a zero side yard setback for an adjacent building. For this reason, Zoning Code Amendment 2017-060 would require that a five foot side yard setback be provided where a commercial building would be adjacent to habitable area of a non-conforming residential use.

At the September 20, 2017 Planning Commission meeting, the Planning Commission opened the public hearing on Zoning Code Amendment No. 2017-060 and after discussion of the item, the Planning Commission directed staff to provide additional information illustrating instances where development of commercial land uses with a zero side yard setback would or would not impact abutting residential land uses and the circumstances that would require a commercial development to provide a 5 foot side yard setback. The September 20, 2017 Planning Commission staff report and meeting minutes are attached for reference (Exhibits C and D). The

Planning Commission continued the public hearing on Zoning Code Amendment No. 2017-060 to the November 15, 2017 Planning Commission meeting to allow staff time to complete the requested analysis.

At the November 15, 2017 Planning Commission meeting, staff requested that Zoning Code Amendment No. 2017-060 be continued to the Planning Commission meeting of December 20, 2017 in order to allow additional time for staff to finalize the analysis requested by the Planning Commission on September 20, 2017. At the December 20, 2017 Planning Commission meeting, staff requested that Zoning Code Amendment No. 2017-060 be continued to a date uncertain to allow time for staff to complete the requested analysis.

On March 20, 2019, the Planning Commission adopted Planning Commission Resolution #PC 2019-01 recommending approval of Zoning Code Amendment No. 2017-060 adopting Ordinance No. 884 to the City Council.

ENVIRONMENTAL REVIEW:

Zoning Code Amendment No. 2017-060 recommending the City Council adoption of Ordinance No. 884 is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(2), constituting an activity that will not result in a direct or reasonably foreseeable indirect physical change in the environment, and pursuant to Section 15060(c)(3) constituting an activity that is not a project as defined in Section 15378.

CONCLUSION:

Approval of Zoning Code Amendment No. 2017-060 and adoption of Ordinance No. 884 would amend Bell Gardens Municipal Code, Title 9, Zoning and Planning Regulations, Chapter 9.12, "Commercial Zones," Section 9.12.040, "Development Standards," Table 9.12.B. "Commercial Development Standards Matrix," eliminating the requirement for a rear yard and a side yard building setback in the C-S (Commercial Service and Professional), C-3 (Medium Commercial), C-4 (Heavy Commercial), and CM (Commercial Manufacturing) zoning districts where properties with the above said zoning abut existing nonconforming residential or open space uses.

FISCAL IMPACT:

No fiscal impact.

ATTACHMENTS:

Exhibit 1 - Planning Commission Resolution #PC 2019-01
Exhibit 2 - Ordinance No. 884
Exhibit 3 - September 20, 2017 Planning Commission Agenda Report
Exhibit 4 - Planning Commission Minutes September 20, 2017
Exhibit 5 - Public Hearing Notice - Planning Commission
Exhibit 6 - Public Hearing Notice - City Council
Staff Presentation

APPROVED ELECTRONICALLY BY:

Michael B. O'Kelly, City Manager

Marc Tran, Interim Assistant City Attorney for Rick R. Olivarez, Interim City Attorney
Will Kaholokula, Director of Finance and Administrative Services

RESOLUTION #PC 2019-01

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL GARDENS RECOMMENDING CITY COUNCIL APPROVAL OF ZONING CODE AMENDMENT NO. 2017-060 AMENDING THE CITY OF BELL GARDENS MUNICIPAL CODE, TITLE 9, ZONING AND PLANNING REGULATIONS, CHAPTER 9.12, "COMMERCIAL ZONES," SECTION 9.12.040, "DEVELOPMENT STANDARDS TABLE 9.12.B; COMMERCIAL DEVELOPMENT STANDARDS MATRIX," TO ELIMINATE THE REQUIREMENT FOR A REAR YARD AND SIDE YARD BUILDING SETBACK IN THE C-S (COMMERCIAL SERVICE), C-3 (MEDIUM COMMERCIAL), C-4 (HEAVY COMMERCIAL), AND C-M (COMMERCIAL MANUFACTURING) ZONING DISTRICTS WHERE PROPERTIES WITH THE ABOVE SAID ZONING ABUT EXISTING NONCONFORMING RESIDENTIAL OR OPEN SPACE USES
(FILE NO 2017-060)**

WHEREAS, the City of Bell Gardens ("City") is a general law city, incorporated under the laws of the State of California;

WHEREAS, pursuant to its police power, the City may enact and enforce laws within its boundaries which promote the public health, morals, safety, or general welfare of the community, and are not in conflict with general laws;

WHEREAS, comprehensive zoning regulations lie within the police power of the City;

WHEREAS, the City's Zoning Code does not permit development of residential or open space land use in the C-S (Commercial Service); C-3 (Medium Commercial); C-4 (Heavy Commercial); or C-M (Commercial Manufacturing) zones, but does allow for residential or open space uses legally established at the time of the adoption of the Zoning Code to remain indefinitely as nonconforming uses in the City;

WHEREAS, the City's Zoning Code establishes development regulations and standards for the C-S, C-3, C-4, and C-M zones which include requirements for a 10 or 20 foot rear yard building setback and a 10 foot side yard building setback when a commercial zoned property is located adjacent to a residential or open space use or zone;

WHEREAS, the City has determined that the 10 or 20 foot rear yard building setback and 10 foot side yard building setback requirement for a property zoned for commercial use and located adjacent to an existing nonconforming residential or open space land use represents a constraint to the development of those properties in the City;

WHEREAS, the City, after careful evaluation of the potential impacts to existing nonconforming residential land use associated with the elimination of the required 10 or 20 foot rear yard building setback and 10 foot side yard building setback for commercial land use adjacent to an existing nonconforming residential use, has determined that land use compatibility would be maintained between a commercial development and adjacent nonconforming residential use with the elimination of the rear yard and side yard building setback requirements except that in certain instances where a nonconforming residential use has habitable area located within five feet of the shared side property line, commercial uses with a zero side yard building setback could impact access to light and air for the adjacent nonconforming residential use;

WHEREAS, the City after careful evaluation has determined that there are no instances of existing nonconforming open space land use within the C-S, C-3, C-4, and C-M zones, and has therefore determined that no impacts would occur with the elimination of the rear yard and side yard building setback requirements for commercial uses located adjacent to nonconforming open space use in a commercial zone;

WHEREAS, the City finds it necessary to revise the C-S, C-3, C-4, and C-M zoning development standards to eliminate the requirement for a 10 or 20 foot rear yard building setback and 10 foot side yard building setback and permit a zero foot rear yard and zero foot side yard building setback for a commercial building on a commercial zoned property located adjacent to an existing nonconforming residential or open space use on a commercial zoned property within the City, except that a five foot side yard building setback would be required along the entire shared side yard property line in instances where a proposed commercial use would be located adjacent to habitable area of a nonconforming residential use located within five feet of the shared side property line;

WHEREAS, on September 20, 2017 after conducting a properly noticed public hearing, the Bell Gardens Planning Commission continued the public hearing on Zoning Code Amendment No. 2017-060 to the regularly scheduled Planning Commission meeting of November 15, 2017;

WHEREAS, on November 15, 2017 the Bell Gardens Planning Commission conducted a continued public hearing on Zoning Code Amendment No. 2017-060 and continued the public hearing to the regularly scheduled Planning Commission hearing of December 20, 2017;

WHEREAS on December 20, 2017 the Bell Gardens Planning Commission conducted a continued public hearing on Zoning Code Amendment No. 2017-060 and continued the public hearing to a date uncertain;

WHEREAS on March 20, 2019 the Bell Gardens Planning Commission conducted a properly noticed public hearing on Zoning Code Amendment No. 2017-06, and after closing the public hearing, adopted Resolution #PC 2019-01 recommending that the City Council approve Zoning Code Amendment No. 2017-060 and adopt Ordinance No. 884 to amend the Bell Gardens Municipal Code (Zoning) to eliminate the requirement for a 10 or 20 foot rear yard and 10 foot side yard building setback and permit a zero foot rear yard and zero foot side yard building setback for commercial uses located adjacent to existing nonconforming residential or open space uses in a C-S, C-3, C-4, or C-M zone, except that a five foot side yard building setback would be required along the entire shared side yard property line in instances where a proposed commercial use would be located adjacent to habitable area of a nonconforming residential use located within five feet of the shared side property line.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF BELL GARDENS HEREBY RESOLVES AND DETERMINES AS FOLLOWS:

SECTION 1. In recommending approval of Zoning Code Amendment No. 2017-060 and adoption of Ordinance No. 884 the Planning Commission finds as follows:

- i. The above recitals are true and correct and hereby incorporates them herein by this reference.
- ii. Ordinance No. 884 serves the public health, safety, and welfare of the residents and businesses within the City to regulate land use within the City.
- iii. Ordinance No. 884 is consistent with the City's General Plan.
- iv. Ordinance No. 884 amending the City of Bell Gardens Municipal Code, will not present any risk to the public health and safety.

SECTION 2. The Planning Commission hereby adopts this Resolution recommending to the City Council the approval of Zoning Code Amendment No. 2017-060 and adoption of Ordinance No. 884.

SECTION 3. Zoning Code Amendment No. 2017-060 recommending City Council adoption of Ordinance No. 884 is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(2), constituting an activity that will not result in a direct or reasonably foreseeable indirect physical change in the environment, and pursuant to Section 15060(c)(3) constituting an activity that is not a project as defined in Section 15378.

SECTION 4. The Planning Commission of the City of Bell Gardens hereby transmits and recommends to the City Council approval of Zoning Code Amendment 2017-060 and adoption of Ordinance No. 884 amending the Bell Gardens Municipal Code (Zoning and Planning).

PASSED, APPROVED AND ADOPTED this 20th day of March 2019.



TONY RIVERA, CHAIRPERSON

ATTEST:



ERIKA GUTIERREZ, PLANNING SECRETARY

APPROVED AS TO FORM:



MARC TRAN
ASSISTANT CITY ATTORNEY

ORDINANCE NO. 884

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELL GARDENS, CALIFORNIA, AMENDING THE CITY OF BELL GARDENS MUNICIPAL CODE, TITLE 9, ZONING AND PLANNING REGULATIONS, CHAPTER 9.12, "COMMERCIAL ZONES," SECTION 9.12.040, "DEVELOPMENT STANDARDS TABLE 9.12.B; COMMERCIAL DEVELOPMENT STANDARDS MATRIX," TO ELIMINATE THE REQUIREMENT FOR A REAR YARD AND SIDE YARD BUILDING SETBACK IN THE C-S (COMMERCIAL SERVICE), C-3 (MEDIUM COMMERCIAL), C-4 (HEAVY COMMERCIAL), AND C-M (COMMERCIAL MANUFACTURING) ZONING DISTRICTS WHERE PROPERTIES WITH THE ABOVE SAID ZONING ADJUT EXISTING RESIDENTIAL OR OPEN SPACE USES (FILE NO. 2017-060)

WHEREAS, the City of Bell Gardens ("City") is a general law city, incorporated under the laws of the State of California;

WHEREAS, pursuant to its police power, the City may enact and enforce laws within its boundaries which promote the public health, morals, safety, or general welfare of the community, and are not in conflict with general laws;

WHEREAS, comprehensive zoning regulations lie within the police power of the City;

WHEREAS, the City's Zoning Code does not permit development of residential or open space land use in the C-S (Commercial Service); C-3 (Medium Commercial); C-4 (Heavy Commercial); or C-M (Commercial Manufacturing) zones, but does allow for residential or open space uses legally established at the time of the adoption of the Zoning Code to remain indefinitely as nonconforming uses in the City;

WHEREAS, the City's Zoning Code establishes development regulations and standards for the C-S, C-3, C-4, and C-M zones which include requirements for a 10 or 20 foot rear yard building setback and a 10 foot side yard building setback when a commercial zoned property is located adjacent to a residential or open space use or zone;

WHEREAS, the City has determined that the 10 or 20 foot rear yard building setback and 10 foot side yard building setback requirement for a property zoned for commercial use and located adjacent to an existing nonconforming residential or open space land use represents a constraint to the development of those properties in the City;

WHEREAS, the City, after careful evaluation of the potential impacts to existing nonconforming residential land use associated with the elimination of the required 10 or 20 foot rear yard building setback and 10 foot side yard building setback for commercial land use adjacent to an existing nonconforming residential use, has determined that land use compatibility would be maintained between a commercial development and adjacent nonconforming residential use with the elimination of the rear yard and side yard building

setback requirements except that in certain instances where a nonconforming residential use has habitable area located within five feet of the shared side property line, commercial uses with a zero side yard building setback could impact access to light and air for the adjacent nonconforming residential use;

WHEREAS, the City after careful evaluation has determined that there are no instances of existing nonconforming open space land use within the C-S, C-3, C-4, and C-M zones, and has therefore determined that no impacts would occur with the elimination of the rear yard and side yard building setback requirements for commercial uses located adjacent to nonconforming open space use in a commercial zone;

WHEREAS, the City finds it necessary to revise the C-S, C-3, C-4, and C-M zoning development standards to eliminate the requirement for a 10 or 20 foot rear yard building setback and 10 foot side yard building setback and permit a zero foot rear yard and zero foot side yard building setback for a commercial building on a commercial zoned property located adjacent to an existing nonconforming residential or open space use on a commercial zoned property within the City, except that a five foot side yard building setback would be required along the entire shared side yard property line in instances where a proposed commercial use would be located adjacent to habitable area of a nonconforming residential use located within five feet of the shared side property line;

WHEREAS, on September 20, 2017 after conducting a properly noticed public hearing, the Bell Gardens Planning Commission continued the public hearing on Zoning Code Amendment No. 2017-060 to the regularly scheduled Planning Commission hearing of November 15, 2017;

WHEREAS, on November 15, 2017 the Bell Gardens Planning Commission conducted a continued public hearing on Zoning Code Amendment No. 2017-060 and continued the public hearing to the regularly scheduled Planning Commission hearing of December 20, 2017;

WHEREAS, on December 20, 2017 the Bell Gardens Planning Commission conducted a continued public hearing on Zoning Code Amendment No. 2017-060 and continued the public hearing to a date uncertain;

WHEREAS, on March 20, 2019 the Bell Gardens Planning Commission conducted a properly noticed public hearing on Zoning Code Amendment No. 2017-06, and after closing the public hearing, adopted Resolution #PC 2017-06 recommending that the City Council approve Zoning Code Amendment No. 2017-060 and adopt Ordinance No. 884 to amend the Bell Gardens Municipal Code (Zoning) to eliminate the requirement for a 10 or 20 foot rear yard and 10 foot side yard building setback and permit a zero foot rear yard and zero foot side yard building setback for commercial uses located adjacent to existing nonconforming residential or open space uses in a C-S, C-3, C-4, or C-M zone, except that a five foot side yard building setback would be required along the entire shared side yard property line in instances where a proposed commercial use would be located

adjacent to habitable area of a nonconforming residential use located within five feet of the shared side property line.

WHEREAS, on April 22, 2019, the City Council conducted a duly noticed public hearing, received public testimony, and considered Zoning Code Amendment No. 2017-060 and Ordinance No. 884 to amend the Bell Gardens Municipal Code (Zoning) to revise rear yard and side yard building setback requirements in the City.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BELL GARDENS DOES ORDAIN AS FOLLOWS:

SECTION 1. Findings & Purpose. In adopting this Ordinance, the City Council finds and declares as follows:

- i. The above recitals are true and correct and hereby incorporates them herein by this reference.
- ii. Ordinance No. 884 serves the public health, safety, and welfare of the residents and businesses within the City to regulate land use within the City.
- iii. Ordinance No. 884 is consistent with the City's General Plan.
- iv. Ordinance No. 884 amending the City of Bell Gardens Municipal Code, will not present any risk to the public health and safety.

SECTION 2. Chapter 9.12, "Commercial Zones," Section 9.12.040, "Development Standards," Table 9.12.B. "Industrial Development Standards Matrix," is hereby amended and enacted as follows:

Table 9.12B: Commercial Development Standards Matrix

Development Standards	M-U	C-S	C-3	C-4	C-M
Yard Setbacks					
Front	5 for commercial and 15 for residential	15	5	5	5
Side (±)	None for commercial	10 or none 10' if adjacent to a residential or open	10 or none 10' if adjacent to a residential or open	10 or none 10' if adjacent to a residential or open	10 or none 10' if adjacent to a residential or open

Ordinance No. 884

	and 5 for residential	<u>space zone</u> <u>otherwise none</u> <u>(2)(3)</u>	<u>space zone</u> <u>otherwise none</u> <u>(2)(3)</u>	<u>space zone</u> <u>otherwise none</u> <u>(2)(3)</u>	<u>space zone</u> <u>otherwise none</u> <u>(2)(3)</u>
Street Side	10	10	10	10	10
Rear (4)	10 <u>(1)</u>	20 or none <u>20' if adjacent to a residential or open space zone</u> <u>otherwise none(2)</u>	40 or none <u>10' if adjacent to a residential or open space zone</u> <u>otherwise none (2)</u>	40 or none <u>10' if adjacent to a residential or open space zone</u> <u>otherwise none (2)</u>	40 or none <u>10' if adjacent to a residential or open space zone</u> <u>otherwise none (2)</u>
Allowable Yard Projections	Refer to BGMC 9.46.050				
Note: All standards are given in feet and address minimum requirements unless otherwise stated.					
<p>(1) Side and Rear yard setbacks are only required if adjacent to a residential or open space zone or use. Otherwise, zero lot line is allowed in these yard areas. If not applicable and a <u>rear</u> setback is still desired, it must be a minimum setback of five feet from side or rear property lines to prevent narrow and unsecured spaces between buildings and property lines.</p> <p>(2) <u>If a setback is still desired, it must be a minimum setback of five feet from side or rear property lines to prevent narrow and unsecured spaces between buildings and property lines.</u></p> <p>(3) <u>When located adjacent to a residential use with habitable area located less than five feet from a shared side property line, a minimum setback of five feet shall be provided along the shared side yard property line between buildings.</u></p>					

SECTION 4. CEQA. City Council approval of Zoning Code Amendment 2017-060 and adoption of Ordinance No. 884 are not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(2), constituting an activity that will not result in a direct or reasonably foreseeable indirect physical change in the environment, and pursuant to Section 15060(c)(3) constituting an activity that is not a project as defined in Section 15378.

SECTION 5. If any section, subsection, subdivision, sentence, clause, phrase or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity

of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 6. To the extent the provisions of the Bell Gardens Municipal Code as amended by this Ordinance are substantially the same as the provisions of that Code as they read immediately prior to the adoption of this Ordinance, then those provisions shall be construed as continuations of the earlier provisions and not as new enactments.

SECTION 7. The City Clerk shall certify to the passage and adoption of this Ordinance, causing it to be posted as required by law, and it shall be effective thirty (30) days after its adoption.

PASSED, APPROVED, AND ADOPTED this ____ day of ____ 2019.

THE CITY OF BELL GARDENS

Alejandra Cortez, Mayor

APPROVED AS TO FORM:

ATTEST:

Ricardo Olivarez
Interim City Attorney

Kristina Santana
City Clerk



CITY OF BELL GARDENS

COMMUNITY DEVELOPMENT DEPARTMENT

AGENDA REPORT

TO: Planning Commissioners

FROM: Abel Avalos, Director of Community Development

BY: Carmen H. Morales, City Planner

SUBJECT: Zoning Code Amendment No. 2017-060 - Ordinance No. 884
(File No. 2017-060)

DATE: September 20, 2017

RECOMMENDATION:

It is recommended that the Planning Commission adopt Resolution #PC 2017-06 recommending the following action to the City Council:

1. Adoption of Ordinance No. 884 approving Zoning Code Amendment No. 2017-060 amending the Bell Gardens Municipal Code (Zoning) as follows:
 - a. Amend Chapter 9.12, "Commercial Zones," Section 9.12.040, "Development Standards," Table 9.12.B. "Commercial Development Standards Matrix," eliminating the requirement for a rear yard and a side yard building setback in the C-S (Commercial Service and Professional), C-3 (Medium Commercial), C-4 (Heavy Commercial), and C-M (Commercial Manufacturing) zoning districts where properties with the above said zoning abut existing nonconforming residential or open space uses.

BACKGROUND:

In 2007 the City Council adopted a comprehensive Zoning Code Update establishing land use and development regulations for commercial land uses within the C-S, C-3, C-4, and C-M zones ("Commercial Zones") in the City. The City's current Zoning Code allows for a zero foot rear yard and side yard building setback in the Commercial Zones except that a 10 foot (20 foot in the C-S zone) rear yard, and 10 foot side yard building setback are required if a commercial zoned property is adjacent to a residential or open space use or zone.

On November 10, 2014 the City Council adopted Ordinance No. 847, per the Planning Commission recommendation, approving a similar Zoning Code Amendment for the M-1 (Light Industrial) zone to eliminate the requirement for a side yard and rear yard setback for industrial properties located adjacent to a nonconforming residential or open space use. During the Planning Commission public hearing for Ordinance No. 847, a number

of property owners requested that a similar development standard be implemented for commercial zoned properties.

Zoning Code Amendment No. 2017-060 is proposed to eliminate the requirement for a 10 or 20 foot rear yard building setback and 10 foot side yard building setback for a commercial development located adjacent to an existing nonconforming residential or open space use. However, in certain instances where a nonconforming residential use has habitable area located adjacent to a shared property line with a commercial use, a zero side yard building setback could impact access to light and air for the adjacent nonconforming residential use. For this reason Zoning Code Amendment 2017-060 proposes a requirement for a five foot side yard setback along the entire shared side property line to be provided where a commercial building would be adjacent to habitable area of a nonconforming residential use.

ANALYSIS:

The purpose of proposed Zoning Code Amendment No. 2017-060 is to provide greater development flexibility in the commercial zoning districts, allowing property owners to fully develop their properties and to fully implement the purpose and intent of the commercial zoning districts. The City's Zoning Code does not permit development of a residential or open space land use in commercial zones, however a residential or open space use legally existing in a commercial zone at the time of adoption of the Zoning Code is considered legal nonconforming and permitted to remain in place. At such time that an existing nonconforming residential or open space use is phased out, no new residential or open space land use would be permitted on the commercial zoned property, and only development of a new commercial use would be permitted.

Commercial zoned properties are predominantly located along the major commercial corridors of Eastern Avenue, Gage Avenue, Florence Place, Florence Avenue, and Garfield Avenue. In some cases a few commercial zoned properties located at the intersection of a major commercial corridor also have frontage on one of the intersecting streets of Watcher Street, Ajax Street, Lubec Street, Darwell Avenue, Specht Avenue, Clara Street, Shull Street, Jaboneria Road, Live Oak Street, Toler Avenue, Quinn Street, Cecilia Street or Buell Street. Staff conducted a survey of all commercial zoned properties to identify instances where an existing nonconforming residential or open space use exists on a property adjacent to the rear or side property line of a developed or vacant commercial property, and evaluated the potential for that commercial property to be developed to its rear or side property line.

Of all the commercial zoned properties evaluated there were no instances of any existing nonconforming open space uses, therefore staff determined no land use incompatibilities would result from the elimination of the Zoning Code requirement for a rear yard and side yard building setback for commercial uses adjacent to an existing nonconforming open space use. Staff also evaluated all commercial zoned properties developed with nonconforming residential uses adjacent to vacant or underdeveloped commercial zoned properties in order to identify which residential uses, if any, could be affected by development of an adjacent commercial use without a rear yard or side yard building setback. Of all the commercial zoned properties evaluated, the following are locations where nonconforming residential development exists adjacent to the rear and/or side property line of a commercial zoned property.

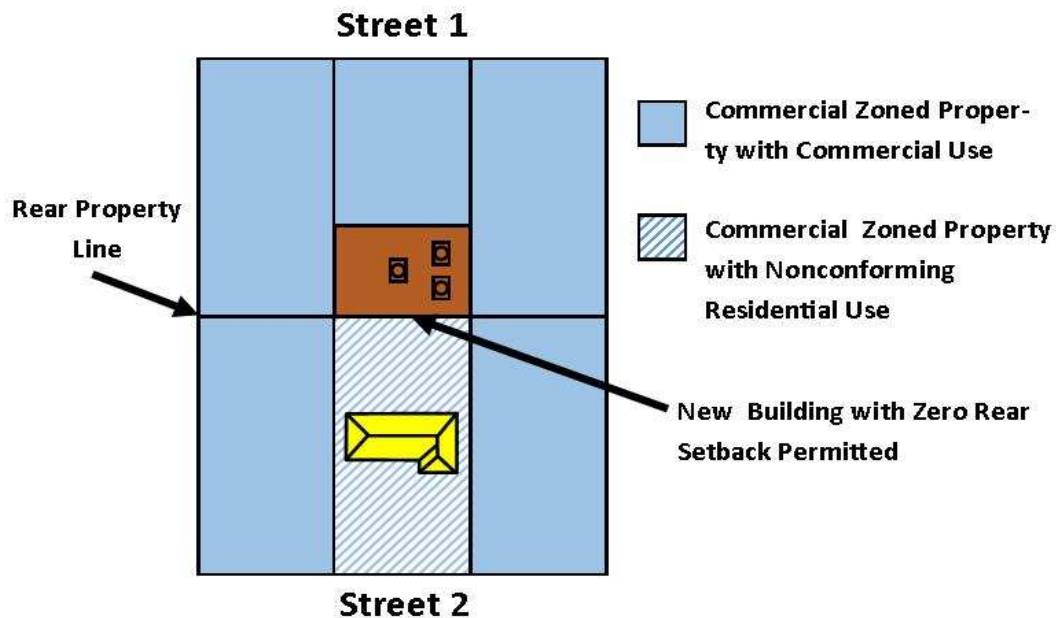
Table No. 1

Street Location	Number of Properties with Nonconforming Residential Uses	Number of Properties with Incompatibility Issues
Eastern Avenue	66	37
Gage Avenue	29	22
Specht Avenue	1	1
Ajax Avenue	1	0
Clara Street	2	0
Shull Street	3	3
Jaboneria Road	1	1
Florence Avenue	24	10
Live Oak Street	1	0
Florence Place	2	1
Toler Avenue	1	0
Garfield Avenue	28	11
Quinn Street	1	1
Cecilia Street	1	0
Buell Street	3	3
Total	164	89

Rear Yard Setback Analysis

The above locations were evaluated to determine whether any potential land use incompatibility issues would arise with development of a commercial use with a zero foot rear yard setback located adjacent to a nonconforming residential use. Of the 164 properties with nonconforming residential uses, staff did not identify any instances of potential land use incompatibility associated with the proposal to eliminate the requirement for a rear yard building setback and to allow a zero foot rear yard building setback. Staff recommends eliminating the requirement for a 10 or 20 foot rear yard building setback and permitting a zero foot rear yard setback for commercial uses on properties located adjacent to properties with nonconforming residential uses as illustrated in Diagram No. 1.

Diagram No. 1

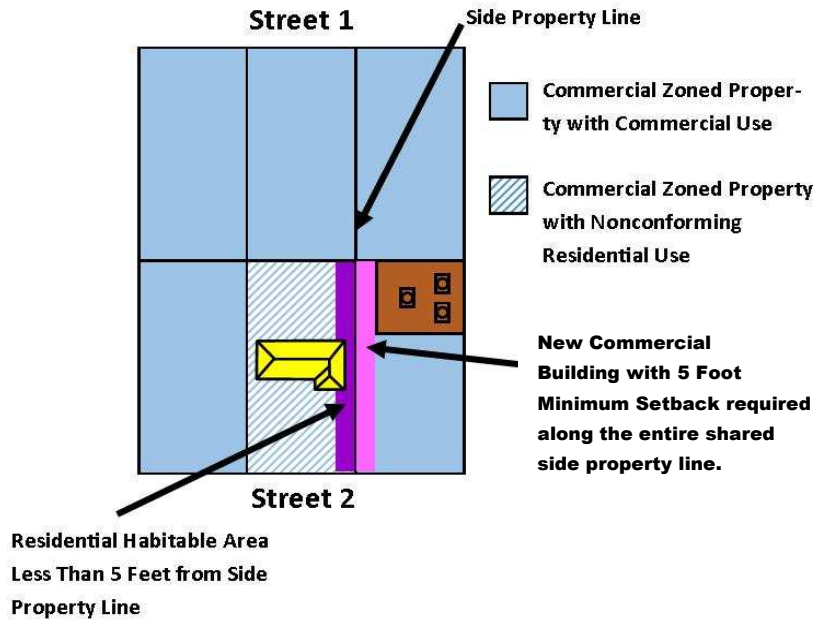


Side Yard Setback Analysis

The locations were evaluated to determine whether any potential land use incompatibility issues would arise as a result of the future development of commercial uses with a zero foot side yard setback when located adjacent to nonconforming residential uses. Of the 164 properties evaluated with nonconforming residential uses, 75 properties were determined to not have any land use incompatibility resulting from eliminating the 10 foot side yard building setback requirement and permitting a zero foot side yard building setback. A total of 89 properties were determined to have potential incompatibility issues with habitable residential space located either on or within five feet of the side property line. In these instances, the development of a new commercial building with a zero foot side yard building setback at the shared property line could negatively affect accessibility to light and air circulation for the adjacent nonconforming residential use.

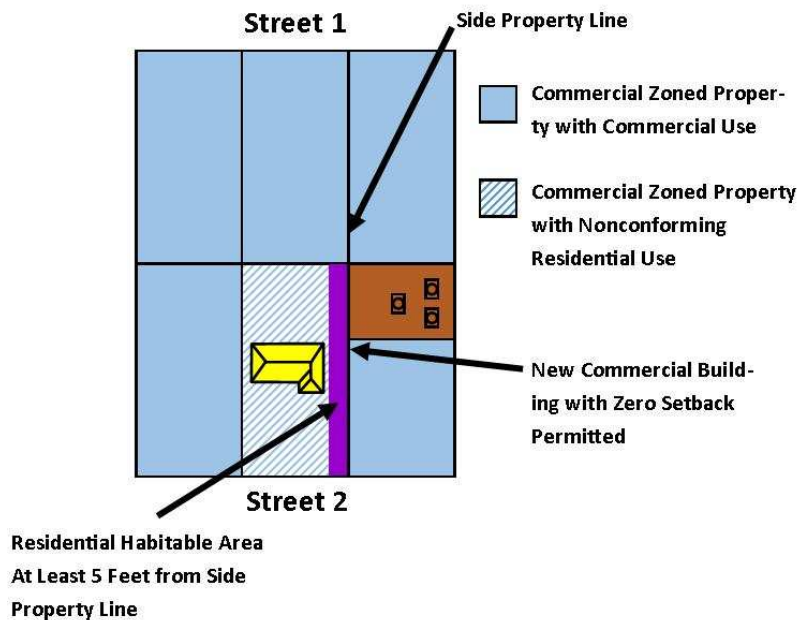
In instances where a commercial use is proposed on a property adjacent to a nonconforming residential use with habitable area located less than five feet from the shared side property line, staff recommends that a five foot side yard building setback be required along the entire shared side property line for the commercial use as illustrated in Diagram No. 2.

Diagram No. 2



In instances where a commercial use is proposed on a property adjacent to a nonconforming residential use with habitable area located at least five feet from the shared side property line, staff recommends that a zero foot side yard building setback be permitted for the commercial use as illustrated in Diagram No. 3.

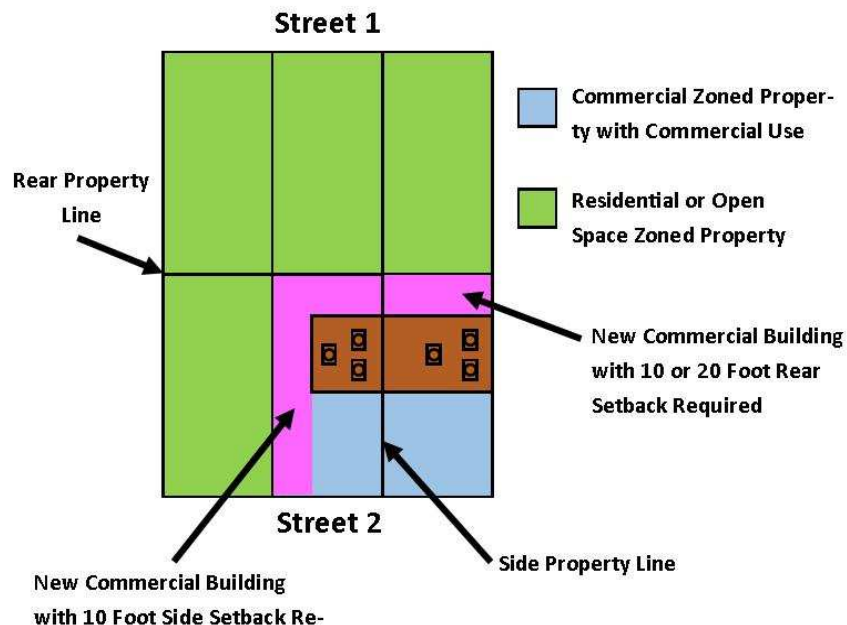
Diagram No.3



Requirement for 10 or 20 Foot Rear Yard and Side Yard Setback Adjacent to a Residential Zone or Open Space Zone

Staff recommends that the Zoning Code requirement for a 10 or 20 foot rear yard setback and 10 foot side yard setback for commercial uses adjacent to a residential zone or open space zone be retained as illustrated in Diagram No.4.

Diagram No. 4



The adoption of Ordinance No. 884 would amend Zoning Code Table 12.B "Commercial Development Standards Matrix" as follows:

1. Eliminate the requirement for a 10 or 20 foot rear yard building setback and permit a zero foot rear yard building setback for a commercial use in a commercial zone located adjacent to an existing nonconforming residential or open space use on a property zoned Commercial.
2. Eliminate the requirement for a 10 foot side yard building setback and permit a zero foot side yard building setback for a commercial use in a commercial zone located adjacent to an existing nonconforming residential or open space use on a property zoned Commercial, except that a five foot side yard building setback along the entire shared side yard property line would be required in instances where a commercial use is proposed adjacent to a nonconforming residential use with habitable area located within five feet of a shared side property line.
3. Retain the requirement for a 10 or 20 foot rear yard and 10 foot side yard building setback for a commercial use when adjacent to a residential or open space zone.

ENVIRONMENTAL REVIEW:

Zoning Code Amendment No. 2017-060 recommending the City Council adoption of Ordinance No. 884 is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(2), constituting an activity that will not result in a direct or reasonably foreseeable indirect physical change in the environment, and pursuant to Section 15060(c)(3) constituting an activity that is not a project as defined in Section 15378.

CONCLUSION:

Staff recommends that the Planning Commission adopts Resolution #PC 2017-06 recommending to the City Council approval of Zoning Code Amendment No. 2017-060 and adoption of Ordinance No. 884 eliminating the required 10 foot and 20 foot rear yard building setback and 10 foot side yard building setback and permitting a zero foot rear yard and zero foot side yard building setback between a commercial use and a nonconforming residential or open space use in a commercial zone.

FISCAL IMPACT:

None

ATTACHMENTS:

Exhibit A - Planning Commission Resolution #PC 2017-06

Exhibit B - Ordinance No. 884

Exhibit C - Public Hearing Notice

**MINUTES OF THE REGULAR MEETING OF THE
PLANNING COMMISSION OF THE CITY OF BELL GARDENS
7100 GARFIELD AVENUE, BELL GARDENS, CA 90201**

Wednesday, September 20, 2017

CALL TO ORDER

The meeting was called to order in City Hall Council Chambers by Chairperson Rivera at 6:00 p.m.

INVOCATION & PLEDGE OF ALLEGIANCE

Associate Planner, Hailes Soto gave the invocation.

City Planner, Carmen Morales led the Pledge of Allegiance.

Commissioner Hernandez arrived at 6:03 p.m.

ROLL CALL

Present: Commissioner Hernandez, Commissioner Leon, Vice-Chairperson Carrillo and Chairperson Rivera.

Absent: None

Staff Present: Abel Avalos, Director of Community Development, John W. Lam, Assistant City Attorney, Carmen H. Morales, City Planner, Hailes H. Soto, Associate Planner, Erika Gutierrez, Planning Secretary and Samantha Lubrani, Translator

APPROVAL OF MINUTES

Chairperson Rivera asked for a motion on the minutes of July 19, 2017. A motion was made by Vice-Chairperson Carrillo and seconded by Commissioner Hernandez to approve the minutes of July 19, 2017. Motion carried by a vote of 4-0.

PUBLIC COMMENT

With no one wishing to speak, Chairperson Rivera closed public comment.

Chairperson Rivera asked for a motion to move the agenda items out of order to discuss Agenda Item #2 followed by #1. A motion was made by Vice-Chairperson Carrillo and seconded by Commissioner Hernandez. Motion was carried by a vote of 4-0.

PUBLIC HEARING

A. Planning Commission

1. McDonalds Drive-Through Remodel Conditional Use Permit No. 2017-031 5725 Florence Avenue, Bell Gardens (File No. 2017-031)

Mr. Soto gave the presentation on Conditional Use Permit No. 2017-031.

Chairperson Rivera asked the Commission if there were any comments for staff on the Public Hearing Item.

Chairperson Rivera had a question for staff on the presentation regarding the color coding on the different parcels located within the shopping center. Chairperson Rivera wanted to clarify that each business within this shopping center was owned by a different owner. Mr. Soto stated that was correct and mentioned that it was presented this way due to this unique lot configuration. Mr. Soto also indicated that there is a reciprocal easement agreement that allows patrons from any of these businesses to cross property lines onto other businesses within the shopping center.

With no questions from the Commission, Chairperson Rivera opened the public hearing.

Mr. Jason Wildner, Area Construction Manager as well as representative of McDonalds approached the podium and thanked the Commission for this opportunity. He indicated that the side by side drive-through project will help improve the customer experience at McDonalds. Mr. Wildner stated that he was available to answer any questions the Commissioners had regarding the proposed project.

Chairperson Rivera asked Mr. Wildner about the traffic coming from Florence Avenue into the McDonalds property. Mr. Wilder stated that the new plan included stripping to help direct customers to the side by side drive-thru area.

Mr. John Lam, Assistant City Attorney stated that the four different parcels that are owned by four different owners, contributes to the traffic flow making it hard to monitor the exact amount of traffic coming in and out of the shopping center.

Hearing no one else wishing to speak on the matter, Chairperson Rivera closed the public hearing.

A motion was made by Vice-Chairperson Carrillo and seconded by Commissioner Hernandez, to approve staff recommendation of Conditional Use Permit No. 2017-031. Motion carried by a 4-0.

**2. Zoning Code Amendment No. 2017-060 – Ordinance No. 884
Commercial Building Setbacks
(File No. 2017-060)**

Ms. Morales gave the presentation on Zoning Code Amendment No. 2017-060 – Ordinance No. 884.

Chairperson Rivera asked the Commission if there were any comments for staff on the Public Hearing Item.

With no questions from the Commission, Chairperson Rivera opened the public hearing.

Chairperson Rivera stated that he would like to be business friendly and have the Ordinance allow for both residential and commercial sites to build all the way to property line.

Mr. Lam stated that although there are currently properties that are built up to property line, the concern that staff had allowing to build up to property line is that in case of an emergency exiting windows for instance, would be very difficult for someone to get out of. Mr. Lam further indicated that lighting and ventilation would be another concern.

Ms. Morales stated that the diagrams shown in the presentation were very standard examples and stated that some properties in the City of Bell Gardens are developed with more than one building, they may have multiple windows or multiple units on the property line. Ms. Morales further indicated that staff's concern were for residential properties that are built up to a property line adjacent to a conforming commercial use. Ms. Morales also indicated that staff would like to ensure that proper light and ventilation are being provided and advised the Commission that if there is a commercial property that would like to develop to the property line, then a variance could be requested as long as a hardship is demonstrated by the applicant.

Mr. Avalos, Director of Community Development stated that the diagrams included in the presentation were intended to show what staff was trying to describe in the report but in reality, there are no properties in the City of Bell Gardens that reflect the exact diagrams shown. Mr. Avalos further stated that as Ms. Morales indicated there is the ability for the commercial property owner to apply for a variance to go beyond the 5 foot setback. Mr. Avalos also indicated that the diagrams shown in the presentation were not true to the City of Bell Gardens properties because in most instances, there are no commercial properties

abutting against residential properties as shown in the diagram. Mr. Avalos further indicated that usually there is a public alley between the commercial properties creating a twenty foot buffer from the residential property. Therefore, in most instances, commercial properties would be able to build all the way to the rear property line by having the alley separating one zone from another.

Minor discussion took place among staff and the Commission.

Mr. Avalos stated that staff has worked diligently on this Ordinance to strike a balance between health and safety as well as promoting economic development.

Chairperson Rivera stated he would like to see the City be a little more business friendly and flexible to allow the same rights for both commercial and residential properties.

Mr. Avalos clarified that Chairperson Rivera was not opposing staff's recommendation, but would like to allow commercial businesses to maximize their property rights. Chairperson Rivera stated that was correct.

Mr. Avalos stated if the Commission would like to further explore this Ordinance, staff could bring this item back to the Commission at a later meeting date.

Commissioner Leon stated that a variance could be given to property owners giving them the option to expand their businesses to the maximum.

Mr. Avalos stated that was correct, and added that variances are not quite easy to approve given that staff has to make valid findings prior to approval of a variance. Therefore, staff's goal is to make this Ordinance as good as it could be.

Mr. Lam suggested continuing this public hearing and for staff to bring back photographs and examples for the Commission to review. Mr. Avalos agreed to bring back photographs and examples of existing properties in the City to help the Commission in their decision.

Vice- Chairperson Carrillo stated that if a potential buyer would like to purchase a property but is told a variance would be needed, it may discourage them due to the additional costs involved in obtaining a variance.

Mr. Lam suggested making a motion to continue this item to the next Planning Commission meeting, and at that time staff could decide if the public hearing will need to be continued to a subsequent meeting.

Staff agreed to bring this item to the October 18, 2017 Planning Commission meeting.

A motion was made by Vice-Chairperson Carrillo and seconded by Commissioner Hernandez, to continue this public hearing item to the October 18, 2017 regular Planning Commission meeting. Motion carried by a 4-0.

B. Substandard Properties – None

DISCUSSION ITEMS – None

STAFF INFORMATION ITEMS – None

COMMISSION INFORMATION ITEMS – None

ADJOURNMENT

Chairperson Rivera made a motion to adjourn the meeting at 7:18 p.m.

RECORDED BY:



ERIKA GUTIERREZ, PLANNING SECRETARY

**CITY OF BELL GARDENS
NOTICE OF PUBLIC HEARING
ZONING CODE AMENDMENT NO. 2017-060 – ORDINANCE NO. 884 RELATING TO
REAR AND SIDE YARD COMMERCIAL BUILDING SETBACK REQUIREMENTS
(FILE NO. 2017-060)**

Notice is hereby given that the Planning Commission of the City of Bell Gardens will conduct a public hearing to consider recommending Zoning Code Amendment No. 2017-060 to the City Council for the adoption of Ordinance No. 884 amending Bell Gardens Municipal Code 9.12, "Commercial Zones," Section 9.12.040, "Development Standards," Table 9.12.B. "Commercial Development Standards Matrix," eliminating the requirement for a rear yard and a side yard building setback in the C-S (Commercial Service and Professional), C-3 (Medium Commercial), C-4 (Heavy Commercial), and C-M (Commercial/Manufacturing) zoning districts where properties with the above said zoning abut existing non-conforming residential or open space uses.

Zoning Code Amendment No. 2017-060 recommending City Council adoption of Ordinance No. 884 is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(2), constituting an activity that will not result in a direct or reasonably foreseeable indirect physical change in the environment, and pursuant to Section 15060(c)(3) constituting an activity that is not a project as defined in Section 15378.

The public hearing will be held at the regular Planning Commission meeting of the City of Bell Gardens, in Council Chambers at City Hall, 7100 Garfield Avenue, Bell Gardens, CA 90201, on Wednesday, March 20, 2019 at 6:00 P.M., at which time proponents and opponents of the proposed Zoning Code Amendment No. 2017-060 and Ordinance No. 884 may be heard. Questions may be directed to the Community Development Department at (562) 806-7700, extension 7722.

Per Government Code Section 65009, if you challenge this Zoning Code Amendment No. 2017-060 and Ordinance No. 884 in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

THE PLANNING COMMISSION

Tony Rivera, Chairperson

Posted: **Thursday March 7, 2019**
Bell Gardens City Hall
Bell Gardens John Anson Ford Park
Bell Gardens Veterans Park - Ross Hall Auditorium
Bell Gardens Department of Public Works

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**CITY OF BELL GARDENS
NOTICE OF PUBLIC HEARING
ZONING CODE AMENDMENT NO. 2017-060 – ORDINANCE NO. 884 RELATING TO
REAR AND SIDE YARD COMMERCIAL BUILDING SETBACK REQUIREMENTS
(FILE NO. 2017-060)**

Notice is hereby given that the City Council of the City of Bell Gardens will conduct a public hearing to consider Zoning Code Amendment No. 2017-060 adopting Ordinance No. 884 amending Bell Gardens Municipal Code 9.12, "Commercial Zones," Section 9.12.040, "Development Standards," Table 9.12.B. "Commercial Development Standards Matrix," eliminating the requirement for a rear yard and a side yard building setback in the C-S (Commercial Service and Professional), C-3 (Medium Commercial), C-4 (Heavy Commercial), and C-M (Commercial/Manufacturing) zoning districts where properties with the above said zoning abut existing non-conforming residential or open space uses. This item was continued from the regular City Council meeting on April 22, 2019.

Zoning Code Amendment No. 2017-060 and Ordinance No. 884 are not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(2), constituting an activity that will not result in a direct or reasonably foreseeable indirect physical change in the environment, and pursuant to Section 15060(c)(3) constituting an activity that is not a project as defined in Section 15378.

The public hearing will be held at the regular City Council meeting of the City of Bell Gardens, in Council Chambers at City Hall, 7100 Garfield Avenue, Bell Gardens, CA 90201, on Monday, May 13, 2019 at 6:00 P.M., at which time proponents and opponents of the proposed Zoning Code Amendment No. 2017-060 and Ordinance No. 884 may be heard. Questions may be directed to the Community Development Department at (562) 806-7700, extension 7722.

Per Government Code Section 65009, if you challenge this Zoning Code Amendment No. 2017-060 and Ordinance No. 884 in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk at or prior to the public hearing.

THE CITY CLERK

Kristina Santana

Posted: **Thursday May 2, 2019**
Bell Gardens City Hall
Bell Gardens John Anson Ford Park
Bell Gardens Veterans Park - Ross Hall Auditorium
Bell Gardens Department of Public Works

Zoning Code Amendment No. 2017-060

Ordinance No. 884

Ordinance No. 884

Proposes to amend Bell Gardens Municipal Code Chapter 9.12 to modify the rear yard and side yard building setback in all the commercial zoning districts (C-S, C-3, C-4, and C-M).

BACKGROUND

- ✘ The current Zoning Code permits a zero side and rear yard building setback in all commercial zones.
- ✘ However, the Zoning Code requires a 10 or 20 (if zoned C-S) foot side and rear building setback if the commercial property is located adjacent to a residential or open space use or zone.

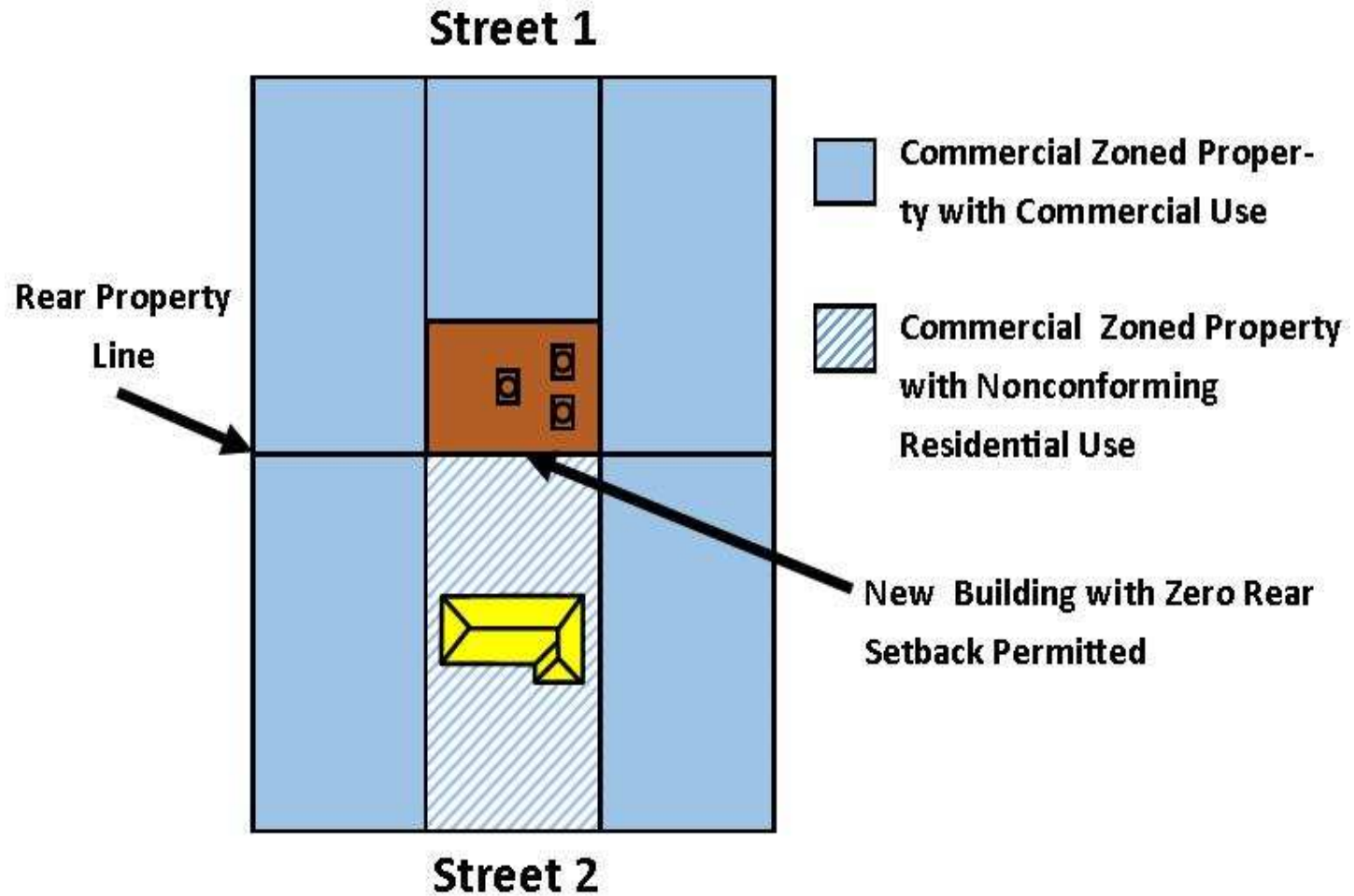
ANALYSIS

× Rear Yard Setback:

+ Ordinance No. 884 proposes:

- × To eliminate the requirement for a 10 or 20 foot rear yard setback to permit a commercial building to be located at a zero rear yard setback when adjacent to an existing nonconforming residential or open space use.

REAR YARD SETBACK EXAMPLE



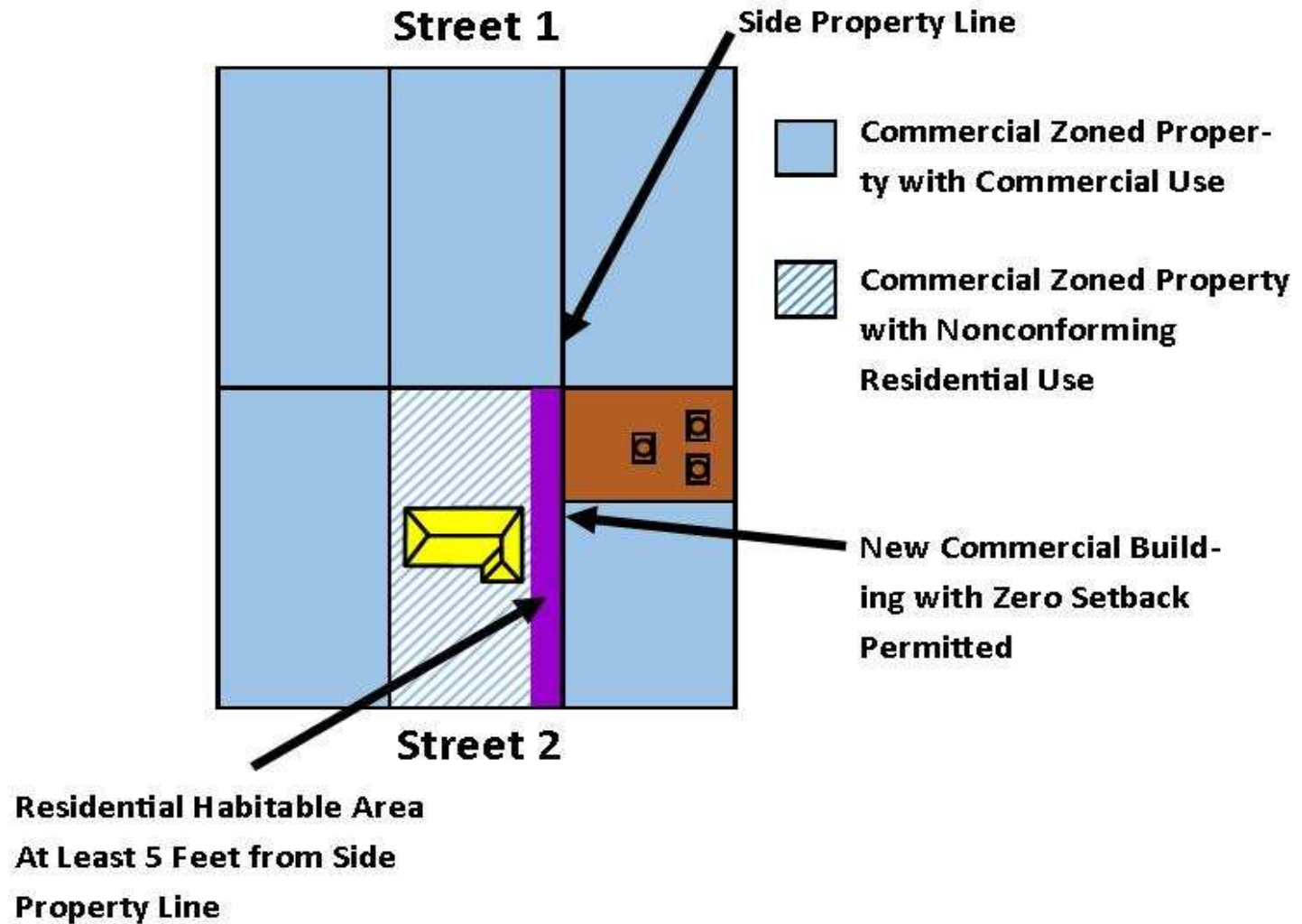
ANALYSIS – Cont.

× Side Yard Setback:

- + Ordinance No. 884 proposes:

- × No side yard building setback, if the neighboring legal nonconforming residential structure is over five feet away from the shared property line.

SIDE YARD SETBACK EXAMPLE 1

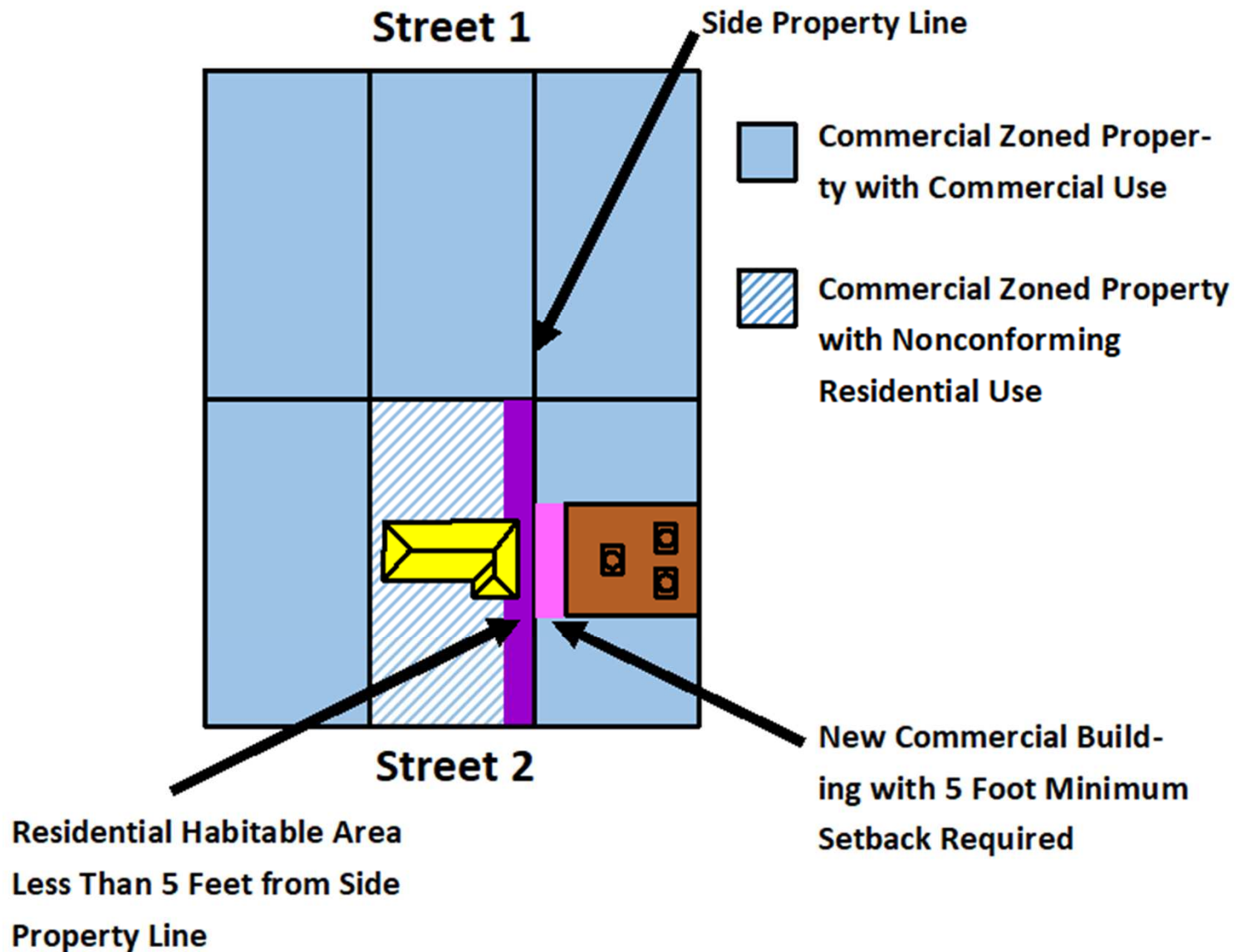


ANALYSIS – Cont.

× Side Yard Setback:

- + Ordinance No. 884 also proposes:
 - × To reduce the current side yard building setback from ten feet to five feet along the shared side property line for commercial uses, if the neighboring legal nonconforming residential structure is within five feet of the property line.

SIDE YARD SETBACK EXAMPLE 2



RECOMMENDATION

- ✕ Open the public hearing; and
- ✕ Approve Zoning Code Amendment No. 2017-060 and introduce and waive first reading of Ordinance No. 884 amending the Bell Gardens Municipal Code Title 9 Zoning & Planning regulations as follows:
 - a. Amend Chapter 9.12, “Commercial Zones”, Section 9.12.040, “Development Standards”, Table 9.12B, “Commercial Development Standards Matrix”, eliminating the requirements for a rear yard and a side yard building setback in the C-S (Commercial Service and Professional), C-3 (Medium Commercial), C-4 (Heavy Commercial), and C-M (Commercial Manufacturing) zoning districts where properties with the above said zoning abuts existing nonconforming residential or open space uses.





**CITY OF BELL GARDENS
OFFICE OF THE CITY MANAGER**

AGENDA REPORT

Item 2.

TO:	Honorable Mayor and City Council Members
FROM:	Michael B. O'Kelly, City Manager
BY:	Kristina Santana, City Clerk
SUBJECT:	GENERAL MOTION TO WAIVE FULL READING AND APPROVE ORDINANCES BY TITLE ONLY PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36934
DATE:	June 10, 2019

RECOMMENDATION:

It is staff 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.

BACKGROUND/DISCUSSION:

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 Council supports the motion waiving the full reading. Most California cities adopt a standard motion at the beginning of each meeting in order to effectuate this waiver.

Since most of the Ordinances introduced and adopted consist of multiple pages of technical language, reading by title only allows the Council to eliminate the communication of redundant information and attend to other matters during the meetings. Otherwise, the entire Ordinance language will have to be read in full.

CONCLUSION:

Allowing ordinances to be read by title only, according to California State Law, will expedite the conduct of business at Council Meetings.

FISCAL IMPACT:

No fiscal impact.

APPROVED ELECTRONICALLY BY:

Michael B. O'Kelly, City Manager

Marc Tran, Interim Assistant City Attorney for Rick R. Olivarez, Interim City Attorney

Will Kaholokula, Director of Finance and Administrative Services



**CITY OF BELL GARDENS
OFFICE OF THE CITY MANAGER**

AGENDA REPORT

Item 3.

TO:	Honorable Mayor and City Council Members
FROM:	Michael B. O'Kelly, City Manager
BY:	Kristina Santana, City Clerk
SUBJECT:	APPROVAL OF MAY 13, 2019 CITY COUNCIL MINUTES
DATE:	June 10, 2019

RECOMMENDATION:

It is staff recommendation that the City Council approve the attached minutes.

BACKGROUND/DISCUSSION:

Every City Council Meeting, the City Clerk summarizes the actions and comments made by the City Council.

CONCLUSION:

If approved, the minutes of the Regular City Council Meeting will be archived in the City Clerk's Office.

FISCAL IMPACT:

No fiscal impact.

ATTACHMENTS:

Exhibit 1 - May 13, 2019 Minutes

APPROVED ELECTRONICALLY BY:

Michael B. O'Kelly, City Manager

Marc Tran, Interim Assistant City Attorney for Rick R. Olivarez, Interim City Attorney

Will Kaholokula, Director of Finance and Administrative Services



**CITY OF BELL GARDENS
CITY COUNCIL
REGULAR MEETING – CLOSED SESSION
MONDAY, MAY 13, 2019, 5:00 P.M.
MINUTES**

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) 806-7704. 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 – Mayor Cortez called the meeting to order at 5:02 p.m.

ROLL CALL OF CITY COUNCIL MEMBERS

Present: Council Members Aceituno, Barcena, Rodriguez; Mayor Pro Tem Flores;
Mayor Cortez
Absent: None

PUBLIC COMMENTS ON AGENDA ITEMS ONLY

Mayor Cortez opened the public comment period. There were no speakers. Mayor Cortez closed the public comment period and asked Interim City Attorney Rick Olivarez to announce the Closed Session items. Interim City Attorney Olivarez announced that the Council would recess to discuss the items posted on the agenda. The Council then recessed to the Council Conference Room (see page 2 for report on Closed Session) at 5:03 p.m. to discuss the following matters:

CLOSED SESSION

1. Pursuant to Government Code Section 54957 - Public Employee Appointment/Employment
Title of Employee: City Manager and Interim City Manager
2. Pursuant to Government Code Section 54957.6 - Conference with Labor Negotiator City's
Representative: Rick Olivarez, City Attorney
Unrepresented Employee: City Manager and Interim City Manager



**CITY OF BELL GARDENS
CITY COUNCIL
REGULAR MEETING
MONDAY, MAY 13, 2019, 6:00 P.M.
MINUTES**

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) 806-7704. 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 – Mayor Cortez called the meeting to order at 6:03 p.m.

ROLL CALL OF CITY COUNCIL MEMBERS

Present: Council Members Aceituno, Barcena, Rodriguez; Mayor Pro Tem Flores;
Mayor Cortez
Absent: None

CLOSED SESSION REPORT

Interim City Attorney Rick Olivarez stated that the City Council recessed into Closed Session, all members being present to discuss items No. 1 and 2 on the Closed Session Agenda. He stated that with respect to both items the City Council received a briefing from legal counsel, direction was given and no final action was taken. He stated that there was no discussion in Closed Session regarding an Interim City Manager.

PRESENTATION

- **Proclamation Recognizing Robert Rene Salazar**
Captain Hubner introduced Police Officer Edward Roberts, Senior Advisor for Explorer Post, to recognize Lance Corporal Robert Rene Salazar. Mayor Cortez presented the proclamation in recognition of his service to the nation and to the community.
- **National Memorial Police Week Proclamation**
Mayor Cortez presented the proclamation to Captain Chris Hubner.
- **Mental Health Awareness Month Proclamation**
Mayor Cortez presented the proclamation to Dr. Sarah Church-Williams of the County of Los Angeles Department of Mental Health.
- **National Public Works Week Proclamation**
Mayor Cortez presented the proclamation to Director of Public Works Chau Vu.
- **Older American Month Proclamation**
Mayor Cortez presented the proclamation to Recreation Supervisor Ana Avalos. Recreation Coordinator Ramon Escobedo, who presented Ana Maria Sanchez with a plaque. Ms. Sanchez thanked the Council for supporting the seniors.

- **California 58th Assembly District Certificate of Recognition of Older American Month Honoree Ana Maria Sanchez**
Field Representative Evelyn Nuno presented the Certificate of Recognition to Ana Maria Sanchez.
- **Presentation of Proclamation to Del Records for its Community Involvement and Financial Generosity in Helping to Support Bell Gardens Youth Programs**
Mayor Pro Tem Flores introduced the Youth Employment Program and thanked Del Records and Brian Gutierrez, and presented him with a proclamation in recognition of their generosity to the Youth Employment Program.
- **Presentation of Financial Support by Del Records to the City Council for Youth Programs and Activities in the City of Bell Gardens**
Brian Gutierrez, Del Records Executive Vice President of External Affairs, presented an \$8,000 check to Mayor Pro Tem Flores for her Youth Employment Program.
- **CalFresh Awareness Month Proclamation**
Mayor Cortez presented the proclamation to Mr. Jose Martinez, Department of Public and Social Services CalFresh Program.
- **Montebello Unified School District Mothers' Day Art Competition Recognition**
Mayor Cortez honored first place winner Elizabeth Arriaza, second winner Alexandrina Silva and third place winner Melissa Jimenez of the Montebello Unified School District Mothers' Day Art competition.

PUBLIC COMMENTS ON AGENDA ITEMS ONLY

No comments.

PUBLIC HEARING (Item No. 1)

1. ZONING CODE AMENDMENT NO. 2017-060 - ORDINANCE NO. 884 COMMERCIAL BUILDING SETBACKS

The City Council will consider Zoning Code Amendment No. 2017-060 and introduction of Ordinance No. 884 which proposes to amend Chapter 9.12, "Commercial Zones," Section 9.12.040, "Development Standards," Table 9.12.B. "Commercial Development Standards Matrix," eliminating the requirement for a rear yard and a side yard building setback in the C-S (Commercial Service and Professional), C-3 (Medium Commercial), C-4 (Heavy Commercial), and CM (Commercial Manufacturing) zoning districts where properties with the above said zoning abut existing nonconforming residential or open space uses.

Recommendation:

It is the recommendation of the Planning Commission that the City Council take the following action:

1. Approve Zoning Code Amendment No. 2017-060 and introduce and waive first reading of Ordinance No. 884 amending the Bell Gardens Municipal Code Title 9 Zoning and Planning regulations as follows:

a. Amend Chapter 9.12, "Commercial Zones," Section 9.12.040, "Development Standards," Table 9.12.B. "Commercial Development Standards Matrix," eliminating the requirement for a rear yard and a side yard building setback in the CS(Commercial Service and Professional), C-3 (Medium Commercial), C-4 (Heavy Commercial), and CM (Commercial Manufacturing) zoning districts where properties with the above said zoning abut existing nonconforming residential or open space uses.

Mayor Cortez announced that this item was continued from the meeting of April 22, 2019.

Interim Community Development Director/City Planner Carmen Morales gave a brief PowerPoint presentation.

Council Member Rodriguez thanked Interim Community Development Director Morales for meeting with Council Member Barcena and herself. She stated that though notices were mailed out, she further requests that the Community Development Department mail out a letter in English and Spanish to the affected residents. She asked the Council to continue to postpone this item to properly notify the residents.

Mayor Cortez opened the public comment period at 6:53 p.m.

Laura Cortez stated that the back of her property is on Clara street in an industrial zone and asked if the ordinance would only apply to new buildings. She stated she was concerned about setbacks because of noise pollution. She stated that her tenant can hear industrial noise starting at 5:00 a.m. She asked if there would no longer be setback requirements then what kind of mitigation measures could be taken.

Interim Community Development Director Morales stated she would follow up with Ms. Laura Cortez.

Mayor Cortez asked the Council Members to vote on continuing the public hearing item to the Council meeting of June 10, 2019. The following roll call vote was taken.

AYES:	Council Members Aceituno, Barcena, Rodriguez; Mayor Pro Tem Flores; Mayor Cortez
NOES:	None
ABSENT:	None
ABSTAIN:	None

Mayor Cortez announced that the public hearing would be continued to the next Council meeting.

CONSENT CALENDAR (Items No. 2-6)

A motion was made by Mayor Cortez, and seconded by Mayor Pro Tem Flores, to approve the consent calendar.

Council Member Aceituno abstained from voting on Item No. 3.

Mayor Cortez made a motion to approve the consent calendar, with Council Member Aceituno's abstention on Item No. 3. Council Member Rodriguez seconded the motion.

The motion carried 5-0 with the following vote.

AYES: Council Members Aceituno, Barcena, Rodriguez; Mayor Pro Tem Flores; Mayor Cortez
NOES: None
ABSENT: None
ABSTAIN: None

2. 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 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.

3. APPROVAL OF CITY COUNCIL MINUTES

April 18, 2019 - Special Closed Session Meeting Minutes

April 22, 2019 - Closed Session and Regular Meeting Minutes

April 25, 2019 - Special Closed Session Meeting Minutes

Recommendation:

It is staff recommendation that the City Council approve the attached minutes.

The motion carried 4-0-1 with the following vote.

AYES: Council Members Barcena, Rodriguez; Mayor Pro Tem Flores; Mayor Cortez
NOES: None
ABSENT: None
ABSTAIN: Council Member Aceituno

4. 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 recommendation that the City Council receive and file the warrant registers, wire transfers, and net payrolls dated 04/09/19, 04/11/19, 04/16/19, and 04/23/19.

5. MARCH 2019 TREASURER'S REPORT

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

Recommendation:

It is staff recommendation that the City Council receive, approve, and file the March 2019 Treasurer's Report.

6. **RESOLUTION OPPOSING CHANGES TO CURRENT STATE CARD CLUB REGULATIONS**

The Office of the Attorney General of the State of California through its Bureau of Gambling Control has announced its intention to revoke its approval of games currently played in most California Card Clubs on the tenuous basis that they resemble the game known as "Blackjack" or "21" prohibited under California law. These actions and policies of the Attorney General will impose severe restrictions on the play of card games in our local card club and will lead to the reduction of revenues for the casino and the City.

Recommendation:

It is staff recommendation that the City Council adopt Resolution No. 2019-21 to counter measures against the policies and actions of the Bureau of Gaming Control and the Office of the Attorney General.

At this point, Mayor Cortez and Interim City Attorney Olivarez stated that the Council would recess back into Closed Session to discuss the two items on the Closed Session agenda for which they previously met at 5:00 p.m. The Council recessed back into Closed Session at 6:58 p.m.

The City Council reconvened at 7:04 p.m. and Interim City Attorney Olivarez stated that the Council recessed back into closed session under the 5:00 p.m. meeting agenda and discussed the two items on the agenda pursuant to Government Code Section 54957. He stated that he gave a brief presentation to the City Council, received direction and no final action was taken on the two items.

DISCUSSION (Item No. 7)

7. **CITY MANAGER EMPLOYMENT AGREEMENT**

On April 25, 2019 the City Council selected Michael B. O'Kelly to serve as the City Manager and further directed the Interim City Attorney to negotiate an employment agreement.

Recommendation:

It is staff recommendation that the City Council approve, by motion, the City Manager Employment Agreement by and between the City of Bell Gardens and Michael B. O'Kelly and direct the Mayor to execute the Agreement on behalf of the City.

Interim City Attorney Olivarez announced the following revisions to the City Manager Agreement:

With respect to section 1.2, the TERM OF THE AGREEMENT shall be 2 years. The City Council will have the option, but not the obligation, to extend the Agreement for an additional two year period upon no less than 6 months' notice.

With respect to section 2.1, EMPLOYEE shall receive an annual CPI increase, but in any event, not greater than 3 percent annually.

With respect to section 2.3 B, the credited 80 hours of vacation leave and 48 hours of sick the leave such amount shall not be convertible to cash subject to applicable local, state and federal law. In addition, commencing on December 1, 2019, EMPLOYEE shall begin to accrue vacation leave at a rate of 13.3 hours per month.

With respect to section 2.7, EMPLOYEE shall receive a \$650 automobile allowance which shall be tied to the amount currently paid to Directors of the City and may be adjusted from time to time as deemed necessary and appropriate.

A motion was made by Mayor Cortez, and seconded by Council Member Rodriguez, to approve the agreement subject to the revisions read by the City Attorney.

The motion carried 4-1 with the following vote.

AYES: Council Members Rodriguez Barcena; Mayor Pro Tem Flores; Mayor Cortez
NOES: Council Member Aceituno
ABSENT: None
ABSTAIN: None

Mayor Cortez invited Mr. O'Kelly to sit at the dais with the Council.

Mr. O'Kelly thanked the Council for the opportunity to serve the City of Bell Gardens.

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

Laurence Smith introduced himself as an employee of the Los Angeles County Sanitation District and commented on labor negotiations. He asked the City's representatives on the District to approve the proposed contract.

Rogelio Rodriguez commented on promises made during the campaign season, pertaining to parking and complaints about the Police Department. He asked for a public audit of every department. Lastly he commented on the Police Department's response time in the community.

Francisco Moreno commented on the City's annual Fiestas Patrias event and asked the Council why his organization had not received a response regarding their application to commence planning for the event.

CITY COUNCIL MEMBER COMMENTS

Council Member Aceituno commented on the Fiestas Patrias event and asked staff for a follow up regarding the denial of Mr. Moreno's application.

Council Member Rodriguez recognized the City of Bell Gardens Chamber of Commerce President Mike Salazar as an asset to the community and thanked him for his participation with the Council's Mothers' Day event. She commented on the Fiestas Patrias event and offered to meet with Mr. Moreno. Lastly, she expressed her confidence in Mr. O'Kelly's ability to move the City forward and thanked him for being there.

Council Member Barcena welcomed Mr. O'Kelly and offered the Council's full support to help move the City forward.

Mayor Pro Tem Flores thanked everyone for attending the Council meeting. She thanked Mayor Cortez for reading all of the proclamations. She welcomed Mr. O'Kelly and expressed her excitement to work with young talent. Lastly, she commented on the Council's efforts to be transparent in following the proper process for hiring a new City Manager and assured the audience of the Council's concern for transparency.

Mayor Cortez welcomed Mr. O'Kelly and commented on the process the Council took to find a new City Manager. She expressed her confidence in Mr. O'Kelly's ability to balance the City's

budget and asked staff to work with Mr. O'Kelly. She thanked the Interim City Attorney Rick Olivarez for his support and wished an early Happy Birthday to baby Aristotle and Mayor Pro Tem Flores.

ADJOURNMENT – Mayor Cortez adjourned the City Council meeting at 7:27 p.m. and invited everyone to a reception in the patio in honor of our new City Manager Michael B. O'Kelly.

Kristina Santana
City Clerk



**CITY OF BELL GARDENS
OFFICE OF THE CITY MANAGER**

AGENDA REPORT

Item 4.

TO:	Honorable Mayor and City Council Members
FROM:	Michael B. O'Kelly, City Manager
BY:	Will Kaholokula, Director of Finance & Administrative Services
SUBJECT:	WARRANT REGISTERS AND WIRE TRANSFERS
DATE:	June 10, 2019

RECOMMENDATION:

It is staff recommendation that the City Council receive and file the warrant registers, wire transfers, and net payrolls dated 04/25/19, 04/30/19, 05/07/19, 05/09/19, 05/13/19, 05/14/19, and 05/21/19.

BACKGROUND/DISCUSSION:

The attached warrant registers, wire transfers, and net payrolls are for 04/25/19, 04/30/19, 05/07/19, 05/09/19, 05/13/19, 05/14/19, and 05/21/19. The warrant registers, wire transfers, and net payrolls reflect the obligations of the City for the above referenced dates.

CONCLUSION:

If the recommendation to the City Council is approved, the warrant registers, wire transfers, and net payrolls dated 04/25/19, 04/30/19, 05/07/19, 05/09/19, 05/13/19, 05/14/19, and 05/21/19 will be received and filed.

FISCAL IMPACT:

Description	Check Date	Reference Number	Amount
Wire transfer	04/25/19	1336 - 1339	212,346.36
Warrant register	04/30/19	169586 - 169685	501,411.75
		Bank total	713,758.11
Net payroll transfer	04/30/19	-	384,141.83
		Total Vouchers	1,097,899.94
Warrant register	05/07/19	169686 - 169756	152,415.89
		Total Vouchers	152,415.89
Warrant register	05/13/19	169757 - 169761	574.20
		Total Vouchers	574.20
Wire transfer	05/09/19	1340 - 1343	227,086.60
Warrant register	05/14/19	169762 - 169837	310,578.30
		Bank total	537,664.90
Net payroll transfer	05/09/19	-	403,126.09
		Total Vouchers	940,790.99
Warrant register	05/21/19	169838 - 169944	314,730.47

			Total Vouchers	314,730.47
			Grand Total Voucher	\$ 2,506,411.49

ATTACHMENTS:

Exhibit 1 - Warrant Register

APPROVED ELECTRONICALLY BY:

Michael B. O'Kelly, City Manager

Marc Tran, Interim Assistant City Attorney for Rick R. Olivarez, Interim City Attorney

Will Kaholokula, Director of Finance and Administrative Services

Voucher List
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Bank code : common

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1336-WIRE	4/25/2019	003359 BANK OF THE WEST	Ben554538		FICA - SOC. SEC.: PAYMENT	65,466.60
					Total :	65,466.60
1337-WIRE	4/25/2019	003358 BANK OF THE WEST	Ben554542		STATE INCOME TAX: PAYMENT	18,295.33
					Total :	18,295.33
1338-WIRE	4/25/2019	001725 CALPERS	Ben554540		P/R 4/25/19	104,627.01
					Total :	104,627.01
1339-WIRE	4/25/2019	009439 MASS MUTUAL	Ben554544		MASS MUTUAL: PAYMENT	23,957.42
					Total :	23,957.42
169586	4/30/2019	009669 CENTER OF CA, OCCUPATIONAL HEALTH 64055199			PD-BOOKING EXAMS 3/19,4/9	256.50
					Total :	256.50
169587	4/30/2019	008434 3DI, INC	CBG041901		CM DEVELOP,HOSTING SRVCS WE	575.00
					Total :	575.00
169588	4/30/2019	008604 ACCOUNT 6746022400, U.S. BANK PARS	Ben554528		PARS: PAYMENT	3,380.57
					Total :	3,380.57
169589	4/30/2019	000098 ALIN PARTY SUPPLY	245823		RCS NYC SPRING SUPPLIES	201.71
					Total :	201.71
169590	4/30/2019	000106 ALL CITY MANAGEMENT SERVICES	60768	03812	PW CROSSING GUARD SRVC 3/24-	5,607.95
					Total :	5,607.95
169591	4/30/2019	004556 AMERICAN WELDING, RAMIRO PACHECC	257669		PW-ENTRY ISLAND HARDWARE	900.00
			257670		PW-ENTRY ISLAND HARDWARE	900.00
			257672		PW-ENTRY ISLAND HARDWARE	900.00
			257971		PW-ENTRY ISLAND HARDWARE	900.00
					Total :	3,600.00
169592	4/30/2019	000301 ANTHEM BLUE CROSS	000450808E-APRIL2		RET HEALTH INS WRITE OFF	4,988.21
			000928312G		FA HEALTH INS APRIL 2019	205,281.99
					Total :	210,270.20

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CITY OF BELL GARDENS

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169593	4/30/2019	000216 B V TRANSMISSION	000141		PD- TRANS REPAIR FOR UNIT 230	700.00
					Total :	700.00
169594	4/30/2019	006978 BELL GARDENS AUTO BODY CENTER	10091	03985	RCS CMAX VEHICLE REPAIRS	1,534.75
			10202		RCS ADDTL CMAX REPAIRS	800.01
					Total :	2,334.76
169595	4/30/2019	000284 BGPOA	Ben554532		NON-SWORN POA MEMBER-DUES,	2,245.00
					Total :	2,245.00
169596	4/30/2019	008453 BLACK & WHITE EMERGENCY VEH	3005		PD-REPL SIREN ON UNIT #248	80.00
					Total :	80.00
169597	4/30/2019	000299 BLAUVELT SIGNS, LARRY BLAUVELT	5286		RCS EARTH DAY BANNERS	990.00
			5287		RCS EARCH DAY BANNER REPAIR	50.00
					Total :	1,040.00
169598	4/30/2019	000302 BLUE DIAMOND MATERIALS	1448596		PW-CONCRETE/ASPHALT DUMP FI	150.00
					Total :	150.00
169599	4/30/2019	007091 BOSS AIR MECHANICAL	8143		PW-SRVC A/C UNIT CMS OFFICE C	492.00
			8144		PW-SRVC A/C UNIT FDPK GC	482.00
			8145		PW-PERFORMED SCHEDULE MAIN	856.00
			8146		PW-PERFORMED SCHED PREV M/	976.00
			8147		PW-SRVCS A/C INSTALL NEW MOT	786.00
					Total :	3,592.00
169600	4/30/2019	006331 BSN SPORTS, LLC	288239		RCS SC BALL FIELD LINE MARKER	341.40
					Total :	341.40
169601	4/30/2019	008114 CALIFORNIA CLEANING SUPPLIES	47086		PW-JANITORIAL SUPPLIES	689.19
			47150		PW-JANITORIAL SUPPLIES	388.06
			47191		PW-JANITORIAL SUPPLIES	372.67
			47236		PW-JANITORIAL SUPPLIES	571.39
					Total :	2,021.31
169602	4/30/2019	001775 CALPERS FISCAL SERVICES DIV.	100000015629761-4/		2019 REPL BENEFIT CONTRIB	1,028.43
					Total :	1,028.43

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169603	4/30/2019	009513 CARRILLO CHAVEZ, NADIA	286233		RCS SHELTER DEP REFUND 4/13	50.00
					Total :	50.00
169604	4/30/2019	006083 CEA BG CITY EMPLOYEES	Ben554522		BGCEA: PAYMENT	984.00
					Total :	984.00
169605	4/30/2019	000452 CENTRAL BASIN MWD	BGMAR19		PW-MNTHLY WATER SRVC 3/2019	3,302.07
					Total :	3,302.07
169606	4/30/2019	006722 CITY EMPLOYEES ASSOC.	Ben554524		BGPWA DUES: PAYMENT	306.00
					Total :	306.00
169607	4/30/2019	003671 COMMAND SECURITY CORPORATION	592889		RCS SPRT CTR SEC 4/8-14TH	996.84
					Total :	996.84
169608	4/30/2019	009123 COMPLETE OFFICE OF CALIF. INC.	22592100		PW-JANITORIAL SUPPLIES	732.25
			22969350		PW-JANITORIAL SUPPLIES	822.51
					Total :	1,554.76
169609	4/30/2019	001214 COUNTY OF LA DEPARTMENT OF PW	PW19040804638		PW-INSPECTIONS 2/27 TO 3/15	3,904.81
					Total :	3,904.81
169610	4/30/2019	000659 DELTA DENTAL OF CALIFORNIA	BE003302589		FA DENTAL INS APRIL 2019	17,208.34
					Total :	17,208.34
169611	4/30/2019	000658 DELTA DENTAL INSURANCE COMPANY	BE003300400		FA DENTAL INS APRIL 2019	1,056.70
					Total :	1,056.70
169612	4/30/2019	008668 DIAMOND CLEANING SERVICES, DORA G	BG0034		FA CLEANING SRVCS 4/17/19	180.00
			PW4442		CD OFFICE CLEANING	180.00
					Total :	360.00
169613	4/30/2019	000700 DOOLEY ENTERPRISES	56426	03973	PD TRAINING AND DUTY AMMUNIT	7,853.63
					Total :	7,853.63
169614	4/30/2019	008493 DUNN EDWARDS CORPORATION	200269726	03965	PW GRAFFITI PAINT AND SUPPLIE	270.03
					Total :	270.03

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169615	4/30/2019	000775 ENTENMANN ROVIN CO	0143116IN		PD-BADGE REPAIRS	103.95
					Total :	103.95
169616	4/30/2019	009660 FAST DEER BUS CHARTER, INC	143868	04035	RCS SGD TRANSP 4/11	2,626.40
					Total :	2,626.40
169617	4/30/2019	005206 FIESTA COOPERATIVE INC.	4227	03817	PW MEDICAL TAXI SRVC MARCH20	3,156.15
					Total :	3,156.15
169618	4/30/2019	000849 FLORES, MIRIAM C.	042219		CCL AGENDA TRANSL SRVCS 4/8-4	250.00
					Total :	250.00
169619	4/30/2019	006521 FRANCHISE TAX BOARD	Ben554526		GARNISHMENT: PAYMENT	716.04
					Total :	716.04
169620	4/30/2019	002092 GOLDEN STATE WATER COMPANY	47710200008-041211		PW-6546 EASTERN	58.03
			50552100005-041611		PW-5978 GALLANT ST	164.30
			57710200007-041211		PW-6547 EASTERN	82.94
			58731400006-041511		PW-7901 EASTERN MEDIAN IRRIG	273.88
			84655100000-041511		PW-5619 CLARA ST IRRIG	196.24
			92962400005-032611		PW-6863 DARWELL AVE.	58.03
					Total :	833.42
169621	4/30/2019	009491 GOMEZ, SONIA	APRIL 2019		CARPOOLING REIM MARCH 2019	35.00
					Total :	35.00
169622	4/30/2019	009668 GRANICUS	106943	04050	IT CITY WEBSITE FY18-2019 YEAR	14,133.00
					Total :	14,133.00
169623	4/30/2019	009671 HEREDIA, DAVID EDWARD	40919		PW- TRAFFIC&SAFETY COMM 4/19	100.00
					Total :	100.00
169624	4/30/2019	008072 HF & H CONSULTANTS, LLC	9716259	03818	PW RESID WASTE MNGMNT 3/2019	415.25
					Total :	415.25
169625	4/30/2019	001025 HOME DEPOT	005804/8230877		RCS EARTH DAY SUPPLIES	122.94
			008246/5340160		RCS KK SPRING SUPPLIES	59.07
			009283/4351497		RCS FP FACILITY MAINT SUPPLIES	137.85

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CITY OF BELL GARDENS

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169625	4/30/2019	001025 HOME DEPOT	(Continued)			
			011558/2524773		PW-FACILITIES SUPPLIES	73.89
			015104/8230934		RCS SGD SUPPLIES	42.13
			015155/8025361		PW- FACILITIES SUPPLIES	32.31
			016087/7025512		PW-IT DEPT AT BGPD SERVER RO	168.89
					Total :	637.08
169626	4/30/2019	001034 HUMAN SERVICES ASSOCIATION	0331191		RCS SENIOR MNTHLY MEALS MAR	1,082.00
					Total :	1,082.00
169627	4/30/2019	005177 INFRASTRUCTURE ENGINEERS	23977	04043	PW TRAFFIC STUDY BG HIGH 3/20	7,646.00
			23978	04040	PW STOP SIGN WARRA STUDY 3/2	2,724.00
			23979	04042	PW TRAFFIC CALMING STUDY CH/	3,006.00
					Total :	13,376.00
169628	4/30/2019	007466 INTER-GRAPHICS COMPANY	19017		RCS SGD PAMPHLETS	245.25
					Total :	245.25
169629	4/30/2019	009373 INTERNATIONAL, THE COUNSELING TEA	71955	04053	PD PSYCHOLOGICAL CONTRACT S	1,000.00
					Total :	1,000.00
169630	4/30/2019	009579 J THAYER COMPANY LLC	13433730		FA OFFICE SUPPLIES	161.58
			13440660		FA OFFICE SUPPLIES	87.59
			13467740		FA OFFICE SUPPLIES	5.79
			13471910		FA OFFICE SUPPLIES	19.98
			C13433730		FA OFFICE SUPPLIES	-14.76
					Total :	260.18
169631	4/30/2019	008569 JCL TRAFFIC	99720		PW-SQ POST BREAKAWAYS ST SIK	963.03
			99778		PW-VARIOUS ST SIGNS/CITY WIDE	830.27
			99869		PW- NO PARKING SIGNS FOR ALLE	987.96
					Total :	2,781.26
169632	4/30/2019	001165 JV PRINTING, MARIO VERVERA	2301		PD-PARKING TICKET ENVELOPES	595.41
					Total :	595.41
169633	4/30/2019	004019 KAISER FOUNDATION HEALTH PLAN	APRIL 2019		FA HEALTH INS 2264860000	65,759.98
					Total :	65,759.98

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169634	4/30/2019	009227 KARLIZ PRINTING INC., KLDP	007		PD-REPROD DEPT LETTER HEAD	249.00
					Total :	249.00
169635	4/30/2019	005455 LA COUNTY SHERIFF'S DEPT	193260BL		PD-PRISONER MAINT. MEALS MAR	361.45
					Total :	361.45
169636	4/30/2019	006145 LAN WAN ENTERPRISE, INC.	63442	03841	PD LAN WAN MAINT 4/8-11TH	4,800.00
					Total :	4,800.00
169637	4/30/2019	006769 LATINO BLENDS, LUIS FERNANDEZ	335		RCS SGD DJ SERVICES	450.00
			336		RCS EARTH DAY DJ SRVCS	400.00
					Total :	850.00
169638	4/30/2019	007252 LEAF	9366027		RCS COPIER LEASE APRIL	260.76
					Total :	260.76
169639	4/30/2019	001293 LIEBERT CASSIDY WHITMORE	1474227		GEN MATTERS FEB 2019	2,397.70
			1474228		GEN MATTERS FEB 2019	296.00
			1474229		GEN MATTERS FEB 2019	4,136.00
					Total :	6,829.70
169640	4/30/2019	001201 LOS ANGELES COUNTY SHERIFF'S	Ben554536		GARNISHMENT: PAYMENT	100.00
					Total :	100.00
169641	4/30/2019	008480 MARTINEZ COMMERCIAL&APPLIANCE	BGGC42019		RCS-GC UNDER COUNTER FRIDGE	636.00
					Total :	636.00
169642	4/30/2019	006811 MATT CHLOR INC.	21983		PW-3/14 BULK CHLORING WATER	921.04
					Total :	921.04
169643	4/30/2019	007683 MEJIAS THREAD&PARTY SUPPLY, ARACE	ED42019		RCS EARTH DAY EQUIPMENT	695.00
					Total :	695.00
169644	4/30/2019	003123 MENDOZAS LAWNMOWER'S, ROSALINDA	4699		PW-3 CHAINS FOR CHAIN SAW	58.86
					Total :	58.86
169645	4/30/2019	009558 MERCADO GARCIA, PETRA	284206		RCS SHELTER DEP REFUND 4/13	50.00
					Total :	50.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169646	4/30/2019	003225 MUSQUIZ, RUBEN	APRIL 2019		PD-TRNG EXPENSES REIIM	820.48
					Total :	820.48
169647	4/30/2019	001552 NADA BUS INC.	49071		RCS SR CTR EXCURSION 4/6	690.00
					Total :	690.00
169648	4/30/2019	001576 NATIONWIDE ENVIRONMENTAL SRVCS	30030	03822	PW STREET SWEEPING MARCH 20	752.40
					Total :	752.40
169649	4/30/2019	001586 NEUTRON INDUSTRIES	900954646		PW-GRAFITTI REMOVAL/PARKS	277.06
					Total :	277.06
169650	4/30/2019	009673 NUNEZ, ENRIQUE	288239		RCS YTH SOFTBALL MARLENE NUI	30.00
					Total :	30.00
169651	4/30/2019	007608 OREILLY AUTO PARTS	3849349128		PW-GAL ANIFREZ VEH L181 UTILIT	28.45
			3849349329		PW- VEH SUPP/UTILITY CREW	26.24
			3849349607		PW-TRIANGLE REFLECTORS/DUMI	15.31
					Total :	70.00
169652	4/30/2019	004060 ORNELAS, GERARDO	041519		PD TRNG REIM	231.08
					Total :	231.08
169653	4/30/2019	008044 PAL PROGRAM	Ben554530		PAL PROGRAM: PAYMENT	410.00
					Total :	410.00
169654	4/30/2019	003604 PAPERDIRECT, INC.	9399233		RCS KK GRAD SUPPLIES	128.96
					Total :	128.96
169655	4/30/2019	000453 PARK WATER, LIBERTY PARK UTILITIES	188656	03987	PW O&M OF CITY'S WATER SYS AF	35,497.04
					Total :	35,497.04
169656	4/30/2019	008666 PARS	42682		PARTS TRUST ADMIN SRVCS FEB2	459.18
					Total :	459.18
169657	4/30/2019	009486 PERSONNEL CONSULTANTS, PUBLIC SE	2983	03725	HR CLASSIFICATION/COMPEN STU	5,000.00
			2992	03725	HR CLASSIFICATION/COMPEN STU	5,000.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169657	4/30/2019	009486 009486 PERSONNEL CONSULTANT (Continued)			Total :	10,000.00
169658	4/30/2019	009013 PROMAC IMAGE SYSTEMS	INV48701		RCS COLOR COPIES JAN 2019	18.02
			INV50270		RCS COLOR COPIES FEB	340.40
			INV51973		RCS COLOR COPIES MARCH	202.94
					Total :	561.36
169659	4/30/2019	009425 QUALITY OFFSET PRINTING	25750		FA SUPPLIES ENVELOPES	960.05
					Total :	960.05
169660	4/30/2019	004661 QUILL CORPORATION	6378757		PD-OFFICE SUPPLIES DISPATCH T	267.16
			6378759		PD-OFFICE SUPPLIES DEPT CUPS	116.58
			6379432		PD-OFFICE SUPPLIES RECORDS S	122.34
			6413238		PD-OFFICE SUPPLIES SIU PRINTEI	202.56
			6450305		PD-OFFICE SUPP PATROL TONER	83.21
			6527570		PD-OFFICE SUPPLIES RECORDS S	150.94
			6563544		PD-OFFICE SUPPLIES JAIL SUPPLI	47.11
					Total :	989.90
169661	4/30/2019	009485 R&S OVERHEAD DOORS OF COMMERCE	20819		PW-REPAIR ELECTRICAL GATE AT	292.50
					Total :	292.50
169662	4/30/2019	000186 READYREFRESH BY NESTLE	09d0033108044		PD-WATER SRVCS 3/11-4/10/19	35.03
			09D0033108135		PD-WATER SRVC 3/11-4/10	37.22
					Total :	72.25
169663	4/30/2019	006494 REEVES CO. INC.	385202		PD-NAMEPINS RAISED FLAG EMBL	20.56
					Total :	20.56
169664	4/30/2019	002884 RESERVE ACCOUNT	10889251 3/2019		POSTAGE ALL DEPTS MARCH 2019	1,490.10
					Total :	1,490.10
169665	4/30/2019	008211 RICOH USA INC	101975329		COPIER LEASE 12/29-3/28/19	1,986.31
					Total :	1,986.31
169666	4/30/2019	004353 ROSE CLEANERS	22056		PD-JAIL UNIFORMS & LINEN CLEA	43.25
			22076		PD-JAIL UNIFORMS & LINEN CLEA	75.75
					Total :	119.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169667	4/30/2019	002063 SMART & FINAL	048959		RCS NYC SPRING SUPPLIES	143.65
					Total :	143.65
169668	4/30/2019	002087 SOUTHERN CALIFORNIA EDISON	2278053301-041719		PW-8000 PK LANE UNIT A	6,514.60
					Total :	6,514.60
169669	4/30/2019	002105 SPARKLETTS	4513853042019		FA WATER SRVCS 4/3-17TH	61.37
					Total :	61.37
169670	4/30/2019	002854 STAPLES ADVANTAGE	3410433302		CC OFFICE SUPPLIES	4.59
			3410433305		CC OFFICE SUPPLIES	91.94
			3410433306		RCS OFFICE SUPPLIES	46.77
			3410433307		RCS OFFICE SUPPLIES	10.65
			3410433308		RCS OFFICE SUPPLIES	3.04
			3410433309		RCS STUDENT GOVT DAY SUPPLIE	76.61
			3410433312		RCS OFFICE SUPPLIES	33.65
			3410433313		RCS OFFICE SUPPLIES	23.60
			3410433315		RCS OFFICE SUPPLIES	41.26
			3410433317		RCS OFFICE SUPPLIES	-23.60
			3410433318		RCS OFFICE SUPPLIES	15.18
			3410433319		RCS OFFICE SUPPLIES	827.05
			3410433320		RCS OFFICE SUPPLIES	168.75
			3410433322		RCS OFFICE SUPPLIES	433.65
					Total :	1,753.14
169671	4/30/2019	002137 STATE CONTROLLERS OFFICE, STATE OF FAUD00001668			FA CONTRACTUAL SRVCS ANNUAL	2,961.74
					Total :	2,961.74
169672	4/30/2019	000594 STATE DISBURSEMENT UNIT	Ben554534		GARNISHMENT: PAYMENT	206.84
					Total :	206.84
169673	4/30/2019	004776 STUMPS	4419159		RCS KREATIVE KIDS GRAD SUPP	201.42
					Total :	201.42
169674	4/30/2019	002169 SUPER A FOODS	1628		RCS DAY CAMP SUPPLIES	176.82
			2237-041519		RCS NYC SPRING SUPPLIES	53.62
			9262		RCS SGD SUPPLIES	117.03
					Total :	347.47

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169675	4/30/2019	002188 TARGET SPECIALTY PRODUCTS	P10932405		PW- PESTICIDE/HERBICIDE PARKS	682.93
			P10932406		PW-LAKE SUPPLIES FORD PK	393.50
					Total :	1,076.43
169676	4/30/2019	008112 TIFCO INDUSTRIES INC	71445986		PW-DISPOSABLE EAR PLUGS	125.87
					Total :	125.87
169677	4/30/2019	001447 TIME WARNER CABLE	0179728041119		RCS SENIOR CNTR SRVCS 4/21-5/2	82.05
			0332442041219		VOIP SRVCS 5856 LUDELL 4/22-5/2	84.98
			0332491041119		VOIP SRVCS 6722 CLARA 4/19-5/18	84.98
					Total :	252.01
169678	4/30/2019	002262 TRIANGLE SPORTS, INC	38167		RCS CO ED SB CHAMP AWARDS	823.44
					Total :	823.44
169679	4/30/2019	008767 TRIMMING LAND CO INC	11309	03848	PW TREE TRIMMING NORTH SIDE	27,015.00
					Total :	27,015.00
169680	4/30/2019	007781 USA CLEANERS, ADOLFO RODRIGUEZ	0153		RCS STAFF UNIFORM CLEANING	12.00
					Total :	12.00
169681	4/30/2019	006585 VERA, PATRICIA	FY18-19		TUITION REIM FY 18-19	298.80
			MAR2019		CARPOOLING REIM MARCH2019	35.00
					Total :	333.80
169682	4/30/2019	006913 VERIZON BUSINESS	08175496		PD-INTERNET SRVC APRIL 2019	1,248.85
					Total :	1,248.85
169683	4/30/2019	006130 VERIZON WIRELESS	9827464512		PD-WIRELESS PHONES SRVC 3/4-	2,755.70
					Total :	2,755.70
169684	4/30/2019	009672 VILLEGAS, ESPERANZA	287958		RCS BASEBALL REFUND J.AGUIRRE	30.00
					Total :	30.00
169685	4/30/2019	006637 WEAVER, JIM M.	3033-041619		PW-REPAIRED RUBBER SAFETY N	500.00
					Total :	500.00
104 Vouchers for bank code : common						Bank total : 713,758.11

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<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
TRANSFER	4/30/2019	BANK OF THE WEST	P/R		NET PAYROLL	384,141.83

104 Vouchers in this report

Total vouchers : 1,097,899.94

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169686	5/7/2019	009669 CENTER OF CA, OCCUPATIONAL HEALTH	64102344		PD-BOOKING EXAMS 4/2 & 4/12	223.00
					Total :	223.00
169687	5/7/2019	000076 AFLAC	252288		FA VOLUINTARY INS APRIL 2019	8,505.65
			828158		FA VOLUNTARY INS MARCH 2019	8,841.73
					Total :	17,347.38
169688	5/7/2019	000098 ALIN PARTY SUPPLY	245993		RCS KK SPRING SUPPLIES	171.03
					Total :	171.03
169689	5/7/2019	004743 ALVAREZ-GLASMAN & COLVIN	FEB2019		LEGAL GEN 2/2019	7,825.82
			JAN2019		LEGAL GENERAL 1/2019	17,042.27
					Total :	24,868.09
169690	5/7/2019	000148 AMTECH ELEVATOR SERVICES	DVB06901S519		PD-ELEVATOR MAINT MAY 2019	192.68
			DVB09785K519		PW-MNTHLY SRVC FEE 5/1-31ST	186.52
					Total :	379.20
169691	5/7/2019	000150 ANAYA'S SERVICE CENTER	31562		PW-SRVC/REPAIR VEH L181	905.15
			31563		PW-SRVC/REPAIR VEH UC13	645.89
			31564		PW-SRVC/REPAIR VEH G175	240.79
					Total :	1,791.83
169692	5/7/2019	009675 BARRON, ALICIA	287676		RCS YTH SOFTBALL D.BARRON	75.00
					Total :	75.00
169693	5/7/2019	006666 BEITH, TORBEN	20190427	03833	PD ADMIN SUPP SRVCS 4/15-26TH	1,496.25
					Total :	1,496.25
169694	5/7/2019	000302 BLUE DIAMOND MATERIALS	1455005		PW-CONCRETE/ASPHALT DUMP FI	300.00
					Total :	300.00
169695	5/7/2019	000313 BRITE WHITE, ELISEO RODRIGUEZ	24583		PW-FLAT REPAIR VEH P185	15.00
			24585		PW-4 TIRES VEH PF1	600.05
			24587		PW-FLAT REPAIR VEH TROLLEY	20.00
			24589		PW-4 TIRES VEH PF2	540.00
			24593		PW-TIRES FOR PRESSURE WASHI	190.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169695	5/7/2019	000313 000313 BRITE WHITE, ELISEO RODI (Continued)			Total :	1,365.05
169696	5/7/2019	007154 C. L. D. AUTO UPHOLSTERY, CESAR O. D	0284434		PW-CARPET & INSUL INSTALL VEH	300.00
					Total :	300.00
169697	5/7/2019	003938 CCAC	2246		CCL-EDUCATION WKSHOP IRVINE	50.00
					Total :	50.00
169698	5/7/2019	003671 COMMAND SECURITY CORPORATION	593397		RCS SPRT CTR SEC 4/15-21ST	1,008.00
					Total :	1,008.00
169699	5/7/2019	009391 COMMUNICATIONS ENT., AIRWAVE	6713		PD- PORTABLE RADIO REPAIR	23.49
					Total :	23.49
169700	5/7/2019	004807 DAPEER,ROSENLIT & LITVAK	15560		CD LEGAL MUNI CODE 3/2019	3,323.15
			15661		PD-LEGAL 3/2019	8,133.77
					Total :	11,456.92
169701	5/7/2019	008668 DIAMOND CLEANING SERVICES, DORA G	BG6548		PD- OFFICE DETAIL CLEANING	440.00
			BG8900		PD- OFFICE DETAIL CLEANING	160.00
			BG8907		PD-OFFICE DETAIL CLEANING	160.00
			BG8995		PD- OFFICE DETAIL CLEANING	160.00
					Total :	920.00
169702	5/7/2019	000713 DOWNEY VENDORS	98441		PD- OFFICE SUPPLIES COFFEE	136.35
					Total :	136.35
169703	5/7/2019	008493 DUNN EDWARDS CORPORATION	2009270177	03965	PW GRAFFITI PAINT AND SUPPLIE	38.07
					Total :	38.07
169704	5/7/2019	000815 FEDEX	652627251		PD-POSTAGE DELIVERY	53.92
					Total :	53.92
169705	5/7/2019	006424 FERNANDO'S HARDWARE & LUMBER	80169		PW-FACILITIES SUPPLIES	5.42
			80170		PW-UTILITY CREW SUPPLIES	21.86
					Total :	27.28
169706	5/7/2019	002092 GOLDEN STATE WATER COMPANY	01744100007-04222		PW-6458 IRRG FLORENCE	633.16
			0654210000-041919		PW-6640 MARLOW	417.54

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169706	5/7/2019	002092 GOLDEN STATE WATER COMPANY	(Continued)			
			22744100003-04231		PW-8327 GARFIELD AVE.	707.87
			24472200008-04241		PW-8000 SCOUT	238.98
			40584200006-04191		PW-8323 GARFIELD	61.02
			52151200004-04221		PW-55856 LUDELL ST 1 OF 2	288.92
			56810300006-04221		PW-8341 1/2 IRRG EASTERN	219.58
			76132100009-04221		PW-5856 LUDELL ST 2 OF 2	21.12
			80824200002-04221		PW-8321 JABONERIA RD	234.49
					Total :	2,822.68
169707	5/7/2019	009496 GOPHER SPORT	9592004		RCS BGVP GAME RM SUPPLIES	491.79
					Total :	491.79
169708	5/7/2019	009677 HERRERA, JOSE	278564		RCS DEP REFUND RH 4/20	350.00
					Total :	350.00
169709	5/7/2019	002564 HILLYARD	603400831		RCS FP GYM MAINT SUPPLIES	176.99
					Total :	176.99
169710	5/7/2019	001025 HOME DEPOT	018882/5025707		PW-FACILITY SUPPLIES	85.89
			019542/4102486		PW-STREET SUPPLIES	65.01
			022430/1083564		PW-FACILITIES SUPPLIES	113.52
			023866/0031024		PW-STREET SUPPLIES	151.09
					Total :	415.51
169711	5/7/2019	008843 HYGENEX, INC.	188084		RCS NYC KAIZEN QRTL Y SRVC	140.00
			188259		RCS BGVP KAIZEN QTRLY SRVC	320.00
			188552		RCS SR CTR KAIZEN QUARTERLY	162.50
					Total :	622.50
169712	5/7/2019	005177 INFRASTRUCTURE ENGINEERS	23976	04049	PW STOP SIGN WARRANT STUDIE	7,720.00
			23981		PW-CITY ENGIN SRVCS MARCH 20	8,773.50
			23986	03737	PW UPGRADES WATER WELL #1 &	3,969.00
			24010	03936	PW GAGE AVE IMPROV APRIL PRO	5,779.60
			24011	03937	PW VARIOUS STREET IMPROVEME	7,352.20
					Total :	33,594.30
169713	5/7/2019	008569 JCL TRAFFIC	99870		PW-CORRUGATED PLASTIC STOP	997.82
			99907		PW-ANCHOR FOR BREAK AWAY PC	984.96

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169713	5/7/2019	008569 008569 JCL TRAFFIC	(Continued)		Total :	1,982.78
169714	5/7/2019	008730 JHM & CARSON SUPPLY, INC	151233		PW-IRRIG SUPPLIES PARKS	985.17
					Total :	985.17
169715	5/7/2019	001165 JV PRINTING, MARIO VERVERA	2312		PD-EMER PROTECTIVE ORDERS	273.12
					Total :	273.12
169716	5/7/2019	009676 KEYSTONE UNIFORMS	700029471		PD-UNIFORM FOR OFFICER F.GAR	671.35
			700029648		PD-UNIFORM SUPP OFFICER GAR	16.53
					Total :	687.88
169717	5/7/2019	001218 LACMTA	103655		PW-TAP,S/D MNTHLY MARCH2019	760.00
					Total :	760.00
169718	5/7/2019	006145 LAN WAN ENTERPRISE, INC.	63058	04044	PD LABOR - GIS APPLICATIONS, AL	15,900.00
			63486	03841	PD LAN WAN MAINT 4/15-18TH	4,800.00
					Total :	20,700.00
169719	5/7/2019	006769 LATINO BLENDS, LUIS FERNANDEZ	338		RCS NYC EVENT DJ SRVCS	300.00
					Total :	300.00
169720	5/7/2019	003249 LUBRANI, SAMANTHA L.	04292019		CCL MTG TRANS CC 4/8&4/22	450.00
					Total :	450.00
169721	5/7/2019	009504 MACIAS, JUAN MANUEL	051019		RCS SR LIVE ENTER 5/10	780.00
					Total :	780.00
169722	5/7/2019	001395 MANAGED HEALTH NETWORK	PRM036855		FA MHN INS APRIL 2019	280.06
					Total :	280.06
169723	5/7/2019	001474 MIDTOWN PLUMBING, INC.	IN00021058		PW-UNCLOGGED RESTRM ROSS F	261.04
			IN00021129		PW-UNCLOGGED RESTROOM CH I	958.29
			in00021149		PW-REPAIRED DRINKING FOUNTAI	521.11
			IN00021152		PW-UNCLOGGED RESTRM BGVP	276.17
					Total :	2,016.61
169724	5/7/2019	001491 MOBILE MINI INC.	9006154956		PD-CONTRACT SRVCS 4/11-5/8	85.19

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169724	5/7/2019	001491 001491 MOBILE MINI INC.	(Continued)		Total :	85.19
169725	5/7/2019	001520 MORRISON ELECTRICAL INC.	16237		PW-ENTRY ISLAND WIRING AT CLA	991.65
			16239		PW ENTRY ISLAND WIRING AT WA	965.65
			16241		PW-ENTRY ISLAND WIRING AT SU	654.97
					Total :	2,612.27
169726	5/7/2019	009408 NEW CENTURY MOTORCYCLES LLC	81634	04045	PD MAINT SRVC ON 2016 BMW MO	1,601.18
					Total :	1,601.18
169727	5/7/2019	008895 NTS MIKEDON,LLC	0795980		PW-COLD PATCH FOR CITY ST PO	971.81
					Total :	971.81
169728	5/7/2019	001697 PARKHOUSE TIRE, INC.	1010670323		PW-TIRES DISPOSAL	372.30
					Total :	372.30
169729	5/7/2019	006535 PARTY ON RENTALS, MSE INC	T1939		RCS NYC EVENT SUPPLIES	578.00
					Total :	578.00
169730	5/7/2019	000494 PETTY CASH, CITY OF BELL GARDENS	PETTY CAHS JAN-M		REC PHOTOS PRINTS OF CC	394.79
					Total :	394.79
169731	5/7/2019	007959 PIXEL PERFECT DESIGN, LARRY BECK	22174		RCS TBALL FLYERS DIST LOCAL S	165.75
			22177		RCS WINTER MOVIE FLYERS/POST	197.10
					Total :	362.85
169732	5/7/2019	009596 QUINTERO, BONNIE	285491		RCS SMALL FRY SOCCER QUINTEI	60.00
					Total :	60.00
169733	5/7/2019	000186 READYREFRESH BY NESTLE	09D003233100		PW-WATER FILTERING SRVC	76.63
			19D0022262984		PD-WATER SRVC 3/21-4/20	38.58
					Total :	115.21
169734	5/7/2019	008332 RICARDO EXTERMINATOR	0110521		PW-EXTERMINATOR SRVC 6722 CI	60.00
			0110608		PW-EXTERMINATOR SRVC AT PWS	125.00
					Total :	185.00
169735	5/7/2019	001885 ROADLINE PRODUCTS,INC	14896		PW-ARROW BOARD KNOB VEH T1	34.37

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169735	5/7/2019	001885 001885 ROADLINE PRODUCTS,INC	(Continued)		Total :	34.37
169736	5/7/2019	004353 ROSE CLEANERS	22177		PD JAIL UIFORMS/LINEN	45.00
			22205		PD-JAIL UNIFORMS & LINEN CLEAI	11.50
					Total :	56.50
169737	5/7/2019	007642 SKYLINE SAFETY & SUPPLY, PATRICIA SC 4876			PW-EAR PLUGS SAFETY/PKS CRE'	206.15
					Total :	206.15
169738	5/7/2019	002063 SMART & FINAL	013028		RCS SR SUPPLIES	374.77
					Total :	374.77
169739	5/7/2019	002088 SOCALGAS	06477094269-042611		PW-8000 PK LANE	155.85
			11300697007-042611		PW-8000 PK LANE	41.97
			12560694098-042611		PW-7840 SCOUT AVE.	86.67
					Total :	284.49
169740	5/7/2019	008887 SOURCE ONE OFFICE PRODUCTS	OEQT480922		FA OFFICE SUPPLIES	8.04
			OEQT482041		FA OFFICE SUPPLIES	202.68
					Total :	210.72
169741	5/7/2019	002087 SOUTHERN CALIFORNIA EDISON	2234882413-042719		PW-6515 SCOUT AVE. PED	11.44
			2237577804-042319		PW-6208 LOVELAND ST	63.72
			2242996247-042619		PW-7100 GARFIELD AVE. TPP2	170.12
					Total :	245.28
169742	5/7/2019	005452 STANDARD INSURANCE COMPANY	APRIL 2019		LIFE & ADD INS APRIL 10	1,516.85
			APRIL2019		EE SUPPL LIFE INS MARCH 2019	1,407.17
			MAR 2019		STD & LTG INS APRIL 2019	5,870.24
					Total :	8,794.26
169743	5/7/2019	006333 STANDARD INSURANCE COMPANY	3/18/19		FA EXECUTIVE BENEFITS	340.62
					Total :	340.62
169744	5/7/2019	007554 STEAMX,LLC, MIKE J. MANCE	52092		PW-SRVC PRESSURE WSHER AT F	513.22
			52117		PW-GRAFFITI REMOVAL FDPK/BG\	321.14
					Total :	834.36
169745	5/7/2019	007191 SUPERCO SPECIALTY PRODUCTS	PS1284624		PW-JANITORIAL SUPPLIES	881.42

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169745	5/7/2019	007191 007191 SUPERCO SPECIALTY PROI (Continued)			Total :	881.42
169746	5/7/2019	001447 TIME WARNER CABLE	0010037041519		PD-CONTRACT SRVC 4/16-5/15/19	263.54
					Total :	263.54
169747	5/7/2019	001447 TIME WARNER CABLE	0332509042019		VOIP SRVCS 6662 LOVELAND 4/30-	87.60
					Total :	87.60
169748	5/7/2019	002262 TRIANGLE SPORTS, INC	38218		RCS SR SOCCER 55 & 60 TROPHIE	219.00
					Total :	219.00
169749	5/7/2019	009524 TURF STAR INC.	705766700		RCS REPLACEMTNE WHEEL TORC	290.99
			705766701		RCS RPLACEMENT HEADLIGHT TC	50.90
					Total :	341.89
169750	5/7/2019	005879 UNITED SITE SERVICES	1148302727		RCS PORTABLE RESTROOMS	389.02
					Total :	389.02
169751	5/7/2019	007743 US HEALTH WORKS MED GRP,PC	3484976		PD-BOOKING EXAMS 3/10/19	41.00
			3491839CA		PD-BOOKING EXAMS 3/15/19	83.50
					Total :	124.50
169752	5/7/2019	007781 USA CLEANERS, ADOLFO RODRIGUEZ	0152		RCS DEPT SUPPLIES	18.00
			3648		RCS DEPT DRY CLEANING	84.00
			38554		RCS MUSD EVENT SUPPLIES	8.00
					Total :	110.00
169753	5/7/2019	006130 VERIZON WIRELESS	9828799697		PW-MNTHLY SRVC FEE 3/24-4/23	812.76
					Total :	812.76
169754	5/7/2019	009674 VILLAMAR, JOSE	286025		RCS SMALL FRY BASKETBALL REF	30.00
					Total :	30.00
169755	5/7/2019	007626 VU, CHAU	43019		PW-CALACT CONF TRAVEL EXPEN	632.11
					Total :	632.11
169756	5/7/2019	007577 WATKINS, JOHN	APRIL 2019		PD- TRNG LUNCH REIM	83.68
					Total :	83.68

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71 Vouchers for bank code : common						Bank total : 152,415.89
71 Vouchers in this report						Total vouchers : 152,415.89

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169757	5/13/2019	003132 ACEITUNO, PEDRO	CCCA2019		CC MILEAGE REIM CCCA INDIAN V	114.84
					Total :	114.84
169758	5/13/2019	007189 BARCENA, MARCO	CCCA2019		CC MILEAGE REIM CCCA INDIAN V	114.84
					Total :	114.84
169759	5/13/2019	007965 CORTEZ, ALEJANDRA	CCCA2019		CC MILEAGE REIM CCCA INDIAN V	114.84
					Total :	114.84
169760	5/13/2019	009625 FLORES, LISSETH	CCCA2019		CC MILEAGE REIM CCCA INDIAN V	114.84
					Total :	114.84
169761	5/13/2019	004737 RODRIGUEZ, JENNIFER	CCCA 2019		CC MILEAGE REIM CCCA INDIAN V	114.84
					Total :	114.84
5 Vouchers for bank code : common					Bank total :	574.20
5 Vouchers in this report					Total vouchers :	574.20

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1340-WIRE	5/9/2019	003359 BANK OF THE WEST	Ben554880		FICA - SOC. SEC.: PAYMENT	75,567.17
					Total :	75,567.17
1341-WIRE	5/9/2019	003358 BANK OF THE WEST	Ben554884		STATE INCOME TAX: PAYMENT	21,619.37
					Total :	21,619.37
1342-WIRE	5/9/2019	001725 CALPERS	Ben554882		P/R 5/9/19	105,426.12
					Total :	105,426.12
1343-WIRE	5/9/2019	009439 MASS MUTUAL	Ben554886		MASS MUTUAL: PAYMENT	24,473.94
					Total :	24,473.94
169762	5/14/2019	009669 CENTER OF CA, OCCUPATIONAL HEALTH 64149562			PD-BOOKING EXAMS 4/18-20TH	137.50
					Total :	137.50
169763	5/14/2019	007322 1ST JON INC	62082		RCS EARTH DAY SUPPLIES	980.58
					Total :	980.58
169764	5/14/2019	007599 4IMPRINT, INC	7259504		RCS PROMOTIONAL SUPPLIES	999.20
					Total :	999.20
169765	5/14/2019	008604 ACCOUNT 6746022400, U.S. BANK PARS	Ben554870		PARS: PAYMENT	3,268.80
					Total :	3,268.80
169766	5/14/2019	000060 ADAMSON POLICE PRODUCTS	INV299782		PD-DEPT TRNG RANGE SUPPLIES	803.74
					Total :	803.74
169767	5/14/2019	008623 ALAN'S LAWN & GARDEN CENTER	869465		PW-BLOWER & FACILITY CREW	895.51
					Total :	895.51
169768	5/14/2019	000101 ALL AMERICAN ASPHALT	184285	03988	PW GAGE AVENUE ST IMPROV PR	60,560.88
					Total :	60,560.88
169769	5/14/2019	000148 AMTECH ELEVATOR SERVICES	DVB19861001	04051	PD ELEVATOR REPAIR	1,298.00
					Total :	1,298.00
169770	5/14/2019	000150 ANAYA'S SERVICE CENTER	31596		CD VEH REPAIR #5	926.68

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169770	5/14/2019	000150 ANAYA'S SERVICE CENTER	(Continued)			
			31597		CD VEH REPAIR #2	926.68
			31598		CD VEH REPAIR #3	926.68
					Total :	2,780.04
169771	5/14/2019	008041 AVANT GARDE INC.	5442	03679	PW COMPLETE ST PLAN ADMIN, O	1,630.00
			5444	03920	PW METRO GRANT ADMIN APRIL 2	525.00
					Total :	2,155.00
169772	5/14/2019	000284 BGPOA	Ben554874		NON-SWORN POA MEMBER-DUES,	2,334.50
					Total :	2,334.50
169773	5/14/2019	000293 BISHOP COMPANY	453103		PW-BACKPACK SPRAYERS SUPPL	517.90
					Total :	517.90
169774	5/14/2019	009655 B-LINE INVESTIGATIONS, INC	1041	04055	PD PD APPL BCKGRND INVESTIGA	2,750.00
					Total :	2,750.00
169775	5/14/2019	007091 BOSS AIR MECHANICAL	8174		PW-PERFORMED PREV MAINT-NY(	392.00
					Total :	392.00
169776	5/14/2019	003671 COMMAND SECURITY CORPORATION	593719		RCS SPORT CENTER 4/22-28TH	1,008.00
					Total :	1,008.00
169777	5/14/2019	009391 COMMUNICATIONS ENT., AIRWAVE	11626		PD-TROUBLESHOOT COMM UNIT#:	125.00
			6754		PD-PORTABLE RADIO REPAIR SN1:	560.00
					Total :	685.00
169778	5/14/2019	006668 COMPLETE LANDSCAPE CARE,INC	15166	03816	RCS FORD PARK MAINT MAY 2019	4,849.00
					Total :	4,849.00
169779	5/14/2019	007629 CONFIDENCE UST SERVICES, INC	200377A	04052	PW EXCAVATE AND REMOVE EXIS	23,258.10
					Total :	23,258.10
169780	5/14/2019	007652 DISCOUNT SCHOOL SUPPLY	P38191420101		RCS SUMMER CAMP SUPPLIES	211.13
					Total :	211.13
169781	5/14/2019	003395 DISTRICT OF SO CA, WATER REPLENISH	387-033119		PW-GROUND WATER PROD MAR2(25,913.16

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169781	5/14/2019	003395	003395 DISTRICT OF SO CA, WATER (Continued)		Total :	25,913.16
169782	5/14/2019	000713 DOWNEY VENDORS	98537		PD-OFFICE SUPPLIES COFFEE	12.81
					Total :	12.81
169783	5/14/2019	008258 ECOFERT, INC	4176		PW-FIELD FERT APRIL	690.00
					Total :	690.00
169784	5/14/2019	008128 ECONOLITE SYSTEMS	27189	03838	PW MNTHLY SIG MAINT MARCH 20	4,789.36
			27226	03838	PW MNTHLY SIG MAINT EXTRAOR	3,724.40
			27246	03838	PW MNTHLY SIG MAINT EXTRAOR	6,011.00
			27366	03838	PW MNTHLY SIG MAINT & EXTRAOR	6,011.00
			27372	03838	PW MNTHLY SIG MAINT MARCH 20	4,998.32
					Total :	25,534.08
169785	5/14/2019	000775 ENTENMANN ROVIN CO	0143494IN		PD-BADGE REPAIR 536	44.55
					Total :	44.55
169786	5/14/2019	006944 ENTERPRISE FLEET MANAGEMENT	FBN3710131	03839	PD MONTHLY LEASE PD MAY2019	4,276.92
					Total :	4,276.92
169787	5/14/2019	009066 ESCOBEDO, STACEY	042919		PD-TRNG REIMBURSEMENT	210.09
					Total :	210.09
169788	5/14/2019	006424 FERNANDO'S HARDWARE & LUMBER	80202		PW-ST CREW SUPPLIES	16.43
					Total :	16.43
169789	5/14/2019	006521 FRANCHISE TAX BOARD	Ben554868		GARNISHMENT: PAYMENT	423.43
					Total :	423.43
169790	5/14/2019	000991 HDL COREN & CONE	0026550IN	03856	FA PROPERTY TAX	2,600.75
					Total :	2,600.75
169791	5/14/2019	001025 HOME DEPOT	018805/5061414		RCS SC PAINT MACHINE MAINT SU	205.30
			019979/4074192		RCS SC PAINT MACH REPL HOSE	59.37
			024056/9083754		PW- FACILITIES SUPPLIES	67.02
			029547/4031539		PW-FACILITIES SUPPLIES	336.52
			1854592		RCS FORD PK SUPPLIES	17.75
			2902449		RCS FORD PK SUPPLIE S	24.13

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169791	5/14/2019	001025 001025 HOME DEPOT	(Continued)		Total :	710.09
169792	5/14/2019	008422 HOWARD, RICHARD	050219		PD- TRNG EXPENSES REIM	206.21
					Total :	206.21
169793	5/14/2019	008843 HYGENEX, INC.	189874		RCS FP INTERIOR MNT 2/27-3/20	144.00
			190120		RCS GC MNTNCE 2/27-3/20	144.00
			190481		RCS FP EXTERIOR MN 2/27-3/20	348.00
					Total :	636.00
169794	5/14/2019	005177 INFRASTRUCTURE ENGINEERS	24018	04015	PW TOLER AVE TRAFFIC CALMING	3,434.00
			24019	04049	PW STOP SIGN WARR STUDIES AF	5,784.00
			24020	04043	PW TRAFFIC CALMING STUDY BG	3,008.00
			24021	04040	PW LOVELAND STREET/ADAMSON	1,472.00
			24022	04042	PW TRAFFIC CALMING STUDY CH/	3,008.00
			24023	04016	PW RECERTIFICATION SEWER API	3,540.00
			24024	03505	PW FLORENCE AVE & EASTERN A	1,304.11
			24025	03999	PW CITYWIDE LANDSCAPE MAINT	1,063.20
			24031	03976	PW GARFIELD AVE/CLARA ST APRI	9,900.00
			24059		PW-NPDES MANAGEMNT APRIL 20	7,156.25
			24060	03881	PW NPDES MANAGEMENT & INSPE	1,167.20
					Total :	40,836.76
169795	5/14/2019	009373 INTERNATIONAL, THE COUNSELING TEA	72128		PD PSYCHOLOGICAL ASSESMENT	300.00
					Total :	300.00
169796	5/14/2019	008569 JCL TRAFFIC	99964		PW- NO PARKING ALLEY SIGNS CI	987.96
					Total :	987.96
169797	5/14/2019	009028 KANSAS STATE BANK	41	03819	VOIP SERVICES 6/2019	1,900.84
					Total :	1,900.84
169798	5/14/2019	001244 LAKESHORE LEARNING	2382310419		RCS KK ACTIVITY CARPET	596.36
					Total :	596.36
169799	5/14/2019	006145 LAN WAN ENTERPRISE, INC.	63024	03977	PW DESKTOP COMPUTER TRANSF	2,069.34
			63507	03841	PD LAN WAN MAINT 4/22-25TH	4,800.00
					Total :	6,869.34

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169800	5/14/2019	006769 LATINO BLENDS, LUIS FERNANDEZ	332		RCS NYC ENTER SRVC 5/24/19	300.00
					Total :	300.00
169801	5/14/2019	001695 LIBERTY UTILITIES CORP	140020-041719		PW-6218 EASTERN AVE	147.22
			140130-041719		PW-EASTERN /WATCHER AVE.	167.50
			140600-041719		PW-6423 FLORENCE PL	141.08
			141075-041719		PW-6820 FOSTER BRIDGE BLVD	87.60
			141815-041719		PW-GAGE & GARFIELD AVE	37.88
			141820-041719		PW-GAGE & PERRY RD	21.29
			141850-041719		PW-GAGE & GARFIELD AVE.	149.06
			141940-041719		PW-7000 GARFIELD AVE.	138.00
			141960-041719		PW-7100 GARFIELD AVE.	320.56
			141965-041719		PW-7100 GARFIELD AVE	52.40
			143985-041719		PW-6662 LOVELAND ST	667.84
			143990-041719		PW-6662 LOVELAND ST	840.56
			143995-041719		PW-6662 LOVELAND ST	411.52
			144765-042419		PW-SCOUT & SUVA	93.13
					Total :	3,275.64
169802	5/14/2019	007055 LINGLE BROS. COFFEE, INC	L83695		FA OFFICE SUPPLIES	103.30
			L85550		PW-OFFICE SUPPLIES	92.06
					Total :	195.36
169803	5/14/2019	001201 LOS ANGELES COUNTY SHERIFF'S	Ben554878		GARNISHMENT: PAYMENT	100.00
					Total :	100.00
169804	5/14/2019	004047 MCCRANER, RICK	20007782903		PD-REIM SOT TACTICAL UNIFORM	114.65
					Total :	114.65
169805	5/14/2019	003123 MENDOZAS LAWNMOWER'S, ROSALINDA	4636		PW-CHAIN SAW & HEDGE TRIMME	140.61
			4637		PW-WEED WACKER REPAIR FACIL	52.32
					Total :	192.93
169806	5/14/2019	001474 MIDTOWN PLUMBING, INC.	IN00021362		PW-RESTROOM BEHIND ROSS HA	417.73
					Total :	417.73
169807	5/14/2019	001491 MOBILE MINI INC.	9006183134		PD-CONTRACT SRVC 4/17-5/14/19	207.61
			906213054-042319		PD-CONTRACT SRVC 4/23-5/20/19	85.19

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169807	5/14/2019	001491 001491 MOBILE MINI INC.	(Continued)		Total :	292.80
169808	5/14/2019	001520 MORRISON ELECTRICAL INC.	162358		PW-ENTRY ISLAND WIRING AT FLC	957.83
					Total :	957.83
169809	5/14/2019	002298 NATIONAL READY MIXED CONCRETE	686638		PW-CONCRETE 5703 GAGE	1,041.89
					Total :	1,041.89
169810	5/14/2019	001576 NATIONWIDE ENVIRONMENTAL SRVCS	29790	03822	PW STREET SWEEPING JAN2019	15,972.75
					Total :	15,972.75
169811	5/14/2019	007668 PACIFIC TELEMAGEMENT SRVCS	2018060		PD-PUBLIC PAY TELEPHONE MAY2	82.87
					Total :	82.87
169812	5/14/2019	008044 PAL PROGRAM	Ben554872		PAL PROGRAM: PAYMENT	410.00
					Total :	410.00
169813	5/14/2019	006535 PARTY ON RENTALS, MSE INC	T1941		RCS INFLATABLE OBSTACLE COUF	249.00
					Total :	249.00
169814	5/14/2019	007959 PIXEL PERFECT DESIGN, LARRY BECK	22095 REPL CK 169		RCS TEEN BB FLYERS FOR DIST@	176.25
					Total :	176.25
169815	5/14/2019	004914 QUANTUM ROCK EXTREME SPORTS	NYC0524		RCS NYC EVENT SUPPLIES	550.00
					Total :	550.00
169816	5/14/2019	004661 QUILL CORPORATION	6736760		PD-OFFICE SUPPLIES JAIL TONER	164.23
			6760222		PD-OFFICE SUPPLIES DEPT TONEI	145.61
			6789557		PD-OFFICE SUPPLIES RECORDS S	181.73
					Total :	491.57
169817	5/14/2019	006494 REEVES CO. INC.	385732		PD-NAMEPINS RAISED FLAG EMBL	20.56
			385816		PD NAMEPINS RAISED FLAGE EME	36.15
					Total :	56.71
169818	5/14/2019	002884 RESERVE ACCOUNT	10889251 APRIL		POSTAGE ALL DEPTS	1,276.70
					Total :	1,276.70
169819	5/14/2019	001868 RIO HONDO COLLEGE	1819 RANGE BELLG		PD-RANGE FEES	1,600.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169819	5/14/2019	001868 001868 RIO HONDO COLLEGE	(Continued)		Total :	1,600.00
169820	5/14/2019	001881 RIVERSIDE COUNTY SHERIFFS	BCTC0013096		PD-L.ISARRARAZ FILED TRNG 6/10	209.00
					Total :	209.00
169821	5/14/2019	009678 RODRIGUEZ, MARIA	289311		RCS YTH BASKETBALL J.RODRIGU	30.00
					Total :	30.00
169822	5/14/2019	004353 ROSE CLEANERS	21803 RPLCK 16941		PD-JAIL UNIFORMS & LINEN CLEA	22.50
			21861 RPL CK16941		PD-JAIL UNIFORMS & LINEN CLEA	48.50
			22235		PD-JAIL UNIFORMS & LINEN CLEA	28.00
			22304		PD-JAIL UNIFORMS & LINEN CLEA	20.00
			22349		PD-JAIL UNIFORMS & LINEN CLEA	47.25
			FEES		BANK FEE REIMBURSEMENT	12.00
					Total :	178.25
169823	5/14/2019	009550 SANDRA M. LEYVA	0419		RCS STAR PRGM INS APRIL	210.00
					Total :	210.00
169824	5/14/2019	001997 SCAQMD	3445686		PW-AQMD FEE 7-2018 TO 6/2019	132.98
					Total :	132.98
169825	5/14/2019	002063 SMART & FINAL	041020		RCS GC MERCHANDISE FOR RES/	130.71
					Total :	130.71
169826	5/14/2019	009377 SOTO, JOSE	RADAR/LIDAR		PD-TRNG MILEAGE REIM	86.28
					Total :	86.28
169827	5/14/2019	002087 SOUTHERN CALIFORNIA EDISON	2005124854-050419		PW-VARIOUS LOCATIONS	27,164.08
			2036425460-050419		PW-5900 GAGE AVE. PED	624.02
					Total :	27,788.10
169828	5/14/2019	000594 STATE DISBURSEMENT UNIT	Ben554876		GARNISHMENT: PAYMENT	391.45
					Total :	391.45
169829	5/14/2019	008112 TIFCO INDUSTRIES INC	71448672		PW-DISPOSABLE GLOVES& SUPP	404.69
			71449023		PW-FACILITIES SUPPLIE S	505.53
			71449809		PW-ST CREW SUPPLIES	311.30

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169829	5/14/2019	008112 008112 TIFCO INDUSTRIES INC	(Continued)		Total :	1,221.52
169830	5/14/2019	004931 TORRES, DAVID	042319-042719		PD-TRNG REIMBURSEMENT	199.61
					Total :	199.61
169831	5/14/2019	002262 TRIANGLE SPORTS, INC	38300	03900	RCS VOLLEYBALL & BASKETBALL	2,450.06
			38310		RCS MENS BB DIV 1 CHAMP AWAR	444.02
			38311		RCS MENS SOFTBALL AWARDS	819.06
					Total :	3,713.14
169832	5/14/2019	008767 TRIMMING LAND CO INC	11312	03848	PW TREE TRIMMING NORTH SIDE	18,315.00
			11314	04048	PW TREE TRIMMING	4,865.00
					Total :	23,180.00
169833	5/14/2019	008038 TRITECH FORENSICS	173821		PD-PRISONER MAINT GLOVES-PAT	450.00
					Total :	450.00
169834	5/14/2019	003821 US ARMOR CORPORATION	22727		PD-SAFETY VEST OFFICER N.QUE	738.39
					Total :	738.39
169835	5/14/2019	007743 US HEALTH WORKS MED GRP,PC	3486689CA		PD-BOOKING EXAMS 3/15/19	83.50
					Total :	83.50
169836	5/14/2019	006130 VERIZON WIRELESS	9828463346-041919		CD CELL SRVC 3/20-4/19/19	161.22
			9828463347		RCS CELL SRVC 3/20-4/19	287.86
					Total :	449.08
169837	5/14/2019	003880 ZUMAR INDUSTRIES INC	83355		PW-24 BREAK AWAY POST ST CRE	980.95
					Total :	980.95
80 Vouchers for bank code : common						Bank total : 537,664.90
TRANSFER	5/9/2019	BANK OF THE WEST	P/R		NET PAYROLL	403,126.09
80 Vouchers in this report						Total vouchers : 940,790.99

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169838	5/21/2019	009669 CENTER OF CA, OCCUPATIONAL HEALTH	64203201		PD-BOOKING EXAMS	156.00
					Total :	156.00
169839	5/21/2019	000015 A Y NURSERY	104611		PW-EARTHDAY PATIO PLANTS AT F	163.13
					Total :	163.13
169840	5/21/2019	000046 ACCURATE SECURITY, JOHN COSBY	20220		PW-DEAD BOLT OUTSIDE MENS RI	183.02
					Total :	183.02
169841	5/21/2019	000060 ADAMSON POLICE PRODUCTS	INV299784		PD-DEPT TRNG RANGE SUPPLIES	803.74
					Total :	803.74
169842	5/21/2019	000076 AFLAC	711177		FA VOLUNTARY INS MAY 2019	8,505.65
					Total :	8,505.65
169843	5/21/2019	000106 ALL CITY MANAGEMENT SERVICES	61070	03812	PW CROSSING GUARD SERVICES	2,803.98
					Total :	2,803.98
169844	5/21/2019	000150 ANAYA'S SERVICE CENTER	31386		PW-SRVC/REPAIR VEH P185	626.11
			31387		PW-SRVC/REPAIR VEH #171	130.42
			31388		PW-SRVC/REPAIR VEH F172	133.97
			31470		PW-SRVC/REPAIR VEH PF2	290.18
			31472		PD-UNIT #212 OIL CHANGE SMOG,	622.53
			31497		PW-SRVC/REPAIR VEH CH167	67.53
			31541		PD-UNIT #228 REPL DOOR FRAME/	756.00
			31622		PD-UNIT #251 OIL CHANGE	31.71
			31623		PD-UNIT #220 REPL WIPER/WASH	154.24
			31624		PD-UNIT#231 REPL COOLING FAN M	731.89
			31625		PD-UNIT#224 OIL CHANGE/REPL BI	320.99
			31626		PD-UNIT#256 OIL CHANGE/BRAKE	378.82
			31627		PD-UNIT#260 REPL DRIVER SEAT F	909.43
			31633		PW-SRVC/REPAIR VEH P1	108.08
			31634		PW-SRVC/REPAIR VEH P185	725.36
					Total :	5,987.26
169845	5/21/2019	009009 BADGE FRAME INC	246001		PW-ENGRAVED NAME PLATE FOR	58.99
					Total :	58.99

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169846	5/21/2019	004626 BANKCARD CENTER	0754-042819	04037	CD EXPENSES APRIL 2019	191.95
			2337-042819		RCS EXPENSES APRIL 2019	2,352.56
			3107-042819		RCS EXPENSES APRIL 2019	1,977.48
			3416-042819		HR TRAINING EXPENSES	90.30
			4936-042819		PW-EXPENSES APRIL 2019	625.60
			5081-042819		CCL EXPENSES APRIL 2019	251.15
			6334-042819		PD-EXPENSES APRIL 2019	1,051.57
			6535-042819		CC EXPENSES APRIL2019	317.57
			7771-042819		PD-EXPENSES APRIL 2019	1,640.87
			8008-042819		FA EXPENSES APRIL2019	65.05
			8749-042819		CM CONF,MTGS,TRAVEL CREDIT	-600.00
					Total :	7,964.10
169847	5/21/2019	009631 BARBOSA, VICTOR ALFONSO	50719		PW-TRAFFIC/SAFETY MTG 5/7/19	100.00
					Total :	100.00
169848	5/21/2019	009242 BEELER, GABRIEL	SC0530		RCS SENIOR CNTR EVENT SUPPLI	400.00
					Total :	400.00
169849	5/21/2019	006666 BEITH, TORBEN	20190514	03833	PD ADMIN SUPP SRVCS5/2-13TH	2,013.75
					Total :	2,013.75
169850	5/21/2019	000299 BLAUVELT SIGNS, LARRY BLAUVELT	5306		PW-NAME PLATES COMM DEVELO	44.25
					Total :	44.25
169851	5/21/2019	007091 BOSS AIR MECHANICAL	8185		PW-SRVC A/C UNIT GC AT FDPK	538.00
					Total :	538.00
169852	5/21/2019	009389 BRIGHTVIEW GOLF MAINTENANCE	6310754	03834	RCS GOLF COURSE MAINTENANCE	12,875.00
					Total :	12,875.00
169853	5/21/2019	000313 BRITE WHITE, ELISEO RODRIGUEZ	24598		PD- VARIOUS UNITS NEW TIRE&MO	150.00
					Total :	150.00
169854	5/21/2019	006331 BSN SPORTS, LLC	905097370		RCS NYC SUPPLIES	516.71
					Total :	516.71

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169855	5/21/2019	000480 BUS CARD SRVCS, CHEVRON AND TEXA	56041169		PD FUEL EXPENSES APRIL	1,685.59
					Total :	1,685.59
169856	5/21/2019	008203 C.A.T. SPECIALTIES, INC	33176		PW-CITY EMPLOYEES UNIFORMS	984.68
			33177		PW-CITY EMPLOYEES UNIFORMS	995.36
			33178		PW-CITY EMPLOYEES UNIFORMS	951.01
					Total :	2,931.05
169857	5/21/2019	009128 CABRERA, HUMBERTO	BGSC12		RCS SENIOR CNTR FLOORING MAI	950.00
					Total :	950.00
169858	5/21/2019	008114 CALIFORNIA CLEANING SUPPLIES	47299-040119		PW-JANITORIAL SUPPLIES	760.83
			47300-040119		PW-JANITORIAL SUPPLIES	546.95
			47311-040319		PW-JANITORIAL SUPPLIES	339.23
			47326		PW-JANITORIAL SUPPLIES	344.93
			47327		PW-JANITORIAL SUPPLIES	87.51
			47348		PW-JANITORIAL SUPPLIES	489.51
			47361		PW-JANITORIAL SUPPLIES	734.25
			47373		PW-JANITORIAL SUPPLIES	410.63
			47414		PW-JANITORIAL SUPPLIES	604.65
					Total :	4,318.49
169859	5/21/2019	004748 CAMACHO, PAUL	1797	04060	PD REIM- OTS DETAIL EQUIP GRAN	2,259.95
			410231	04060	PD REIM- OTS DETAIL EQUIP GRAN	2,259.95
			66270002406858	04060	PD REIM- OTS DETAIL EQUIP GRAN	692.01
					Total :	5,211.91
169860	5/21/2019	009683 CARDENAS HERNANDEZ, ANA	288288		RCS SHELTER DEP REFUN 4/27	50.00
					Total :	50.00
169861	5/21/2019	003938 CCAC	2298		CCL ED WORKSHOP IRVINE V.QUII	50.00
					Total :	50.00
169862	5/21/2019	003671 COMMAND SECURITY CORPORATION	593952		RCS SPRT CTR SEC 4/29-5/5	1,008.00
					Total :	1,008.00
169863	5/21/2019	006668 COMPLETE LANDSCAPE CARE,INC	15167	03836	PW LANDSCAPE MAINT MAY2019	9,258.67
					Total :	9,258.67

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169864	5/21/2019	009123 COMPLETE OFFICE OF CALIF. INC.	23052350		PW-JANITORIAL SUPPLIES	823.91
					Total :	823.91
169865	5/21/2019	007629 CONFIDENCE UST SERVICES, INC	20016001		PW-OPERATOR INSP UNDERGRNI	650.00
					Total :	650.00
169866	5/21/2019	000580 CORONA, RAYMUNDO	MAY2019		CARPOOLING REIM APRIL 2019	35.00
					Total :	35.00
169867	5/21/2019	009679 DE LA TORRE, JAIME ALEJANDRO	287408		RCS SHELTER DEP REFUND 5/4	50.00
					Total :	50.00
169868	5/21/2019	009687 DE SANTIAGO, JOSE ARMANDO	51419		CCL PASSPORT EXECUTION FEE F	35.00
					Total :	35.00
169869	5/21/2019	000537 DEVELOPMENT AUTHORITY, LOS ANGEL	D00086-052119		APRIL 2019 RENT RECVD HSA ON :	2,029.96
					Total :	2,029.96
169870	5/21/2019	003917 DIAL COMMUNICATIONS	49366		PW-MOTOROLA DIGITAL MOBILE U	281.55
					Total :	281.55
169871	5/21/2019	000770 EMPLOYMENT DEVELOPMENT DEPT	L1212745824		J. RIVAS 3/31/19	166.00
					Total :	166.00
169872	5/21/2019	006537 ESCOBEDO'S CATERING CHEF, JOSE L. E 1358			RCS SENIOR EVENT CATERING 5/3	750.00
					Total :	750.00
169873	5/21/2019	009101 FILE KEEPERS, LLC	565302		PD-ONSITE SHREDDING SRVC APF	33.60
					Total :	33.60
169874	5/21/2019	009084 FRONTIER CALIFORNIA INC.	55140514155-050411		PD-UPGRADE FRAME RELAY 5/4-6/	556.50
					Total :	556.50
169875	5/21/2019	005262 GALVAN, ROSA MARIA	50719		PW-TRAFFIC&SAFETY COMM 5/7/1	100.00
					Total :	100.00
169876	5/21/2019	009272 GAMBOA, ELVA	MAY2019		CARPOOLING REIM APRIL 2019	35.00
					Total :	35.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169877	5/21/2019	008132 GAVILANES, JAYSON	50819		PW-TRAFFIC/SAFETY COMM MTG !	100.00
					Total :	100.00
169878	5/21/2019	002092 GOLDEN STATE WATER COMPANY	01627100009-042319		PW-GARFIELD AVE & PARK LANE	617.90
			21145100000-042319		PW-SCOUT & RAMISH	1,518.73
			21744100005-042319		PW-6221 FLORENCE AVE.	316.88
			31145100009-042319		PW-8000 SCOUT	1,752.22
			32916100004-042319		PW-8000 SCOUT	5,874.86
			41145100008-042319		PW-GILLILAND & SCOUT	186.17
			49226200001-042319		PW-8000 BTHRMS SCOUT	1,201.93
			49644100007-042319		PW-CLARA ST IN SIDEWK IRRIG	68.06
			50744100004-042319		PW-N/E/C AJAX&FLORENCE IRRIG	421.06
			52744100000-042319		PW-GARFIELD AVE. & EASTERN AV	347.02
			57319200002-042319		PW-GAGE AVE. & SPECHT	211.28
			59644100006-042319		PW-EASTERN S/O LIVE OAK IRRIG	221.33
			81145100004-042319		PW-S/SIDE PK LANE@GILLAND FP	32.39
			81916100001-042319		PW-8000 SCOUT	4,578.59
					Total :	17,348.42
169879	5/21/2019	004444 GONZALEZ, BENJAMIN	MAY2019		CARPOOLING REIM FOR APRIL 201	35.00
					Total :	35.00
169880	5/21/2019	009684 GONZALEZ, ERIKA	51419		CCL-D.GONZALEZ PASSPORT REIM	35.00
					Total :	35.00
169881	5/21/2019	008964 GUERRERO, DAISY	FY 18-19		TUITION REIM FY 18-19	702.11
					Total :	702.11
169882	5/21/2019	009671 HEREDIA, DAVID EDWARD	50719		PW-TRAFFIC & SAFETY COMM 5/7/	100.00
					Total :	100.00
169883	5/21/2019	001025 HOME DEPOT	006220/7521541		PW-LOCKS FOR PD	52.59
			007997/6076162		PW-IRRIGATION SUPPLIES	64.17
					Total :	116.76
169884	5/21/2019	008843 HYGENEX, INC.	189930		RCS NYC MAINT 3/27-4/17	216.00
			190112		RCS BGVP MNTNCE 3/27-4/17/19	348.00
			190738		RCS SR CTR MNTNCE 3/27-4/17	252.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169884	5/21/2019	008843 008843 HYGENEX, INC.	(Continued)		Total :	816.00
169885	5/21/2019	009060 IGLESIA VIDA EN VICTORIA	287520		RCS SHELTER DEP REFUND 4/20	75.00
					Total :	75.00
169886	5/21/2019	008842 IMMEDIATE GUARD SERVICES INC	1926		RCS GUARD SRVC 4/20/19	247.00
					Total :	247.00
169887	5/21/2019	005177 INFRASTRUCTURE ENGINEERS	24063	03722	PW SSARP INTERSEC STUDY APR	5,111.20
			24068	03737	PW UPGRADES WATER WELL #1 &	2,495.50
					Total :	7,606.70
169888	5/21/2019	009579 J THAYER COMPANY LLC	13551330		CD OFFICE SUPPLIES	144.54
					Total :	144.54
169889	5/21/2019	008975 JC CLEANING SERVICE, JOEL I CRUZ	395		PW-UPHOLSTERY CHAIRS CLEANI	100.00
			396		PW-DEEP CLEANING AUDITORIUM	900.00
			397		PW-4 COATS OF WAX AUDITORIUM	975.00
			398		PW-DEEP CLEANING& WAX BGVP	945.00
			399		PW-DEEP CLEANING WAX FDPK	942.00
			400		PW-4 COATS OF WAX AUDIT FDPK	980.00
			401		PW-DEEP CLEANING AUDIT FDPK	420.00
					Total :	5,262.00
169890	5/21/2019	008730 JHM & CARSON SUPPLY, INC	15245/3		PW-SPORTS COMPLEX IRRIG SUP	956.95
			15289/3		PW-IRRIG SUPPLIES VARIOUS LOC	202.00
					Total :	1,158.95
169891	5/21/2019	006145 LAN WAN ENTERPRISE, INC.	63420		CC 10.5 INCH IPAD AIR WIFI 64GB	677.06
			63429		HR OFFICE SUPPLIES	482.57
			63431		IT USB C ETHERNET ADAPTER	33.96
			63452	03840	IT NETWORK/TECH SUPP 4/9-18TH	4,800.00
			63510	03840	IT NETWORK/TECH SUPP 4/23-5/2	4,800.00
			63529	03841	PD LAN WAN MAINT 4/29-5/2/19	4,800.00
					Total :	15,593.59
169892	5/21/2019	008054 LINN & ASSOCIATES	59134702	03872	CD PLANNING CONTRACT SERVIC	3,712.50
					Total :	3,712.50

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169893	5/21/2019	009685 LUNA, JOHNNY	51419		CCL PASSPORT EXECUTION FEE F	35.00
					Total :	35.00
169894	5/21/2019	006811 MATT CHLOR INC.	22072		PW-4/15/19 BULK CHLORINE WATE	754.05
					Total :	754.05
169895	5/21/2019	009680 MEZA, ADRIANA	286226		RCS SHELTER DEP REFUND 5/4	50.00
					Total :	50.00
169896	5/21/2019	008956 MIDWAY INDUSTRIES COLLISION	3292		PD-UNIT #228 INSTALL OF SPEAKE	840.88
			7BD3E50E	04009	PD VEH REPAIR - POLICE DEPARTI	6,367.29
					Total :	7,208.17
169897	5/21/2019	006126 MIGUEL ORTEGA, ON SWOLE GEAR	19280401		RCS KREATIVE KIDS GRAD SUPP	576.79
					Total :	576.79
169898	5/21/2019	009686 MOLINA, JASMINE	51419		CCL-PASSPORT EXECUTION FEE F	35.00
					Total :	35.00
169899	5/21/2019	001576 NATIONWIDE ENVIRONMENTAL SRVCS	30048	03822	PW STREET SWEEPING	16,120.94
					Total :	16,120.94
169900	5/21/2019	009691 NUNO, JOE	105490		PD- REIM UNIFORM SUPPLIES NUN	136.27
			19781		PD-REIM UNIFORM SUPPLIES NUN	402.02
					Total :	538.29
169901	5/21/2019	002293 OF SO. CALIF., UNDERGRND SRVC ALER	18DSHFEE1865		PW-CALIF STATE FEE REG COST	51.04
			4201900051		PW-UNDERGRND SRVCS 54 TICKE	51.25
					Total :	102.29
169902	5/21/2019	004721 ONATE, ALFREDO	MAY2019		CARPOOLING REIM APRIL 2019	35.00
					Total :	35.00
169903	5/21/2019	009641 O'NEILL, LLP, OLIVAREZ MADRUGA LEMIE	6756		LEGAL CC GENERAL 3/2019	11,399.98
			6757		LEGAL CCL GENERAL 3/2019	1,252.00
			6758		LEGAL HR GENERAL 3/2019	1,872.00
			6759		LEGAL ADMIN GENERAL 3/2019	120.00
			6760		LEGAL GENERAL 3/2019	867.19

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169903	5/21/2019	009641 O'NEILL, LLP, OLIVAREZ MADRUGA LEMIE	(Continued)			
			6761		LEGAL CM GENERAL 3/2019	1,269.00
			6762		LEGAL FA GENERAL 3/2019	430.00
			6763		LEGAL RCS GENERAL 3/2019	214.50
			6765		LEGAL PD GENERAL 3/2019	5,366.78
			6766		LEGAL PW GENERAL 3/2019	799.50
					Total :	23,590.95
169904	5/21/2019	004060 ORNELAS, GERARDO	050619		PD-TRNG EXPENSES REIM	154.18
					Total :	154.18
169905	5/21/2019	009682 PADILLA, ROSY AILEEN	288952		RCS SHELTER DEP REFUND 5/7	50.00
					Total :	50.00
169906	5/21/2019	001697 PARKHOUSE TIRE, INC.	1010672915		PW-TIRES DISPOSAL	154.83
					Total :	154.83
169907	5/21/2019	007292 PARKING CO. OF AMERICA, PCAM,LLC	INVM0013733		PW-DART SRVC MARCH 2019	29,576.70
			INVM0013734		PW-REG SENIOR SRVC MARCH 20	2,229.84
			INVM0013756		PW-TROLLEY SRVC MARCH 2019	54,437.24
					Total :	86,243.78
169908	5/21/2019	008666 PARS	42853		PARS TRUST ADMIN SRVC 3/31/19	471.16
					Total :	471.16
169909	5/21/2019	001707 PDQ RENTAL CENTER	W12196		PW-COMPRESSOR REPAIR ST CR	995.91
					Total :	995.91
169910	5/21/2019	009661 PEEK, RANDAL	UNIFORM SUPP REI		PD-UNIFORM SUPP OFFICER TRAI	478.90
					Total :	478.90
169911	5/21/2019	009681 PEREZ REYES, FABIAN	289590		RCS SHELTER DEP REFUND 5/5	50.00
					Total :	50.00
169912	5/21/2019	009689 PEREZ, CYNTHIA	51419		CCL 2 PASSPORT EXECUTION FEE	70.00
					Total :	70.00
169913	5/21/2019	000494 PETTY CASH, CITY OF BELL GARDENS	PETTYCASH4/2019		PD- PETTY CASH REPL 4/2019	264.90

Voucher List
CITY OF BELL GARDENS

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Bank code : common

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169913	5/21/2019	000494 000494 PETTY CASH, CITY OF BELL (Continued)			Total :	264.90
169914	5/21/2019	009425 QUALITY OFFSET PRINTING	25760		CCL LETTERHEAD 2ND SHEETS	81.89
					Total :	81.89
169915	5/21/2019	009468 QUICKSILVER PRINTING & GRAPHICS	55403		PD-BUSINESS CARDS OFFICERS	216.50
					Total :	216.50
169916	5/21/2019	004661 QUILL CORPORATION	6922268		PD- OFFICE SUPPLIES COFFEE	183.96
					Total :	183.96
169917	5/21/2019	007546 RAMIREZ, JOSE A.	53019		RCS SR LIVE ENTERTAINMNT 5/30/	600.00
					Total :	600.00
169918	5/21/2019	009049 RAMIREZ-MARIN, ELVIRA	286238		RCS SHELTER DEP REFUND 4/28	50.00
					Total :	50.00
169919	5/21/2019	001827 RAYVERN LIGHTING SUPPLY CO.INC	613540		PW-WALL PACK REPL AT FDPK	260.64
					Total :	260.64
169920	5/21/2019	000186 READYREFRESH BY NESTLE	09D0032672016		RCS FORD PK OFFICE SUPPLIES	36.12
			09D0032672024		RCS GOLF COURSE OFC SUPPLIE	39.41
			09D0032672032		RCS YTH CNTR SUPPLIES	38.31
			09D0032672057		RCS SENIOR CENTER SUPPLIES	62.39
			09D0032672065		RCS VETERANS PK SUPPLIES	39.40
					Total :	215.63
169921	5/21/2019	009244 RED WING SHOE STORE	233253195 & CR		RED WING VCHR PRGM CREDIT	316.67
					Total :	316.67
169922	5/21/2019	003631 RELX, INC.	140988520190430		PD-ADV SEARCHES SOFTWARE A/	50.50
					Total :	50.50
169923	5/21/2019	006737 REYES, EVANGELINA	MAY2019		CARPOOLING REIM FOR APRIL 201	35.00
					Total :	35.00
169924	5/21/2019	008080 RONS MAINTENANCE	665	03826	PW CATCHBASIN CLEANING	4,420.00
					Total :	4,420.00

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Voucher List
CITY OF BELL GARDENS

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Bank code : common

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169925	5/21/2019	001921 ROSEBURROUGH TOOL COMPANY	518880		PW-STREET CREW SUPPLIES	821.53
			518882		PW-STREET CREW SUPPLIES	74.22
					Total :	895.75
169926	5/21/2019	001935 S&S WORLDWIDE	IN100108759		RCS SUMMER CAMP SUPPLIES	220.55
					Total :	220.55
169927	5/21/2019	000913 SMITH PAINT	610005	03968	PW GRAFFITI PAINT AND SUPPLIE	680.42
			610051		PW-FORD PK PAINT& SUPPLIES	449.82
			610712		PW-BGVP PAINT & SUPPLIES	535.50
			610769	03968	PW GRAFFITI PAINT AND SUPPLIE	316.06
			610836		PW-FORD PK PAINT&SUPPLIES	60.13
			611501		PW-BGVP PARK & SUPPLIES	83.92
					Total :	2,125.85
169928	5/21/2019	002088 SOCALGAS	03560611000-043011		PW-8327 GARFIELD AVE	58.75
			09650638001-043011		PW-5856 LUDELL ST	14.30
			12170673003-050111		PW-6662 LOVELAND ST	40.53
			13010672007-050111		PW-7100 GARFIELD AVE.	102.42
					Total :	216.00
169929	5/21/2019	009688 SOLORIO, CYNTHIA MARIBEL	51419		CCL PASSPORT EXECUTION FEE F	35.00
					Total :	35.00
169930	5/21/2019	008887 SOURCE ONE OFFICE PRODUCTS	OEQT498521		FA OFFICE SUPPLIES	141.99
			OEQT500201		FA OFFICE SUPPLIES	71.03
					Total :	213.02
169931	5/21/2019	002087 SOUTHERN CALIFORNIA EDISON	2212260422-050919		PW-8120 EASTERN AVE.	10.76
			2244275970-051119		PW-6601 CLARA ST	28.01
			2269440798-051019		PW-6722 CLARA ST	616.03
					Total :	654.80
169932	5/21/2019	005452 STANDARD INSURANCE COMPANY	MAY 2019		EE SUPL LIFE INS MAY 2019	1,715.12
			MAY 2019		LIFE & ADD INS MAY 2019	1,526.13
			STD/LTD APRIL2019		STD/LTD IN MAY 2019	5,921.54
					Total :	9,162.79

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Voucher List
CITY OF BELL GARDENS

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Bank code : common

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169933	5/21/2019	007191 SUPERCO SPECIALTY PRODUCTS	PS1287499		PW-GRAFFITI BUSTER REMOVAL	887.82
					Total :	887.82
169934	5/21/2019	008781 SUREWAY TRANSPORTATION, PAUL SHAI 5605			RCS SPRING CAMP EXCURSION 4/	375.00
					Total :	375.00
169935	5/21/2019	000286 THE BICYCLE CASINO	924176		PD-COMMAND STAFF MTG/TRAININ	859.32
					Total :	859.32
169936	5/21/2019	000842 THE FLAG SHOP	19593		PW-ROPE FOR FLAG POLE AT FDP	90.93
			19600		PW-ROPE FOR FLAG POLE AT FDP	77.96
					Total :	168.89
169937	5/21/2019	009033 TIME WARNER CABLE	056871301050119		VOIP SRVCS CITY HALL MAY2019	399.00
					Total :	399.00
169938	5/21/2019	004186 TPX COMMUNICATIONS	1158164220		IT PHONE SRVC 4/23-5/22 #36327	1,277.17
			1159206940		IT DATA COMMUNICATIONS MAY20	1,939.24
			1160834710		PW-PHONE LINE FOR BUS PASS M	168.91
					Total :	3,385.32
169939	5/21/2019	007781 USA CLEANERS, ADOLFO RODRIGUEZ	4877		RCS DEPT DRY CLEANING	21.50
					Total :	21.50
169940	5/21/2019	006585 VERA, PATRICIA	MAY2019		CARPOOLING REIM APRIL 2019	35.00
					Total :	35.00
169941	5/21/2019	006130 VERIZON WIRELESS	9828463345		CM DATA COMM 3/20-4/19/19	152.19
					Total :	152.19
169942	5/21/2019	002398 WEBBS AUTO & TRUCK SERVICE INC	04302019		FUEL EXPENSE 4/2019 ALL DEPTS	22,380.61
					Total :	22,380.61
169943	5/21/2019	009690 WEX BANK	59134702		PD-FUEL EXP 5/2019	396.25
					Total :	396.25
169944	5/21/2019	007585 WITHERS & SANDGREN LTD	2893		SPR 2016-082 LANDSCAPE SRVCS	222.50
			2897		SPR 2017-096 LANDSCAPE SRVCS	185.00

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Voucher List
CITY OF BELL GARDENS

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Bank code : common

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169944	5/21/2019	007585	007585 WITHERS & SANDGREN LTI (Continued)		Total :	407.50
107 Vouchers for bank code : common						Bank total : 314,730.47
107 Vouchers in this report						Total vouchers : 314,730.47



**CITY OF BELL GARDENS
OFFICE OF THE CITY MANAGER**

AGENDA REPORT

Item 5.

TO:	Honorable Mayor and City Council Members
FROM:	Michael B. O'Kelly, City Manager
BY:	Will Kaholokula, Director of Finance and Administrative Services Lazaro Yarza, Accountant
SUBJECT:	APRIL 2019 TREASURER'S REPORT
DATE:	June 10, 2019

RECOMMENDATION:

It is staff recommendation that the City Council receive, approve, and file the April 2019 Treasurer's Report.

BACKGROUND/DISCUSSION:

The Treasurer's Report is a list of Cash and Investments held by the City for the month of April 2019.

CONCLUSION:

The Treasurer's Report for April 2019 has been presented to the City Council with a recommendation to receive, approve, and file.

FISCAL IMPACT:

No fiscal impact.

ATTACHMENTS:

Exhibit 1 - Treasurer's Report April 2019

APPROVED ELECTRONICALLY BY:

Michael B. O'Kelly, City Manager

Marc Tran, Interim Assistant City Attorney for Rick R. Olivarez, Interim City Attorney

Will Kaholokula, Director of Finance and Administrative Services

CITY OF BELL GARDENS
TREASURER'S REPORT FOR
CASH, INVESTMENT PORTFOLIO,
AND RESTRICTED BOND CASH
APRIL 30, 2019

CITY CASH

<u>FUND</u>	<u>ACCOUNT</u>	<u>INSTITUTION</u>	<u>BALANCE</u>	<u>RATE</u>
CITY	MARKET	BANK OF THE WEST	\$ 1,043,841.67	1.00%
CITY	COMMON CHECKING	BANK OF THE WEST	61,517.62	1.00%
CITY	PAYROLL	BANK OF THE WEST	0.00	1.00%
CITY	MONEY MARKET	U S BANK	0.00	0.00%
		TOTAL	\$ 1,105,359.29	

CITY INVESTMENT

<u>FUND</u>	<u>ISSUER</u>	<u>BOOK VALUE</u>	<u>FACE VALUE</u>	<u>MARKET VALUE</u>	<u>PERCENT OF PORTFOLIO</u>	<u>MAT. DATE</u>
CITY	LOCAL AGENCY INVESTMENT FUNDS	16,996,411.12	16,996,411.12	16,996,411.12	100.00%	N/A
	TOTAL	\$ 16,996,411.12	\$ 16,996,411.12	\$ 16,996,411.12	100.00%	
	CITY TOTAL CASH AND INVESTMENT	\$ 18,101,770.41				

CASH WITH FISCAL AGENT- US BANK (CORPORATE TRUST SERVICES) RESTRICTED BOND CASH

<u>FUND</u>	<u>ACCOUNT NAME</u>	<u>BOOK VALUE</u>	<u>FACE VALUE</u>	<u>MARKET VALUE</u>	<u>RATE</u>
WATER	WATER REF.REV. BONDS SERIES 2004 Res	\$ 398,529.89	\$ 398,529.89	\$ 398,529.89	0.300%
WATER	WATER REF.REV. BONDS SERIES 2004 Int	2.98	2.98	2.98	0.340%
WATER	WATER REF.REV. BONDS SERIES 2004 Prin	7.03	7.03	7.03	0.280%
WATER	WATER REF.REV. BONDS SERIES 2004 Rev	100.51	100.51	100.51	0.300%
CITY JPFA	LEASE REV REF BONDS SERIES 2015A Res	428,974.10	428,974.10	428,974.10	0.300%
CITY JPFA	LEASE REV REF BONDS SERIES 2015A Rev	19.15	19.15	19.15	0.310%
	TOTAL	\$ 827,633.66	\$ 827,633.66	\$ 827,633.66	

CITY OF BELL GARDENS
TREASURER'S REPORT FOR
CASH, INVESTMENT PORTFOLIO,
AND RESTRICTED BOND CASH
APRIL 30, 2019

SUCCESSOR to CDC CASH

<u>FUND</u>	<u>ACCOUNT</u>	<u>INSTITUTION</u>	<u>BALANCE</u>	<u>RATE</u>
Successor Agency to CDC	MARKET	BANK OF THE WEST	\$ 1,216,739.31	1.00%
Successor Agency to CDC	COMMON CHECKING	BANK OF THE WEST	1,028.18	1.00%
		TOTAL	\$ 1,217,767.49	

SUCCESSOR to CDC INVESTMENT

<u>FUND</u>	<u>ISSUER</u>	<u>BOOK VALUE</u>	<u>FACE VALUE</u>	<u>MARKET VALUE</u>	<u>PERCENT OF PORTFOLIO</u>	<u>DAYS TO MAT.</u>
Successor Agency to CDC	LOCAL AGENCY INVESTMENT FUNDS	\$ 2.62	2.62	\$ 2.62	100.00%	N/A
	TOTAL	\$ 2.62	\$ 2.62	\$ 2.62	100.00%	
Successor Agency to CDC	TOTAL CASH AND INVESTMENT	\$ 1,217,770.11				

CASH WITH FISCAL AGENT- US BANK (CORPORATE TRUST SERVICES) RESTRICTED BOND CASH

<u>FUND</u>	<u>ACCOUNT NAME</u>	<u>BOOK VALUE</u>	<u>FACE VALUE</u>	<u>MARKET VALUE</u>	<u>RATE</u>
Successor Agency to CDC	CDC TARR BOND P1 RED AR RES A/C 2014 A	405,656.05	405,656.05	405,656.05	1.25%
Successor Agency to CDC	CDC TARR BOND P1 RED AR REV A/C 2014 A	7.36	7.36	7.36	0.27%
Successor Agency to CDC	CDC TARR BOND CC RED AR RES A/C 2014 B	622,662.36	622,662.36	622,662.36	1.25%
Successor Agency to CDC	CDC TARR BOND CC RED AR REV A/C 2014 B	15.38	15.38	15.38	0.32%
Successor Agency to CDC	CDC 2ND SUB TARR B CC RES A/C 2014 C	1,123,711.08	1,123,711.08	1,123,711.08	1.25%
Successor Agency to CDC	CDC 2ND SUB TARR B CC REV A/C 2014 C	32.09	32.09	32.09	0.31%
	TOTAL	\$ 2,152,084.32	\$ 2,152,084.32	\$ 2,152,084.32	

<u>FUND</u>	<u>ACCOUNT NAME</u>	<u>BOOK VALUE</u>	<u>FACE VALUE</u>	<u>MARKET VALUE</u>	<u>RATE</u>
Successor Agency to CDC	FIN. AUTH. TRB INT A/C 2005 SERIES(A)	\$ 3.09	\$ 3.09	\$ 6.09	0.33%
Successor Agency to CDC	FIN. AUTH. TRB PRIN A/C 2005 SERIES(A)	14.39	14.39	14.39	0.28%
Successor Agency to CDC	FIN. AUTH. TRB REV A/C 2005 SERIES(A)	15.66	15.66	15.66	0.32%
Successor Agency to CDC	FIN. AUTH. TRB RES A/C 2005 SERIES(A) PR 1	194,534.71	194,534.71	194,534.71	0.30%
Successor Agency to CDC	FIN. AUTH. TRB RES A/C 2005 SERIES(A) CC	439,057.48	439,057.48	439,057.48	0.30%
	TOTAL	\$ 633,625.33	\$ 633,625.33	\$ 633,628.33	

CITY OF BELL GARDENS
TREASURER'S REPORT FOR
CASH, INVESTMENT PORTFOLIO,
AND RESTRICTED BOND CASH
APRIL 30, 2019

ACCOUNT ACTIVITY - BY TYPE

CITY CASH

<u>FUND</u>	<u>ACCOUNT</u>	<u>INSTITUTION</u>	<u>BEGINNING BALANCE</u>	<u>+ DEPOSITS</u>	<u>(-) WITHDRAWALS</u>	<u>ENDING BALANCE</u>	<u>RATE</u>
CITY	MARKET	BANK OF THE WEST	\$ 370,883.79	\$ 7,656,590.79	\$ (6,983,632.91)	\$ 1,043,841.67	1.00%
CITY	COMMON CHECKING	BANK OF THE WEST	616,873.90	1,843,370.13	(2,398,726.41)	61,517.62	1.00%
CITY	PAYROLL	BANK OF THE WEST	0.00	774,405.06	(774,405.06)	0.00	1.00%
CITY	MONEY MARKET	U S BANK	1,547,192.11	2,660.41	(1,549,852.52)	0.00	0.00%
		TOTAL	\$ 2,534,949.80	\$ 10,277,026.39	\$ (11,706,616.90)	\$ 1,105,359.29	

CITY INVESTMENT

1.00%

<u>FUND</u>	<u>ISSUER</u>	<u>BEGINNING BALANCE</u>	<u>+ DEPOSITS/ PURCHASES</u>	<u>(-) WITHDRAWALS/ SALES/ MATURITIES (+)(-) CHANGES WITHIN FUNDS</u>	<u>ENDING BALANCE</u>	<u>STATED RATE</u>
CITY	LOCAL AGENCY INVESTMENT FUNDS	\$ 14,108,483.21	\$ 4,387,927.91	\$ (1,500,000.00)	\$ 16,996,411.12	2.445%
CITY	FREDDIE F N M E (Maturity Date:2/19/19)	0.00	0.00	0.00	0.00	
	TOTAL	\$ 14,108,483.21	\$ 4,387,927.91	\$ (1,500,000.00)	\$ 16,996,411.12	

CASH WITH FISCAL AGENT- US BANK (CORPORATE TRUST SERVICES) RESTRICTED BOND CASH

<u>FUND</u>	<u>ACCOUNT NAME</u>	<u>BEGINNING BALANCE</u>	<u>+ INTEREST/ DEPOSITS/ PURCHASES</u>	<u>(-) ADM.FEES/ WITHDRAWALS/ SALES/ MATURITIES</u>	<u>ENDING BALANCE</u>	<u>RATE</u>
WATER	WATER REF. REV. BONDS SERIES 2004-Res.	\$ 390,371.88	\$ 8,158.01	\$ 0.00	\$ 398,529.89	0.300%
WATER	WATER REF. REV. BONDS SERIES 2004-Int.	56,498.12	2.98	(56,498.12)	2.98	0.340%
WATER	WATER REF. REV. BONDS SERIES 2004-Int.	7.03	0.00	0.00	7.03	0.280%
WATER	WATER REF. REV. BONDS SERIES 2004-Rev	91.85	8.66	0.00	100.51	0.300%
CITY JPFA	LEASE REV REF BONDS SERIES 2015A Res	428,864.83	109.27	0.00	428,974.10	0.300%
CITY JPFA	LEASE REV REF BONDS SERIES 2015A Rev	19.15	0.00	0.00	19.15	0.310%
		875,852.86	8,278.92	(\$56,498.12)	\$827,633.66	

**CITY OF BELL GARDENS
TREASURER'S REPORT FOR
CASH, INVESTMENT PORTFOLIO,
AND RESTRICTED BOND CASH
APRIL 30, 2019**

ACCOUNT ACTIVITY - BY TYPE

SUCCESSOR to CDC CASH

FUND	ACCOUNT	INSTITUTION	BEGINNING BALANCE	+ DEPOSITS	(-) WITHDRAWALS	ENDING BALANCE	RATE
Successor Agency to CDC	MARKET	BANK OF THE WEST	\$ 1,419,930.82	\$ 0.00	\$ (203,191.51)	\$ 1,216,739.31	1.00%
Successor Agency to CDC	COMMON CHECKING	BANK OF THE WEST	1,028.17	3,191.52	(3,191.51)	1,028.18	1.00%
			<u>\$ 1,420,958.99</u>	<u>\$ 3,191.52</u>	<u>\$ (206,383.02)</u>	<u>\$ 1,217,767.49</u>	

FUND	ISSUER	BEGINNING BALANCE	+ DEPOSITS PURCHASES	(-) WITHDRAWALS/ SALES/ MATURITIES	ENDING BALANCE	STATED RATE
Successor Agency to CDC	LOCAL AGENCY INVESTMENT FUNDS	\$ 2.60	\$ 0.02	\$ 0.00	\$ 2.62	2.445%
	TOTAL	<u>\$ 2.60</u>	<u>\$ 0.02</u>	<u>\$ 0.00</u>	<u>\$ 2.62</u>	

CASH WITH FISCAL AGENT- US BANK (CORPORATE TRUST SERVICES) RESTRICTED BOND CASH

FUND	ACCOUNT NAME	BEGINNING BALANCE	+ INTEREST/ DEPOSITS/ PURCHASES/ MARKET GAIN	(-) ADM.FEES/ WITHDRAWALS/ SALES/ MATURITIES/ (MARKET LOSS)	ENDING BALANCE	RATE
Successor Agency to CDC	CDC TARR BOND P1 RED AR RES A/C 2014 A	\$ 405,655.40	\$ 0.65	\$ 0.00	\$ 405,656.05	1.25%
Successor Agency to CDC	CDC TARR BOND P1 RED AR REV A/C 2014 A	7.36	0.00	0.00	7.36	0.27%
Successor Agency to CDC	CDC TARR BOND CC RED AR RES A/C 2014 B	622,661.36	1.00	0.00	622,662.36	1.25%
Successor Agency to CDC	CDC TARR BOND CC RED AR REV A/C 2014 B	15.38	0.00	0.00	15.38	0.32%
Successor Agency to CDC	CDC 2ND SUB TARR B CC RES A/C 2014 C	1,123,709.28	1.80	0.00	1,123,711.08	1.25%
Successor Agency to CDC	CDC 2ND SUB TARR B CC REV A/C 2014 C	32.08	0.01	0.00	32.09	0.31%
	TOTAL	<u>\$ 2,152,080.86</u>	<u>\$ 3.46</u>	<u>\$ 0.00</u>	<u>\$ 2,152,084.32</u>	

FUND	ACCOUNT NAME	BEGINNING BALANCE	+ INTEREST/ DEPOSITS/ PURCHASES/ MARKET GAIN	(-) ADM.FEES/ WITHDRAWALS/ SALES/ MATURITIES/ (MARKET LOSS)	ENDING BALANCE	RATE
Successor Agency to CDC	FIN. AUTH. TRB INT A/C 2005 SERIES A	\$ 105,787.50	\$ 6.09	\$ (105,787.50)	\$ 6.09	0.33%
Successor Agency to CDC	FIN. AUTH. TRB PRIN A/C 2005 SERIES A	14.39	0.00	0.00	14.39	0.28%
Successor Agency to CDC	FIN. AUTH. TRB REV FUND 2005 SERIES A	0.01	15.65	0.00	15.66	0.32%
Successor Agency to CDC	FIN. AUTH. TRB INT A/C 2005 SERIES A PR 1	194,485.16	49.55	0.00	194,534.71	0.30%
Successor Agency to CDC	FIN. AUTH. TRB RES A/C 2005 SERIES A CC	438,945.64	111.84	0.00	439,057.48	0.30%
	TOTAL	<u>\$ 739,232.70</u>	<u>\$ 183.13</u>	<u>\$ (105,787.50)</u>	<u>\$ 633,628.33</u>	

In compliance with California Government Code Section 53646, as the City Treasurer of City of Bell Gardens, I hereby certify that sufficient investment liquidity and anticipated revenues are available to meet the City's and Successor to CDC's expenditure requirements for the next six months, and that all investments are in compliance of the City's Statement of Investment Policy. I also certify that this report reflects all Government Agency pooled investments and all City's and Successor Agency to CDC's bank balances.

Will Kaholokula
City Treasurer

Sign: 
Date: 5/28/19



**CITY OF BELL GARDENS
OFFICE OF THE CITY MANAGER**

AGENDA REPORT

Item 6.

TO:	Honorable Mayor and City Council Members
FROM:	Michael B. O'Kelly, City Manager
BY:	Carmen Morales, Acting Director of Community Development
SUBJECT:	FIREWORK STAND APPLICATIONS
DATE:	June 10, 2019

RECOMMENDATION:

It is staff recommendation that the City Council, by motion, approve the three (3) applications from organizations seeking to operate firework stands within the City limits from June 28, 2019, 12:00 p.m., through July 5, 2019, 12:00 p.m.

BACKGROUND/DISCUSSION:

Pursuant to Bell Gardens Municipal Code (Code) Section 16.40, no person shall sell fireworks within the City without first having applied for and received a permit in compliance with the terms set forth in the Code. Permits are issued only to non-profit associations or corporations organized primarily for veteran, patriotic, welfare, civic betterment, or charitable purposes which: 1) have a principal and permanent meeting place in the City; 2) have been organized and established in the area within the City for a minimum of two years continuously preceding the filing of the application, and 3) have a bona fide membership of at least twenty members.

Included for your review are the following 3 applications in compliance with the code provisions received by the Community Development Department: 1) La Senda Antigua; 2) La Pentecostals; 3) Bell Gardens High School Band Boosters.

CONCLUSION:

It is recommended that the City Council approve the 3 applications from non-profit organizations seeking to operate firework stands within the City limits.

FISCAL IMPACT:

No Fiscal Impact.

ATTACHMENTS:

Exhibit 1 - Firework Applications

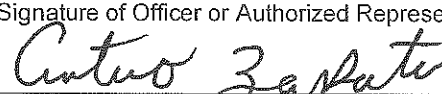
APPROVED ELECTRONICALLY BY:

Michael B. O'Kelly, City Manager

Marc Tran, Interim Assistant City Attorney for Rick R. Olivarez, Interim City Attorney

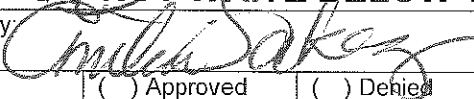
Will Kaholokula, Director of Finance and Administrative Services

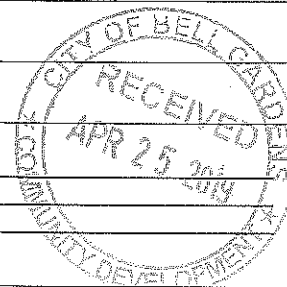
CITY OF BELL GARDENS APPLICATION FOR PERMIT TO SELL FIREWORKS

Name Of Organization: LA SENDA ANTIGUA	
Location of Fireworks Stand 6380 FLORENCE	
Mailing Address: 5548 CLARA BELL GARDENS, CA 90201	Telephone No. (562) 928-2959
Status: () Veteran () Patriotic () Welfare (X) Charitable () Civic Betterment	
Address of Principal Meeting Place: 5548 CLARA BELL GARDENS, CA 90201	
Date When Organized: 1986	Number of Members: 50+
State Board of Equalization Sales Tax Permit Number: PLEASE SEE ATTACHED	
Insurance Company: LOCKTON COMPANIES	Policy Number: 12178527
(Minimum Requirements: Public Liability. \$50/100,000 – Property Damage \$10,000. Attach Certificate of Insurance naming the City of Bell Gardens as additional insured to this application.)	
Name and Address of Fireworks Wholesaler or Distributor: TNT Fireworks 555 N. Gilbert St. Fullerton Ca 92833	
Wholesaler's State Fire Marshal's License Number: PLEASE SEE ATTACHED	
I certify that the above information is true and correct to the best of my knowledge and such information is subject to audit.	
Name and Address of Authorized Representative: <u>ARTURO ZAPATA</u> <u>5548 CLARA ST., BELL GARDENS, CA 90201</u>	Phone No. <u>(562) 743-5669</u>
Signature of Officer or Authorized Representative: 	Date: <u>03-15-19</u>

Each organization operating or participating in a fireworks stand shall submit to the City a financial statement of actual sales and profit by 6:00 PM October 4, 2019. Failure to comply may result in revocation of future license eligibility.

DO NOT WRITE BELOW THIS LINE

Fee: \$150.00 received by: 		Date: <u>4/25/19</u>
City Council	() Approved () Denied	Date:
Building & Safety Officer	() Approved () Denied	Date:
Remarks: 		



* NOTE: APPLICATIONS ARE DUE MAY 1ST .

CITY OF BELL GARDENS

APPLICATION FOR PERMIT TO SELL FIREWORKS

Name or Organization: Bell Gardens High School Band Boosters	
Location of Fireworks Stand: 6901 Eastern Ave Bell Gardens CA	
Mailing Address: 6629 Chalet Drive Bell Garden CA	Telephone No: 562-745-5119
Status: () Veteran () Patriotic () Welfare (X) Charitable () Civic Betterment	
Address of Principal Meeting Place: 6119 Agra St Bell Gardens CA	
Date When Organized: 2008	Number of Members: 54
State Board of Equalization Sales Tax Permit Number: 228114176-00001	
Insurance Company: Britton Gallagher	Policy Number:
(Minimum Requirements: Public Liability \$50/100,000 - Property Damage \$10,000. Attach Certificate of Insurance naming the City of Bell Gardens as additional insured to this application.)	
Name and Address of Fireworks Wholesaler or Distributor: Phantom Fireworks Western Region 2023 Chicago Ave Riverside CA 92507	
Wholesaler's State Fire Marshal's License Number: 2000343	
I certify that the above information is true and correct to the best of my knowledge and such information is subject to audit.	
Name and Address of Authorized Representative: Lidia Jarez	Phone No: (562) 745-5119
Signature of Officer or Authorized Representative:	Date: 4-26-2019

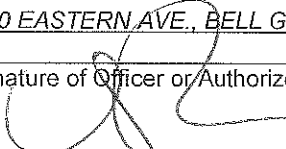
Each organization operating or participating in a fireworks stand shall submit to the City a financial statement of actual sales and profit by 6:00 PM October 6, 2019. Failure to comply may result in revocation of future license eligibility.

DO NOT WRITE BELOW THIS LINE

Fee: \$150.00 received by: <i>[Signature]</i>	Date: 4/29/19
City Council () Approved () Denied	Date:
Building & Safety Officer () Approved () Denied	Date:
Remarks:	


* NOTE: APPLICATIONS ARE DUE MAY 1st

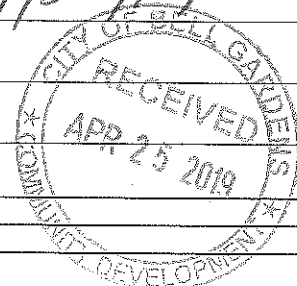
CITY OF BELL GARDENS APPLICATION FOR PERMIT TO SELL FIREWORKS

Name Of Organization:		LA PENTECOSTALS	
Location of Fireworks Stand		8300 EASTERN AVE.	
Mailing Address:		Telephone No.	
8300 EASTERN AVE. BELL GARDENS, CA 90201		(562) 806-3761	
Status:			
<input type="checkbox"/> Veteran <input type="checkbox"/> Patriotic <input type="checkbox"/> Welfare <input checked="" type="checkbox"/> Charitable <input type="checkbox"/> Civic Betterment			
Address of Principal Meeting Place:		8300 EASTERN AVE., BELL GARDENS, CA 90201	
Date When Organized:		Number of Members:	
7/26/1961		78	
State Board of Equalization Sales Tax Permit Number:			
228032256-00001			
Insurance Company:		Policy Number:	
LOCKTON COMPANIES		12178546	
(Minimum Requirements: Public Liability. \$50/100,000 – Property Damage \$10,000. Attach Certificate of Insurance naming the City of Bell Gardens as additional insured to this application.)			
Name and Address of Fireworks Wholesaler of Distributor:		TNT Fireworks 555 N. Gilbert St. Fullerton Ca 92833	
Wholesaler's State Fire Marshal's License Number:		PLEASE SEE ATTACHED	
I certify that the above information is true and correct to the best of my knowledge and such information is subject to audit.			
Name and Address of Authorized Representative:		Phone No.	
<u>VERONICA HERNANDEZ</u>		562-644-0647	
<u>8300 EASTERN AVE., BELL GARDENS, CA 90201</u>			
Signature of Officer or Authorized Representative:		Date:	
		4/24/19	

Each organization operating or participating in a fireworks stand shall submit to the City a financial statement of actual sales and profit by 6:00 PM October 5, 2019. Failure to comply may result in revocation of future license eligibility.

DO NOT WRITE BELOW THIS LINE

Fee: \$150.00 received by:		Date:	
		4/25/19	
City Council	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	Date:	
Building & Safety Officer	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	Date:	
Remarks:			



* NOTE: APPLICATIONS ARE DUE MAY 1ST .



**CITY OF BELL GARDENS
OFFICE OF THE CITY MANAGER**

AGENDA REPORT

Item 7.

TO:	Honorable Mayor and City Council Members
FROM:	Michael B. O'Kelly, City Manager
BY:	Chau Vu, Director of Public Works Steve Hilton, City Traffic Engineer
SUBJECT:	PARKING RESTRICTIONS – RED CURB WATCHER & AJAX AVENUE T-INTERSECTION
DATE:	June 10, 2019

RECOMMENDATION:

It is staff recommendation that the City Council, by motion:

1. Adopt the attached Resolution authorizing parking restrictions in Bell Gardens;
2. Authorize the installation of ten (10') feet of red curb (no parking) on Watcher Street (southwest corner of the intersection) starting at the back of the curb return;
3. Authorize the installation of ten (10') feet of red curb (no parking) on Ajax Avenue (southwest corner of intersection starting at the end of curb return; and
4. Authorize the installation of the appropriate signage.

BACKGROUND/DISCUSSION:

At the April 9, 2019 Traffic and Safety Commission meeting, the City's Traffic Engineering Consultant presented a Stop Warrant Study for the T-intersection of Watcher Street and Ajax Avenue. The study was a response to a formal request made by City staff to determine if the addition of stop signs along Watcher Street were warranted. The northbound approach on Ajax Avenue has a stop sign, and the easterly street segment on Watcher Street does not. The City's Traffic Engineering consultant concluded the following:

1. The stop sign warrant analysis indicates that the MUTCD warrants for collisions and volume are not satisfied at the intersection of Watcher Street and Ajax Avenue.
2. The sight distance warrant is satisfied for northbound Ajax Avenue motorists view of eastbound Watcher Street traffic. However, no traffic collisions have been reported in the past three years involving sight distance restrictions therefore sight distance restrictions are not significant enough to warrant removal of needed on-street residential parking.
3. Installation of stop signs on Watcher Street at Ajax Avenue are not warranted nor are they recommended.

However, members of the Traffic and Safety Commission requested staff to investigate the intersection and formulate a response for the potential to add red curb due line of sight concerns.

The proximity of parked cars on the southwest corner of the intersection does slightly decrease the visibility of northbound vehicular motorists on Ajax Avenue looking to the west for oncoming eastbound traffic and eastbound vehicular motorists are looking for pedestrians crossing at the southwest corner of Watcher Street and Ajax Avenue.

The City of Bell Gardens Municipal Code authorizes red curb as follows:

13.20.100 Restricted color parking.

A. When curbs have been marked or signs posted in accordance with this section, the following restrictions shall apply:

1. No-Stopping Zone. A red curb marking shall mean no stopping, standing or parking, whether the vehicle is attended or unattended, at any time, except that a bus may stop in a red curb area marked or signposted as a bus loading zone pursuant to BGMC 13.20.700.

Based on the field observations performed and engineering analysis conducted in April of 2019, the following findings and conclusions were presented to the Commission and approved:

1. The installation of ten (10) feet of red curb (no parking) on Watcher Street (southwest corner of the intersection) starting at the back of curb return; and
2. The installation of an additional ten (10) feet of red curb on Ajax Avenue (southwest corner of the intersection) starting at the end of curb return.

The installation of these red curbs will eliminate two (2) potential parking spaces. The Traffic and Safety Commission approved staff's recommendation at their May 7, 2019 commission meeting.

CONCLUSION:

Adding the recommended red curbs at the intersection of Ajax and Watcher will improve sight distance of on-coming traffic.

FISCAL IMPACT:

The cost for installation is approximately \$275 and is available in the FY 18-19 Street Maintenance budget.

ATTACHMENTS:

Exhibit 1 - Resolution No. 2019-22

Exhibit 2 - Aerial Map

Exhibit 3 - Radius Map

APPROVED ELECTRONICALLY BY:

Michael B. O'Kelly, City Manager

Marc Tran, Interim Assistant City Attorney for Rick R. Olivarez, Interim City Attorney

Will Kaholokula, Director of Finance and Administrative Services

RESOLUTION NO. 2019-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL GARDENS, CALIFORNIA, ESTABLISHING PARKING RESTRICTIONS IN THE CITY OF BELL GARDENS IN ACCORDANCE WITH CHAPTER 13.20 (PARKING) OF THE BELL GARDENS MUNICIPAL CODE

WHEREAS, the City Council desires by this Resolution to modify the parking restrictions presently in effect in the City of Bell Gardens;

WHEREAS, the City Council desires to add red curb 'no parking' to the area described below.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BELL GARDENS FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

SECTION 1. The stopping, standing, or parking of a vehicle upon any of the following streets or parts thereof shall be prohibited, pursuant to Section 13.20.120 of the Bell Gardens Municipal Code, at all times or during such other hours as are set forth herein:

A. At all times.

1. The south side of Watcher Street from the prolongation of the westerly curb of Ajax Avenue to a point ten (10') feet westerly thereof; and
2. The west side of Ajax Avenue from the prolongation of the southerly curb of Watcher Street to a point ten (10') feet southerly thereof.

SECTION 2. The City Council hereby approves the amendment to the City's master parking list and directs City staff to amend the City's master parking list by adding On-Street Disabled Persons Parking blue curb areas described in the preceding paragraph.

SECTION 3. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions and it shall become effective immediately upon its approval.

PASSED, APPROVED, and ADOPTED this 10th day of June, 2019.

THE CITY OF BELL GARDENS

Alejandra Cortez, Mayor

APPROVED AS TO FORM:

ATTEST:

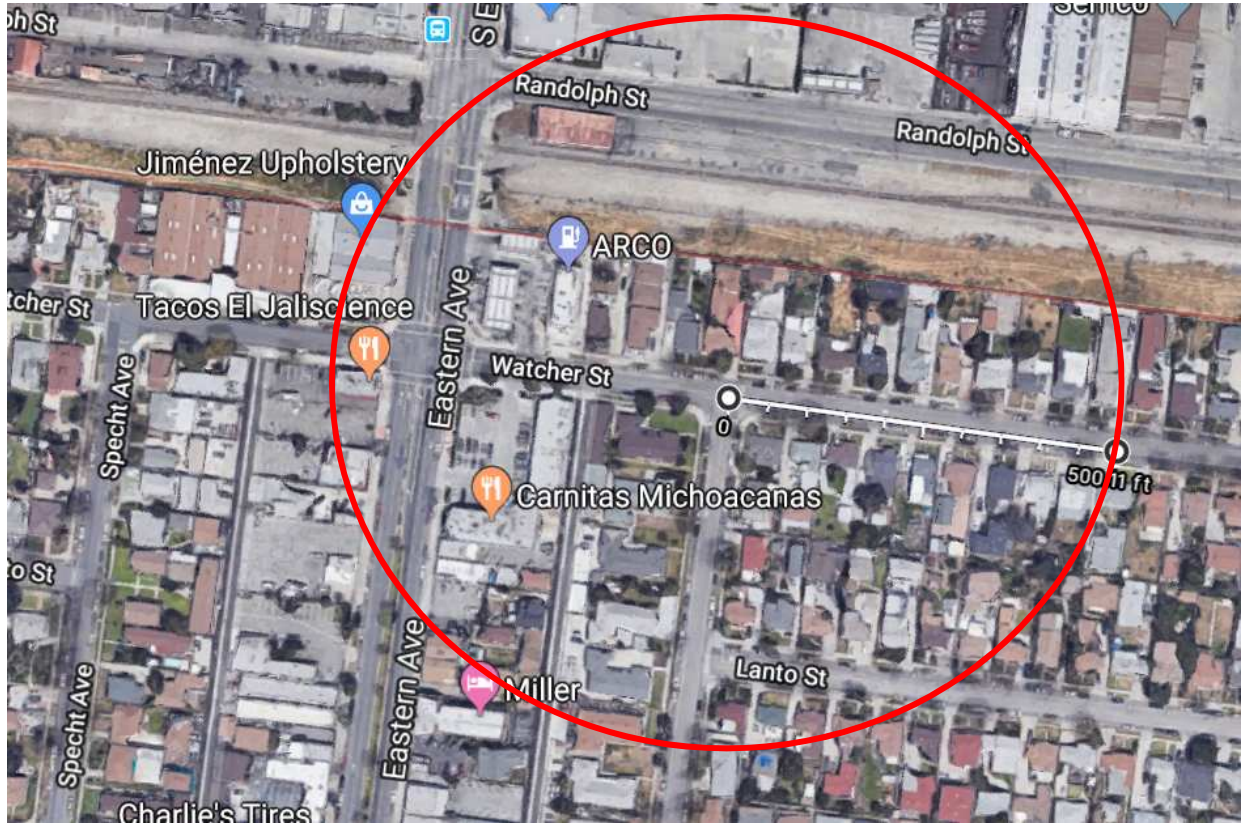
Rick R. Olivarez
Interim City Attorney

Kristina Santana
City Clerk

Exhibit B – Aerial View



Exhibit B



500-foot Radius Map: Red Curb – Watcher Street & Ajax Avenue



**CITY OF BELL GARDENS
OFFICE OF THE CITY MANAGER**

AGENDA REPORT

Item 8.

TO:	Honorable Mayor and City Council Members
FROM:	Michael B. O'Kelly, City Manager
BY:	Chau Vu, Director of Public Works Sid Mousavi, P.E., City Engineer
SUBJECT:	APPROVAL OF THE CITY OF BELL GARDENS SEWER SYSTEM MANAGEMENT PLAN FIVE-YEAR RECERTIFICATION
DATE:	June 10, 2019

RECOMMENDATION:

It is staff recommendation that the City Council by motion, approve the changes to the City's Sewer System Management Plan and its five-year re-certification.

BACKGROUND/DISCUSSION:

In May 2006, the State Water Resources Control Board (State) approved Waste Discharge Requirements (WDR) and a Monitoring and Reporting Program (MRP) for owners and operators of sanitary sewer systems. The WDR's also required the City to prepare and implement a Sewer System Management Plan (SSMP).

The City's sanitary sewer collection system is currently maintained by the County of Los Angeles (County) via the County-wide Consolidated Sewer Maintenance District (CSMD). The State requires maintenance agencies, such as the County, to prepare an SSMP for sewer collection systems they maintain and in November 2018 the County re-adopted their SSMP. This plan, however, is District-wide and is not specific to sewer systems of participating cities.

Therefore, the State requires the City to also prepare and implement a SSMP which includes an assessment of the City's entire sewer system for both hydraulic capacity and serviceability. In April 2014, the City approved and certified Bell Gardens' SSMP that was prepared by Infrastructure Engineers. There were milestones identified in the WDR that the City also complied with, such as: identifying a Legally Responsible Official (LRO), establishing an electronic method of reporting Sanitary Sewer Overflows (SSOs), certifying that various portions of the SSMP have been prepared and that the City has sufficient legal authority to enforce the SSMP. The SSMP requires a bi-annual audit of the operation and maintenance of the sewer system, monitoring of the system and annual reports to the City Council on sewer system performance. The SSMP covers other topics, including: establishing design criteria; periodic updating of the system maps; communicating with the public; reporting of SSOs to the appropriate regulatory agencies; addressing fats, oils and grease issues; and providing appropriate emergency response and implementing best management practices for operations and maintenance of the sewer system. The City has met those milestones, completed the SSMP document and certified the final SSMP back in 2014. Pursuant to the WDR, the City is required to update the SSMP every five (5) years and include any significant program changes.

Updates have been made to the System Evaluation and Capacity Assurance Plan (SECAP) section of the SSMP. The Capital Improvements Program (CIP) Schedule was updated to reflect that the various sewer pipe improvement projects to address hydraulic deficiencies are on-going and were not completed during the 2016-2017 fiscal year. The City's sewer system is currently maintained by the County's Consolidated Sewer Management District (CSMD); therefore, the City's Recommended Capacity Projects and CIP Schedule of said projects are being managed by the County. Changes were also made to the City's SSMP Audit, such as the number of miles that were closed circuit television video pipe inspected for scheduled periodic cleaning and the adoption of the latest versions of the City's Municipal Codes that include the County's Plumbing and Building Codes that were adopted in 2018.

In addition, the updated SSMP must be re-certified. That relevant portion of the WDR is as follows:

"...The SSMP must be updated every five (5) years, and must include any significant program changes. Re-certification by the governing board of the Enrollee (City) is required when significant updates to the SSMP are made. To complete the re-certification process, the Enrollee shall enter the data on the Online Database and mail the form to the State Water Board..."

CONCLUSION:

Approving these changes to the City's Sewer System Management Plan (SSMP) every five (5) years and the five-year certification will keep the City in compliance.

FISCAL IMPACT:

No fiscal impact.

ATTACHMENTS:

Exhibit 1 - SSMP Recertification

APPROVED ELECTRONICALLY BY:

Michael B. O'Kelly, City Manager

Marc Tran, Interim Assistant City Attorney for Rick R. Olivarez, Interim City Attorney

Will Kaholokula, Director of Finance and Administrative Services

City of Bell Gardens Sewer System Management Plan

April 2019 Five-Year Recertification per Water Discharge Requirements, State
Water Resources Control Board adopted Water Quality Order 2006-0003



Prepared By:



3060 Saturn Street, Suite 250
Brea, CA 92821
(714) 940-0100

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Introduction

Regulatory Overview

The State Water Resources Control Board (State Water Board) adopted Water Quality Order 2006-0003, on May 2, 2006, requiring all public agencies that own sanitary sewer collection systems greater than one mile in length to comply with the Statewide General Waste Discharge Requirements (WDR) for Sanitary Sewer Systems. All public agencies must apply for coverage by November 2, 2006, by completing the notice of intent (NOI) and legally responsible official (LRO) forms that the State Water Board distributed.

The intent of the WDR is to provide consistent statewide requirements for managing and regulating sanitary sewer systems throughout California. The State Water Board recognized a need to provide this consistent regulatory measure because many of the Regional Water Boards were beginning to implement similar measures inconsistently throughout the State, which was creating confusion in the discharger community. The State Water Board believes that providing a consistent regulatory measure that identifies regulatory expectations and comprehensive sanitary sewer overflow data will ultimately yield better collection system management and performance.

There are three major components to the WDR, including:

- Sanitary Sewer Overflow (SSO) Prohibitions;
- Sanitary Sewer Management Plan (SSMP) Elements; and
- SSO reporting.

While there are many other relevant components and findings within the WDR, the major components identified above represent most of the State Water Board's regulatory expectations for the implementation of the WDR. This regulatory audit is intended to provide an analysis of the current programs and practices within the City of Bell Gardens that address the above issues. The City's SSMP was developed and approved by City Council in July 2009 and provided recommendations to ensure the development of appropriate SSMP programs and an appropriate time schedule necessary to comply with the WDR. Pursuant to Sub- Section D. 14 PROVISIONS of the WDRs, the City is required to update the SSMP every five years, hence to remain compliant, this document serves as the update and re-certification of the 2014 SSMP.

The City of Bell Gardens is a part of the Consolidated Sewer Maintenance District (CSMD), and currently contracts with Los Angeles County Department of Public Works (LADPW) for their sanitary sewer cleaning and industrial waste enforcement. Additionally, as a part of the CSMD, the City is included in the County's Accumulative Capital Outlay Program (ACO Program). The ACO program identifies, rehabilitates and reconstructs sewer pipes within the CSMD that have structural deficiencies. However, it is still the responsibility of the City to implement recommendations identified herein that are not covered by CSMD.

Prohibitions

Section C of the WDR identifies and prohibits SSOs that result in a discharge of untreated or partially treated wastewater to waters of the United States and/or creates a nuisance as defined in California Water Code (CWC) Section 13050(m) is prohibited. CWC section 13050, subdivision (m), defines nuisance as anything which meets all of the following requirements:

- a. Is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property.
- b. Affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal.
- c. Occurs during, or as a result of, the treatment or disposal of wastes.

Since the State Water Board has not specifically defined SSOs that are subject to this prohibition and criteria for determining whether or not an SSO violates the above prohibition, the State and/or Regional Water Board will consider potential violations on a case-by-case basis. In general however, if an SSO results in a discharge to a surface water or drainage channel, the Water Board will consider this a discharge to Waters of the US. Additionally, if an SSO reaches an enclosed storm drainage pipe, and the SSO was not fully contained, captured, and pumped back into the sanitary sewer system, the Water Board will generally assume that the SSO reached a water of the US. In both cases the SSO will probably result in a violation of the WDR prohibition.

Determining whether an SSO created a nuisance is even more problematic and subjective. Again, since the State Water Board has not specifically defined SSOs that are subject to the nuisance prohibition and criteria for determining whether or not an SSO is in violation of this prohibition, the State and/or Regional Water Board will consider violations on a case-by-case basis.

In both cases, while reporting SSOs, determining whether or not the SSO violated the prohibition is not up to the reporting Agency. It is the enforcement agency's responsibility to determine compliance with the WDR.

Section I – Goals

Waste Discharge Requirements

This section describes the goals of the Sewer System Management Plan (SSMP), which is to provide a documented plan that describes all collection system activities and programs employed by an agency to ensure proper management of all collection system assets. Implementing an SSMP will ensure proper management, operation, and maintenance of all parts of the sanitary sewer system, ultimately helping to reduce and prevent SSOs, as well as mitigate any SSOs that do occur including meeting all applicable regulatory notification and reporting requirements. The box below contains specific language regarding the Goals requirement of the WDR.

Section D.13(i) - Goal: The goal of the SSMP is to provide a plan and schedule to properly manage, operate, and maintain all parts of the sanitary sewer system. This will help reduce and prevent SSOs, as well as mitigate any SSOs that do occur.

Commitment to continual improvement will also ensure that the SSMP is both a living and sustainable document that is continually updated, revised, and tailored towards the City's needs. The City is required to comply with the "State Water Resources Control Board (SWRCB), Order No. 2006-0030 DWQ" (Order) on General Waste Discharge Requirements for publicly owned sewage collection agencies having more than one mile of collection pipelines.

This section describes the City's stated goals of the SSMP and is intended to clarify the City's desired level of service that it is providing to its customers. Typically, high level statements regarding the overall management of a system includes a vision and mission statement, as well as a statement of short- and long-term goals.

Statement of Goals

- The City will comply with the requirements of the WDR, including requirements for reporting, developing, implementing and updating a SSMP;
- City shall take all feasible steps to eliminate SSOs. In the event that an SSO does occur, the City will continue to employ the steps to contain and mitigate the impacts of an SSO.
- In the event of an SSO, the City will continue to take reasonable steps to prevent untreated or partially treated wastewater from discharging from storm drains into flood control channels or waters of the United States by blocking the storm drainage system and by removing the wastewater from the storm drains.

- The City will continue to always try to identify the cause or likely cause of the discharge event;
- When a sanitary sewer overflow occurs, the Enrollee will continue to take all feasible steps and necessary remedial actions to 1) control or limit the volume of untreated or partially treated wastewater discharged, 2) terminate the discharge, and 3) recover as much of the wastewater discharged as possible for proper disposal, including any wash down water.
- The City will continue to provide adequate capacity to convey base flows and peak flows, including flows related to wet weather events. Capacity shall meet or exceed the design criteria as defined in the Enrollee's System Evaluation and Capacity Assurance Plan for all parts of the sanitary sewer system owned or operated by the City.

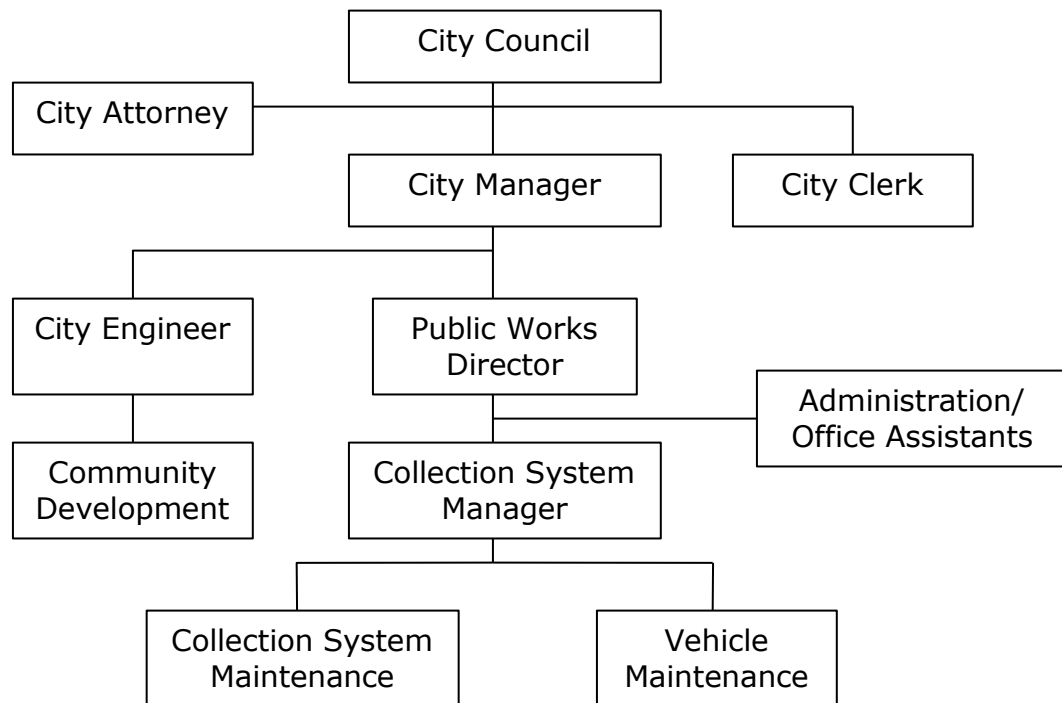
Section II – Organization

This element of the WDR describes both the organizational structure of the City as well as activities, duties, and responsibilities for individuals and positions associated with the sanitary sewer system. This section should include typical positions and their associated activities, duties, and responsibilities. The box below contains specific language regarding the Organization requirement of the WDR.

D.13 (ii) - Organization: The SSMP must identify:

- (a) The name of the responsible or authorized representative as described in Section J of this Order.
- b) The names and telephone numbers for management, administrative, and maintenance positions responsible for implementing specific measures in the SSMP program. The SSMP must identify lines of authority through an organization chart or similar document with a narrative explanation; and
- (c) The chain of communication for reporting SSOs, from receipt of a complaint or other information, including the person responsible for reporting SSOs to the State and Regional Water Board and other agencies if applicable (such as County Health Officer, County Environmental Health Agency, Regional Water Board, and/or State Office of Emergency Services (OES)).

Clearly identifying specific roles and responsibilities within an organization will ensure a clear understanding of duties that must be performed, as well as training and skill sets that are associated with specific jobs throughout the agency. Typical position and associated responsibilities include:



City Council	Establishes policies, reviews and accepts formal plans, sets overall City direction, authorizes funds for projects/plans/programs, general overview of upper management (Mayor, City Manager, City Attorney), conducts public meetings and hearings, approves SSMP.
City Attorney	The City's attorney develops and approves legal documents, provides legal advice, conducts litigation, and attends public meetings.
City Manager	Responsible for the day-to-day management and operation of the City under the direction of the City Council. Specifically, the City Manager establishes procedures, plans strategy, leads staff, allocates resources defined in the City budget, delegates responsibility, authorizes outside contractor to perform services, and serves as overall public information officer.
City Engineer	Responsible for the development and implementation of city design and construction standards. Quite often responsible for 3 rd party plan check as well as construction and building inspection. Provides engineering drawings, plans, and specifications for projects within the city. Also is responsible for developing or overseeing engineering studies such as hydraulic modeling, master planning, and CIP program development.

Public Works Director	Responsible for the management and operation of the Public Works Department, including the operation and management of the sanitary sewer system. Reports to the City Manager
Collection System Manager	Responsible for the operation and maintenance activities of the sanitary sewer system, including direct supervision and scheduling of all maintenance crews, and regularly scheduling maintenance activities. Coordinates filed operations and prepares and implement overflow emergency response plan, leads emergency response, investigates and reports SSOs and trains maintenance workers and field crews. The City of Bell Gardens is a part of the Consolidated Sewer Maintenance District (CSMD), and currently contracts with Los Angeles County Department of Public Works (LADPW) for their sanitary sewer cleaning and industrial waste enforcement. Additionally, as a part of the CSMD, the City is included in the County's Accumulative Capital Outlay Program (ACO Program). The ACO program identifies, rehabilitates and reconstructs sewer pipes within the CSMD that have structural deficiencies.
Maintenance Workers	Staff preventative maintenance activities, report condition of City assets, mobilize and respond to notification of stoppages and SSOs, and mobilize sewer-cleaning equipment and by pass pumping equipment. As mentioned previously, the City of Bell Gardens is a part of the CSMD, and currently contracts with LADPW for their sanitary sewer cleaning and industrial waste enforcement. Additionally, as a part of the CSMD, the City is included in the County's ACO Program.
Office Assistant	Responsible for receiving maintenance calls and complaints and dispatching maintenance workers to perform emergency operations. Also responsible for initiating records within the agencies tracking system for SSOs and other related events.

The City has developed an organizational document that defines the roles and responsibilities for all City Employees and other parties that are responsible for carrying out activities associated with sanitary sewer system. This document includes duty statements, job performance requirements, and other pertinent information necessary to clearly communicate roles, responsibilities, skill sets, licensures, and training needed to carry out specific job-related duties. Furthermore, it is recommended to change the name of the Legally Responsible Official to the current City Manager, Philip Wagner.

The City has created a clear and concise protocol regarding initial SSO notification, emergency response, reporting, and certification. All procedures are written and communicated to all parties that are involved with SSO response, notification, and reporting. Emergency contact telephone numbers have been distributed to the public, public agencies that may be involved with response to SSOs (fire, police, public health, regional board, etc...), and all appropriate City staff. Procedures that identify communication paths between the City and any other city contractor (including LA County Department of Public Works and other City contractors), have been developed, and communicated to ensure proper implementation, training, and revisions if needed.

Section III - Legal Authority

Waste Discharge Requirements

This section of the SSMP discusses the City's Legal Authority, including its municipal code and any agreements with other agencies. This section fulfills the legal authority requirement as described in the Waste Discharge Requirements (WDR). The box below contains specific language regarding the Legal Authority requirement of the WDR.

- D.13 (iii) Legal Authority:** Each Enrollee must demonstrate, through sanitary sewer system use ordinances, service agreements, or other legally binding procedures, that it possesses the necessary legal authority to:
- (a) Prevent illicit discharges into its sanitary sewer system (examples may include Infiltration/Inflow (I/I), stormwater, chemical dumping, unauthorized debris and cut roots, etc.);
 - (b) Require that sewers and connections be properly designed and constructed;
 - (c) Ensure access for maintenance, inspection, or repairs for portions of the lateral owned or maintained by the Public Agency;
 - (d) Limit the discharge of fats, oils, and grease and other debris that may cause blockages, and
 - (e) Enforce any violation of its sewer ordinances

Municipal Code

After careful review of Chapter 11 (Health and Sanitation), Section 11.08 entitled "Sanitary Sewers and Industrial Wastes", the City of Bell Gardens has adopted Division 2, entitled "Sanitary Sewers and Industrial Waste" of Title 20, Utilities of the Los Angeles County (LACO) Code by reference. The City's Wastewater Ordinance is included in Appendix A of this SSMP.

The following sections are excerpts from LACO code's Title 20 and LACO Plumbing Code (Title 28) that address various issues required by the WDR and are provided for reference only.

Prevention of Illicit Discharges

The LACO Plumbing Code Title 28 has language prohibiting illicit discharges. The specific purpose is to prevent the discharge of any pollutant into the sanitary sewer system that would obstruct or damage the collection system, interfere with treatment, or threaten harm to human health or the environment. Examples of discharges covered are listed below.

- Storm water and I/I – The LACO Plumbing Code Title 28 (Sections 306.2, 714.2, and 1101.2) prohibits the unauthorized discharge of rain, surface, or subsurface water into the collection system. The Consolidated Sewer Maintenance District (CSMD) has an I/I control program under the CSMD's ongoing sewer line cleaning and maintenance program, which includes closed-circuit television (CCTV) and other mechanisms to detect I/I. By ordinance, the LACO Board of Supervisors has established a financial plan to ensure capital replacement or rehabilitation of sewer lines prone to I/I within the CSMD (LACO Code, Section 20.40.045).
- Industrial Waste – The LACO Code (Section 20.20.160) defines industrial waste as “any and all waste substances, liquid or solid, except domestic sewage, and includes among other things radioactive wastes and explosive, noxious or toxic gas when present in the sewage system.” Section 20.36.010 prohibits the discharge or deposit at any time, or allows the continued existence of a deposit of any material which may create a public nuisance, or menace to the public health or safety, or which may pollute underground or surface waters, or which may cause damage to any storm drain channel or public or private property.
- Other Discharges – The illegal dumping of offensive or damaging substances such as chemical debris, etc., which are considered inflows, are prohibited by Los Angeles County Code, Section 20.36.010.

Proper Design and Construction of Sewers and Connections

The LACO Code sections 20.32.330 and 20.32.340 require that the design of new sewer lines be in conformity with requirements of Part 3 of Chapter 20.32 of the Code. Similarly, Section 20.32.350 of the LACO Code requires that the design of new house laterals conform to the requirements of Part 3, Chapter 20.32 of the Code unless otherwise covered by the LACO Plumbing Code, Title 28. The collection sewer system, by law (LACO Code 20.32.580), is required to conform to all the requirements prescribed by division 2 of the LACO Code, by the Standard Specifications for Public Works Construction (Green Book) and by the Special Provisions and Standard Plans. The inspection and construction of mainline sewers to ensure proper construction is covered under Section 20.32.590 of the LACO Code. The construction of house laterals is covered under the LACO Plumbing Code.

Lateral Maintenance Access

The LACO Code Section 20.24.080 states that “All house laterals, industrial connection sewers, and appurtenances thereto existing as of January 23, 1953, or thereafter constructed, needs to be maintained by the owner of the property served in a safe and sanitary condition, and all devices or safeguards which are required by this Division 2 for the operation thereof needs to be maintained in good working order.”

Limit Discharge of FOG and Other Debris

The Director of Public Works under the LACO Plumbing Code, Title 28, has the legal authority to require the installation of grease interceptors at restaurants and other food establishments that generate grease. Section 20.36.560 of LACO Code also gives the Director of Public Works the authority to require the installation of treatment facilities, including grease interceptors at any facility that generates FOG in the amount that will damage or increase the maintenance costs of the sewer collection system. A list of these grease producing facilities are included as Appendix B.

The LACO Code Section 20.24.090 gives the Director of Public Works the legal authority to inspect mainline sewers, interceptors, etc., as often as he deems necessary, to ascertain whether such facilities are maintained and operated in accordance with the provisions of Division 2 of the LACO Code. Section 20.36.400 of the LACO Code prohibits the discharge of FOG and other substances that may, among other things, clog, obstruct, fill, or necessitate frequent repairs, cleaning out, or flushing of sewer facilities in the sewer system.

Enforcement Measures

Under Section 20.24.100 of the LACO Code, the Director of Public Works is empowered to enforce all of the requirements prescribed in Division 2 of the LACO Code and in accordance with Section 20.24.110 may delegate this authority. LACO Code Section 20.24.160 allows criminal penalties for any violations of Division 2 of the LACO Code. Additionally, the municipal code includes enforcement measures in Section 11.08.090 (Violations and Penalty) which states:

Every person who violates any of the provisions of the sanitary sewer and industrial waste ordinance of the city of Bell Gardens is guilty of a misdemeanor and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of the ordinance is committed, continued or permitted, and upon conviction is punishable by a fine of not exceeding \$1,000 or by imprisonment in the county jail for a period not exceeding six months, or by both such fine and imprisonment.

Agreements with Other Agencies

As noted in the municipal code section of this SSMP, the requirements for legal authority are fulfilled by the adoption of Division 2, Title 20 of the LACO Code in the City's municipal code. However, the City has an additional agreement with the County of Los Angeles which is described in this section.

Agreement with the County of Los Angeles

The City has entered into an agreement with the County of Los Angeles for the conveyance, treatment and disposal of wastewater.

Control of Infiltration/Inflow from Satellite Collection Systems

Sewer facilities from the CSMD that drain into the City of Bell Gardens sewer facilities have been identified and therefore can be considered a satellite collection system of the City. All monitoring, evaluating and reporting of discharge measurements is the responsibility of the County according to the agreement with the County of Los Angeles mentioned in the previous section.

Section IV - Operations and Maintenance Activities

Waste Discharge Requirements

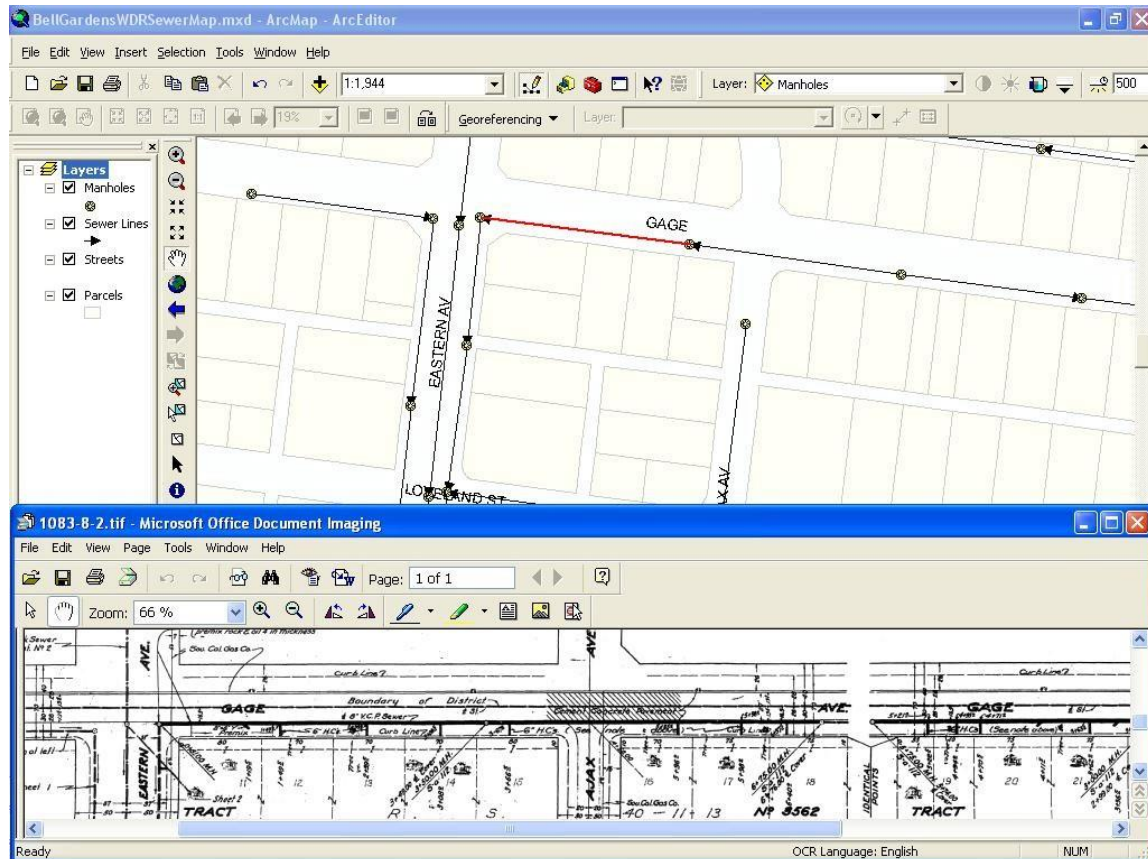
This section of the SSMP discusses the existing City operations, maintenance and other related measures and activities. As the WDR requirements continue to unfold, the City should consider developing a basic Operations and Maintenance program to supplement LADPW's program. Many of these recommendations have been outlined in the Sanitary Sewer Master Plan, the results which can be considered as additions or in some cases replacing the current operations and maintenance program. This section fulfills the Operation and Maintenance Program SSMP requirement as described in the Waste Discharge Requirements. The box below contains specific language regarding the Operations and Maintenance Activities requirement of the WDR.

- D.13 (iv) Operation and Maintenance Program:** The SSMP must include those elements listed below that are appropriate and applicable to the Enrollee's system:
- (a) Maintain an up-to-date map of the sanitary sewer system, showing all gravity line segments and manholes, pumping facilities, pressure pipes and valves, and applicable stormwater conveyance facilities;
 - (b) Describe routine preventative operation and maintenance activities by staff and contractors, including a system for scheduling regular maintenance and cleaning of the sanitary sewer system with more cleaning and maintenance targeted at known problem areas. The Preventative Maintenance (PM) program should have a system to document scheduled and conducted activities, such as work orders;
 - (c) Develop a rehabilitation and replacement plan to identify and prioritize system deficiencies and implement short-term and long-term rehabilitation actions to address each deficiency. The program should include regular visual and TV inspections of manholes and sewer pipes, and a system for ranking the condition of sewer pipes and scheduling rehabilitation. Rehabilitation and replacement should focus on sewer pipes that are at risk of collapse or prone to more frequent blockages due to pipe defects. Finally, the rehabilitation and replacement plan should include a capital improvement plan that addresses proper management and protection of the infrastructure assets. The plan shall include a time schedule for implementing the short-and long – term plans plus a schedule for developing the funds needed for the capital improvement plan;
 - (d) Provide training on a regular basis for staff in sanitary sewer system operations and maintenance and require contractors to be appropriately trained; and
 - (e) Provide equipment and replacement part inventories, including identification of critical replacement parts.

Collection System Map

The City does have its own automated set of collection system maps that have been developed in a GIS system and updated annually, by Infrastructure Engineers (IE). Additionally, all of Bell Gardens' as-built drawings have been scanned and "hot linked" to each sewer collection system for easy reference, by IE. Exhibit 1 shows an example of the as-built to sewer line "hotlink".

A map of the collection system is included as Appendix C of this SSMP.



**Exhibit 1
Sewer Line and As Built Hotlink**

Mapping of Sanitary Sewer Overflows

The locations of SSO occurrences are plotted annually on a CSMD-wide map. The causes of the SSO are also recorded. These maps are used for establishing SSO patterns, identifying hot spots as indicated by clusters on the map, and scheduling work assignments and providing information on SSO activities to the City.

The monthly numbers of SSOs are also depicted in charts and graphs by the County. The charts are used to identify SSO trends and as an indicator of I/I problems that need to be corrected. The graphs are used to identify SSO trends and to evaluate overall SSMP program success.

Preventive Maintenance Program

As part of the CSMD, the City relies on LADPW for provide maintenance for the sewer system on an as needed basis. According to LADPW, they perform regular inspection of the sewer system including manholes, pipes, siphons, as well as regular cleaning, repair, and related activities. During the last CCTV survey, performed by IE, blockages were identified in sewer pipes at various locations due to tree roots or grease. The City provided LADPW with a list of these pipes and LADPW has cleared these blockages and cleaned the pipes.

LADPW also has a regular cleaning schedule for the sewer pipes within the City. Sewer pipe segments and siphons have been placed on a routine cleaning program with a frequency that ranges from 30 days to 180 days depending on the severity of maintenance issues impacting the pipes. This cleaning schedule is included in this report as Appendix E.

Sanitary Sewer Evaluation Study (SSES)

The City contracted with IE to complete a comprehensive sanitary sewer system master plan in 2007. Based on the results and recommendations of this report, the City then adopted a sewer rate to generate the needed revenues for implementing the Capital Improvement Projects (CIP) portion of the report. The City has asked IE, Inc. to develop the system-wide CIP program to address the hydraulic and structural deficiencies identified in the sanitary sewer master plan. Approximately nine percent of the sewer system was televised for the master plan.

Additionally, as a result of the sanitary sewer master plan performed by IE for the City of Bell Gardens, and the results of the I/I analysis, a set of recommendations was developed to help pinpoint and ultimately reduce the amount of I/I in the system. These are mostly field work, some of which are not currently performed by LADPW. These activities become more critical in terms of monitoring and measuring the success of the City's sanitary sewer rehabilitation activities, which is part of the Sanitary Sewer Management Plan requirements.

Rehabilitation and Replacement Plan

The LADPW is planning several short term and long term sewer facilities assessment and rehabilitation programs called the Accumulative Capital Outlay Program (ACO Program). In 1987, the County Board of Supervisors established the Accumulative Capital Outlay (ACO) Fund to finance sewer rehabilitation projects within the CSMD.

In compliance with WDR's all sewer pipe segments within the CSMD found to have structural deficiencies will continue to be rehabilitated or reconstructed under LADPW's ACO program. In the 2007 Sewer Master Plan, IE identified hydraulically and structurally deficient pipes that were recommended for replacement and provided a 10-Year Capital Improvement Plan (CIP) based on improvement priorities.

Contingency Equipment and Replacement Inventories

LADPW has a comprehensive equipment maintenance program. Equipment is regularly checked, adjusted, repaired or replaced as necessary. However, major fixed assets are replaced when they meet or exceed the Department's established fixed assets replacement criteria based on age of the equipment, mileage, hours of use, repair history etc.

Equipment categorized as class 9 (less than ¼ ton) or lower is automatically replaced by the Fleet Management Group of the Department when it meets the replacement criteria. The request to replace equipment higher than class 9 is made as part of the CSMD annual budget. In addition to the above replacement criteria, an analysis and recommendation by trained staff of LADPW and approval by Department administration are required to replace equipment higher than class 9.

These criteria notwithstanding, a piece of equipment can also be replaced if its reliability or safety of operation becomes questionable. New and additional equipment are also acquired when fully justified based on increased workload, new activity, additional personnel, technological improvements, time savings, cost savings, employee or public safety requirements etc.

Training

All personnel responsible for the operation and maintenance of the sewer collection system are required to undergo formal training, as per SWRCB requirements. Therefore, LADPW staff responsible for the operation and maintenance of the sewer collection system and the inspectors attend formalized collection training classes or seminars given by other agencies including California Occupational, Safety and Health Administration (CALOSHA), California Water Environment Association (CWEA), International Brotherhood of Electrical Workers etc. This is to keep them abreast with the latest technology in the industry on how to safely and efficiently carry out their tasks. The District also utilizes informal training approaches, such as tailgate meetings, monthly safety meetings and apprenticeship training program from higher level staff

Additionally, only companies with well trained and experienced staff are considered for either emergency SSO mitigation or sewer construction or rehabilitation work.

Section V - Emergency Response Program

Waste Discharge Requirements

This section of the SSMP provides an overview and summary of the recommended City emergency response documents and procedures for sanitary sewer overflows. The City's Sewer System Maintenance, Overflow and Spill Prevention Plan can be found in Appendix D. This section fulfills the Overflow Emergency Response Plan requirement as described in the Waste Discharge Requirements. The box below contains specific language regarding the Overflow Emergency Response Plan requirement of the WDR.

D. 13 (vi) Overflow Emergency Response Plan - Each Enrollee shall develop and implement an overflow emergency response plan that identifies measures to protect public health and the environment. At a minimum, this plan must include the following:

- (a) Proper notification procedures so that the primary responders and regulatory agencies are informed of all SSOs in a timely manner;
- (b) A program to ensure an appropriate response to all overflows;
- (c) Procedures to ensure prompt notification to appropriate regulatory agencies and other potentially affected entities (e.g. health agencies, Regional Water Boards, water suppliers, etc.) of all SSOs that potentially affect public health or reach the waters of the State in accordance with the MRP. All SSOs shall be reported in accordance with this MRP, the California Water Code, other State Law, and other applicable Regional Water Board WDRs or NPDES permit requirements. The SSMP should identify the officials who will receive immediate notification;
- (d) Procedures to ensure that appropriate staff and contractor personnel are aware of and follow the Emergency Response Plan and are appropriately trained;
- (e) Procedures to address emergency operations, such as traffic and crowd control and other necessary response activities; and
- (f) A program to ensure that all reasonable steps are taken to contain and prevent the discharge of untreated and partially treated wastewater to waters of the United States and to minimize or correct any adverse impact on the environment resulting from the SSOs, including such accelerated or additional monitoring as may be necessary to determine the nature and impact of the discharge.

Overflow Response Procedure

Bell Gardens is part of the CSMD. If a report of an SSO is received by staff at the City of Bell Gardens, City staff immediately investigates the spill to determine if it is an SSO and then contacts the appropriate LADPW staff. LADPW provides 24-hour emergency services to investigate and/or correct complaints from citizens. The LADPW 24-hour emergency telephone number is 1-800-675-HELP (4357). Personnel are available 24-hours each day of the year to receive and act on any calls or automated alarms related to problems in the sewer system, including overflows. During business hours, emergency calls are received by the Public Works Operator. The Operator will call and dispatch the nearest Sewer Maintenance crew to the problem site. For after hour emergencies, the Operator will call the Sewer Maintenance Superintendents or Supervisors in the order listed on the Emergency Home Telephone List. The Superintendent or Supervisor who receives the emergency call will investigate the complaints and take appropriate action including immediate dispatch of a standby crew with necessary equipment to take care of the problem.

As contained in the CSMD overflow response instruction manual, the crew responding to an overflow emergency is required to stop the overflow, contain it if possible, and ensure that the facility or area is cleaned up and returned to normal operation. Residents in the immediate vicinity of the overflow are informed of the cause of the problem and the remedial action taken. The County Health Department is notified of all overflows and if the overflow exceeds 1,000 gallons and or reaches the storm drain system, the Regional Water Quality Control Board and the State Office of Emergency Services are notified. LADPW Flood Maintenance District (FMD) is notified of all overflows that discharge into the storm drain system. The role of FMD is to assist in tracing and capturing the spill as much as possible before it reaches the waters of the United States. The agencies to be notified, method and time frame for notification are presented in Table 1. The phone/fax numbers of the agencies are presented on section Table 2. The relevant data about the overflow such as location, volume, agencies notified, etc. is recorded in field report forms and later stored in the computer. All field personnel are trained to be conversant with these procedures and to accurately report of SSO incidents.

**Table 1
Regulatory Agencies Notification Procedures and Time Frames**

SSO Category	Type or Description	Agencies to be Notified	Type of Notification and Timeframe	
			Telephone/Fax	Written Report*/Online Database
1	A. SSO \geq 1,000 gallons	Health Department	As soon as possible, but no later than 2 hours after becoming aware of the spill.	N/A
	B. Results in discharge to drainage channel and/or surface water	Flood maintenance Division	As soon as possible, but no later than 2 hours after becoming aware of the spill.	N/A
	C. Discharge to a storm drain and not fully captured and returned to the sanitary sewer system	RWQCB (Region 4)	As soon as possible, but no later than 2 hours after becoming aware of the spill.	Certify that the notification has been made ASAP, but no later than 24 hours after becoming aware of the spill.
		OES	As soon as possible, but no later than 2 hours after becoming aware of the spill.	N/A
		SWRCB	As soon as we become aware of the SSO, reporting is possible and can be provided without substantially impeding cleanup or other measures.	Online Initial Report – ASAP, but no later than initial 3 business days after we are made aware of it. Final Online Certified Report – Within 15 calendar days on conclusion of the SSO response and remediation. Additional Information – Anytime in form of an attachment.
2	All other SSOs resulting from the sanitary sewer system	Health Department RWQCB (Region 4) OES SWRCB	Same as above Same as above Same as above N/A	N/A Same as above N/A Online – Within 30 days after the end of the calendar month in which the SSO occurred.
3	Private lateral sewage discharge caused by blockages or other problems within a privately owned lateral	Health Department RWQCB (Region 4) OES SWRCB (Optional)	Same as above Same as above Same as above N/A	N/A Same as above N/A N/A
N/A	No SSO in a calendar month	SWRCB	N/A	Online Database Certified – Within 30 days after the end of the calendar month, certified statement that no SSO occurred.

**Table 2
Agencies Telephone/Fax Numbers**

Agency	Contacts	Hours of Operation
County Health Department	(213) 974-1234	Answered on a 24 hour, 7 day a week basis
State Office of Emergency Services	1-800-852-7550	Answered on a 24 hour, 7 day a week basis
Los Angeles Regional Water Quality Control Board (Region 4)	Phone: (213) 576-6600 Fax: (213) 576-6650	Answered only during normal working hours
Flood Maintenance Division (East Area)	Phone: (626) 445-7630 Phone: (626) 798-6761	Answered only during normal working hours
State Water Resource Control Board	Online database website address	

Procedure to Ensure Staff and Contractors are Aware and Properly Trained to Follow the Emergency Response Plan

The CSMD Emergency Response Plan is available to key personnel who are responsible for managing or responding to SSOs. Copies of the Districts' instruction manuals are available to field crews and engineers at the LADPW office who manage or have the role of preparing SSO reports to regulatory agencies. All contractors doing emergency sewer repair or other sewer related construction work for the CSMD are required to comply with the Employee and Public Safety, SSO Notification and Reporting Provisions of their agreement with LADPW. They are also required to have employees that are adequately trained and well equipped. The contractors' construction activities are regularly monitored by LADPW engineers and inspectors to assure compliance with these requirements.

Procedures to Address Emergency Operations such as Traffic, Crowd Control, and other Necessary Response Activities

The CSMD field personnel and the staff of the emergency contractors retained by LADPW for SSO responses are well trained in traffic and crowd control. The Districts' vehicles are well equipped with traffic and crowd control tools, including orange traffic control cones, yellow tape, flashing lights, high visibility yellow uniforms, etc.

Program to Eliminate or Minimize the Discharge of SSOs into Waters of the United States

The CSMD and emergency contractors' crews retained by LADPW are properly trained on methods and procedures to prevent or limit the amount of SSO into waters of the United States and how to mitigate their impacts. Some of the methods include the use of sand bags to contain SSOs, absorbent socks to prevent SSO discharge into storm drain catch basins, and the use of vacuum trucks to suck up contained spills and dump effluent back into the collection system at other safe locations. The CSMD have the reduction of response time for SSO as one of the major goals. Reducing response time would significantly limit the amount of SSO that reaches the waters of the United States.

Section VI - Fats, Oil and Grease (FOG) Control Program

Waste Discharge Requirements

Currently, the City of Bell Gardens does not have a major FOG problem. This section of the SSMP discusses recommended FOG control measures, including identification of potential problem areas, focused cleaning, and source control. This section fulfills the FOG control requirement as described in the Waste Discharge Requirements. The box below contains specific language regarding the FOG Control Program requirement of the WDR.

D. 13 (vii) FOG Control Program - Each Enrollee shall evaluate its service area to determine whether a FOG control program is needed. If an Enrollee determines that a FOG program is not needed, the Enrollee must provide justification for why it is not needed. If FOG is found to be a problem, the enrollee must prepare and implement a FOG source control program to reduce the amount of these

substances discharged to the sanitary sewer system. The plan shall include the following as appropriate:

- a) An implementation plan and schedule for a public education outreach program that promotes proper disposal of FOG;
- () A plan and schedule for the disposal of FOG generated within the sanitary sewer system service area. This may include a list of acceptable disposal facilities and/or additional facilities needed to adequately dispose of FOG generated within a sanitary sewer system service area;
- c) The legal authority to prohibit discharges to the system and identify measures to prevent SSOs and blockage caused by FOG;
- (d) Requirements to install grease removal devices such as traps or interceptors), design standards for the removal devices, maintenance requirements, BMP requirements, record keeping and reporting requirements;
- (e) Authority to inspect grease producing facilities, enforcement authorities, and whether the Enrollee has sufficient staff to inspect and enforce the FOG ordinance;
- (f) An identification of sanitary sewer system sections subject to FOG blockages and establishment of a cleaning maintenance schedule for each section; and
- (g) Development and implementation of source control measures for all sources of FOG discharged to the sanitary sewer system for each section identified in (f) above.

FOG Control

The City recognizes the importance of a FOG control program. As previously mentioned in the Legal Authority section of this document, the City entered into an agreement with the County of Los Angeles to permit, track, inspect, and ensure compliance with the City's Sanitary Sewer and Industrial Waste Ordinance at industrial and commercial facilities within the City. This includes the annual inspection of grease producing facilities and their grease removal devices.

LADPW currently performs most of the FOG related responsibilities for the cities within the CSMD. As such, solidified fats found in the collection system during LADPW cleaning operations are trapped, collected and taken to their maintenance yard bins for disposal. FOG in liquid form is flushed by hydro jetting to the downstream treatment facilities for treatment and disposal. FOG prone sections of the sewer system, otherwise called "hot spots", are identified by LADPW throughout the CSMD during routine maintenance operations and investigation of stoppages and SSOs. Those portions of the sewer system found to have persistent FOG problems are put on monthly, quarterly or semi annual periodic cleaning schedule, depending on the magnitude of the problem.

Continued corroboration with LADPW will serve to meet many of the FOG program requirements described in the WDRs through regular inspections of industrial and commercial facilities.

Legal Authority

Since the City has adopted the LACO Sanitary Sewer and Industrial Waste Ordinance, there are legal measures that are available to the City to control sources of FOG. Additionally, the City has an agreement with the County for the inspection of grease producing facilities and the grease interceptors that are installed at these facilities. LADPW currently inspects grease-producing facilities in the City and their grease removal device cleaning logs annually.

Public Outreach

LADPW has developed outreach programs about FOG and other SSO prevention measures mainly through brochures, and newsletters.

Section VII – Design and Construction Standards

Waste Discharge Requirements

This element of the SSMP discusses the City's design and construction standards, included within its municipal code. Development of standards for the design, construction, inspection, testing and acceptance of new, rehabilitated, or repaired portions for the collection system is crucial to ensure a safe and reliable collection system. The box below contains specific language regarding the Design and Construction Standards requirement of the WDR.

D.13 (v) Design and Performance Provisions:

- (a) Design and construction standards and specifications for the installation of new sanitary sewer systems, pump stations and other appurtenances; and for the rehabilitation and repair of existing sanitary sewer systems; and
- (b) Procedures and standards for inspecting and resting the installation of new sewers, pumps and other appurtenances and for rehabilitation and repair projects.

Design and Construction Standards and Specifications

City of Bell Gardens utilizes LACDPW design standards. The LACDPW has Standard Plans and Specifications for the Construction of Sanitary Sewers and appurtenances to ensure that sewer lines and connections are properly designed and constructed. The LACDPW specifications by reference incorporate the Standard Plans and Specifications for Public Works Construction, Special Provisions, and Standard Drawings. In addition, LACDPW has other publications such as the Private Contract Sanitary Sewer Procedural Manual, Guidelines for the Design of Pump Stations etc. to ensure consistency in the design of collection systems within the CSMD. To further ensure that sewer facilities are properly designed and constructed, LACDPW requires that plans are designed by licensed engineers and provides thorough review of plans prior to approval for and conducting inspection of construction work.

The City has entered into an agreement with Los Angeles County for the enforcement of the City's wastewater ordinance. Since the City has adopted Division 2, titled "Sanitary Sewers and Industrial Waste" of Title 20, Utilities of the Los Angeles County (LACO) Code by reference, and is a part of the CSMD, the County Department of Public Works retains full control and discretion over the manner of providing services related to the City's sanitary sewer system. Therefore, all design and construction standards and specifications are contained within the LACO Code. The following section is an excerpt from LACO code's Title 20 and LACO Plumbing Code (Title 28) that apply to the proper design and construction of sewers and connections:

The LACO Code sections 20.32.330 and 20.32.340 require that the design of new sewer lines be in conformity with requirements of Part 3 of Chapter 20.32 of the Code. Similarly, Section 20.32.350 of the LACO Code requires that the design of new house laterals conform to the requirements of Part 3, Chapter 20.32 of the Code unless otherwise covered by the LACO Plumbing Code, Title 28. The collection sewer system, by law (LACO Code 20.32.580), is required to conform to all the requirements prescribed by division 2 of the LACO Code, by the Standard Specifications for Public Works Construction (Green Book) and by the Special Provisions and Standard Plans. The inspection and construction of mainline sewers to ensure proper construction is covered under Section 20.32.590 of the LACO Code. The construction of house laterals is also covered under the LACO Plumbing Code.

Procedures and Standards for Inspection and Testing New and Rehabilitated Sewer Facilities

City of Bell Gardens follows LACDPW construction standard guidelines. The LACDPW provides inspection for the installation of new and rehabilitation of deteriorated collection sewer facilities in the City. The LACDPW inspectors are well trained in pipeline construction. They attend training classes and educational seminars to stay familiar with advancements in the industry. The inspectors are also provided with adequate materials to perform their jobs, including the Standard Specification for Public Works Construction Inspection Manual, the Green Book etc. LACDPW requires the preparation and submittal of "As-Built" plans of completed projects prior to final approval and acceptance of the project as public infrastructure.

The SMD policy also requires that all new or rehabilitated pumping stations be inspected by experienced SMD Electro-mechanics prior to acceptance for maintenances by the Districts. The SMD also require all sewer lines rehabilitated by lining be televised and the tape reviewed by Districts' personnel prior to acceptance of completed project.

**Section VIII – System Evaluation and Capacity Assurance Plan
(SECAP)**

Waste Discharge Requirements

An important step in attempting to minimize the amount of SSOs in a given system, one must determine how the system will react to different conditions and stresses. Once this is achieved, City officials can identify areas in need of improvement and prioritize projects for a capital improvement program. This element of the SSMP discusses the City's capacity management measures, including the most recent Master Plan and recommended capacity improvement projects. The box below contains specific language regarding the System Evaluation and Capacity Assurance Plan requirement of the WDR.

D. 13 (viii) System Evaluation and Capacity Assurance Plan:

The Enrollee shall prepare and implement a capital improvement plan (CIP) that will provide hydraulic capacity of key sanitary sewer system elements for dry weather peak flow conditions, as well as the appropriate design storm or wet weather event. At a minimum, the plan must include:

(a) **Evaluation:** Actions needed to evaluate those portions of the sanitary sewer system that are experiencing or contributing to an SSO discharge caused by hydraulic deficiency. The evaluation must provide estimates of peak flows (including flows from SSOs that escape from the system) associated with conditions similar to those causing overflow events, estimates of the capacity of key system components, hydraulic deficiencies (including components of the system with limiting capacity and the major sources that contribute to the peak flows associated with overflow events;

(b) **Design Criteria:** Where design criteria do not exist or are deficient, undertake the evaluation identified in (a) above to establish appropriate design criteria; and

(c) **Capacity Enhancement Measures:** The steps needed to establish a short- and long-term CIP to address identified hydraulic deficiencies, including prioritization, alternatives analysis, and schedules. The CIP may include increases in pipe size, I/I reduction programs, increases and redundancy in pumping capacity, and storage facilities. The CIP shall include an implementation schedule and shall identify sources of funding.

(d) **Schedule:** The Enrollee shall develop a schedule of completion dates for all portions of the capital improvement program developed in (a)-(c) above. This schedule shall be reviewed and updated consistent with the SSMP review and update requirements as described in Section D. 14

System Capacity Evaluation

The City completed a Sanitary Sewer Master Plan in 2007 which included a capacity evaluation and identified capacity-related improvement projects. The Master plan consisted of data collection and mapping, modeling of the system and the development of a Capital Improvements Program (CIP).

The Sewer Master Plan was limited to the 237,282 linear feet of gravity sewer mains, ranging in size from 8 to 21 inches in diameter, within the City boundary that eventually drain to the City of South Gate's sewer facilities in the southern portion of the City. The following subsections describe the results of the 2007 Sanitary Sewer Master Plan and projects identified in the recommended Capital Improvement Plan (CIP).

GIS Database

All sanitary sewer lines and manholes within the City and some of the neighboring systems' sanitary sewer system, including a portion of the unincorporated areas surrounding the City, were digitized from the City's existing as-built drawings and gaps were filled in using Los Angeles County Sanitation District's (LACSD) maps. To develop the hydraulic model, several attributes including the pipe diameter, length, material as well as manhole invert elevations and ground elevation data were needed. In addition to database design also includes the design for Arcview themes for the GIS system.

Hydraulic Model

One of the objectives of the 2007 Sanitary Sewer Master Plan was to construct a hydraulic model of the sewer system to determine whether or not the capacity of the system is adequate to handle the dry and wet weather flows. A database was created with information about each pipe segment linked to the mapped pipe segments which included design criteria, flow information, diurnal curves, land use and all of the physical characteristics about the sewer system. The hydraulic analysis was conducted by using the MIKE SWMM modeling software to determine how the system reacts to the flow information and design criteria entered into the program. The primary focus of the analysis was to identify sewer pipe capacity limitations during normal dry and wet weather.

Analysis of Flow Data

The analysis of wastewater flow data consisted of the determination of base flow conditions, peak infiltration conditions, and inflow conditions. Analysis of wastewater flows for the sanitary sewer master plan was based on field data and estimated flows. The City's zoning map was used for comparison purposes to estimate the quantity of wastewater flow returned from domestic/commercial water consumption.

Base Flow Conditions

Generally base flow is determined by a review of water records from months when most of the water consumption is returned to the wastewater system. For the City, the water return is generally consistent year round. Since water billing records were unable to be obtained for each service address in the City, Los Angeles County Sanitation District's (LACSD) standard methodology for estimating wastewater return rates, based on zoning types, was used. Zoning designations for each parcel were used to estimate the wastewater base flow. The analysis determined that the average wastewater base flow in the City is 1.371 million of gallons per day (mgd).

Sewer System Capacity Evaluation Criteria

To minimize the potential for sanitary sewer overflows (SSOs), the system is sized to convey the peak wet weather flow (PWWF). The PWWF is defined to be equal to the peak dry weather flow (PDWF); plus a contingency for groundwater/seawater infiltration and rainfall dependent inflow, or Infiltration and Inflow (I&I). Hydraulic equations, friction factors and percent capacity were used to define the design capacity of the sewer pipes. For all pipes, design capacity was based on the pipe flowing at a depth equal to 75 percent of its diameter, at the peak dry weather flow. Reserve capacity was provided for variations in estimated flows and peaking, total infiltration and inflow allowance and for redevelopment. Additionally, pipes with flows that show a flow depth greater than 75 percent of their diameters (d/D ratio of > 0.75) were considered hydraulically deficient.

Sewer System Capacity Evaluation Results

The sewer system modeling was performed for several different scenarios. These scenarios included: Peak Dry Weather Flow (PDWF), Peak Wet Weather Flow (PWWF), Future PDWF, and Future PWWF.

- Peak Dry Weather Flow (PDWF) – This condition represents the peak flow which includes the base flow and infiltration flows. Under Peak Dry Weather Flow (PDWF) conditions, there were 67 line segments that were found to be hydraulically deficient (their d/D ratio was ≥ 0.75) under this scenario.
- Peak Wet Weather Flow (PWWF) – An analysis of the sewer system was conducted for peak wet weather conditions. The analysis assumed the storm would occur during the peak diurnal period of dry weather flow conditions with peak infiltration. There were 159 line segments that were found to be hydraulically deficient under this scenario.
- Future PDWF – An analysis of the system was performed under PDWF conditions for the year 2027. This condition represents the peak flow which includes the base flow and infiltration flows. There were 79 line segments that were found to be hydraulically deficient under this scenario.

- Future PDWF – An analysis of the system was performed under PWWF conditions for the year 2027. The analysis assumed the storm would occur during the peak diurnal period of dry weather flow conditions with peak infiltration. There were 201 line segments that were found to be hydraulically deficient under this scenario.

Recommended Capacity Projects

Based on the output from the collection system model for existing and future loading conditions, hydraulic deficiencies were identified within the system. A total of 201 sewer pipes with flows that exceeded the design capacity (d/D ratio ≥ 0.75) were identified and recommended for replacement in order to remediate the hydraulic deficiency using the existing slope. The total estimated capital improvement cost for these projects is \$14,163,704. Additionally, a total of 42 sewer pipes that were found to be both hydraulically and structurally deficient through CCTV review with a total estimated capital improvement cost for these projects is \$2,259,721. Therefore, the total cost of all sewer pipes recommended for replacement to \$16,423,425.

CIP Schedule

The City's capital improvement program (CIP) was developed based on improvement priorities. When possible, improvement was phased to equalize annual capital/debt service requirements to minimize user charge impact. Due to the nature of the improvements, most of these projects are to be constructed over a 9 year span. These projects began in the 2008-2009 fiscal year and continued through the 2017-2018 fiscal year.

Section IX – Monitoring, Measurement & Program Modifications

Waste Discharge Requirements

It is critical that the City monitors implementation of the SSMP elements and measures the effectiveness of SSMP elements in reducing SSOs. Effectiveness should be measured by developing and tracking performance indicators on a regular basis. Performance indicators should be selected to meet the goals of the wastewater collection system agency. This section of the SSMP discusses parameters the City tracks to monitor the success of the SSMP and how the City plans to keep the SSMP current. The box below contains specific language regarding the Monitoring, Measurement and Program Modifications requirement of the WDR.

D. 13 (ix) Monitoring, Measurement, and Program Modifications: The Enrollee shall:

- a. Maintain relevant information that can be used to establish and prioritize appropriate SSMP activities;
- b. Monitor the implementation and, where appropriate, measure the effectiveness of each element of the SSMP;
- c. Assess the success of the preventative maintenance program;
- d. Update program elements, as appropriate, based on monitoring or performance evaluations; and
- e. Identify and illustrate SSO trends, including: frequency, location, and volume

Monitoring and Measurement

In order to effectively manage programs, performance measures that gauge success should be developed and data to support the findings must be collected. To this end, accurate and consistent data keeping is extremely important for successful sewer system management. It is imperative that the correct data is captured, in a format that is easily extractable, and that operations personnel understand their role in this process. Focus should be placed on performance metrics, components of trend tracking, and bench-marking procedures both internally and externally. Based upon data collected decisions can be made as to changes that may be warranted and needed in order to maximize program efficiencies.

The City receives quarterly reports regarding the performance of the sewer system within the City and the number of sanitary sewer overflows. The City will utilize these reports to assess the effectiveness of the SSMP and to determine if modifications are necessary to improve the performance of the sewer system within the City.

Table 1 lists each SSMP element, the overall purpose of the SSMP element, and the specific parameters that the City will track that will help in evaluating the overall effectiveness of the SSMP.

**Table 1
SSMP Monitoring Parameters by SSMP Element**

SSMP Element	Summary of Element Purpose	Parameters for Tracking Effectiveness
Goals	Establish priorities of City and provide focus for City staff	None needed
Organization	Document organization of City staff and chain of communication for SSO response	None needed
Overflow Emergency Response	Provide timely and effective response to SSO emergencies and comply with regulatory reporting requirements	<ul style="list-style-type: none"> • Average and maximum response time • Percent of total overflow volume contained or returned to sewer
Fats, Oils & Grease Control	Minimize blockages and overflows due to FOG	<ul style="list-style-type: none"> • Number of blockages due to FOG • Number of overflows due to FOG • Number of FOG producing facilities inspected
Legal Authority	Ensure the City has sufficient legal authority to properly maintain the sanitary sewer system	None needed
Measures and Activities	Minimize blockages and SSOs by properly maintaining the system and keeping the system in good condition	<ul style="list-style-type: none"> • Total number and volume of SSOs • Number of repeat SSOs (same location as any previous SSO, regardless of year of occurrence) • Total number of mainline blockages • Number of pipe failures • Length of CCTV'd pipes • Backlog for rehabilitation and repair projects
Design and Construction Standards	Ensure new facilities are properly designed and constructed	None needed

Capacity Management	Minimize SSOs due to insufficient capacity by evaluating system capacity and implementing necessary projects	<ul style="list-style-type: none"> • Number of SSOs due to capacity limitations or wet weather • Date of completion of most recent capacity evaluation • Backlog for capacity improvement projects
Monitoring, Measurement & Program Modifications	Evaluate effectiveness of SSMP, keep SSMP up to date, and identify necessary changes	None Needed
Program Audits	Formally identify SSMP effectiveness, limitations and necessary changes on an annual basis	<ul style="list-style-type: none"> • Date of completion of last annual audit
Communication Plan	Communicate with the public and satellite agencies	None needed

The City will use the tracked parameters listed in Table 1 to assist in completion of the annual SSMP audit described in the SSMP Audits element.

SSMP Modifications

The WDR requires that the SSMP will need to be updated periodically to maintain current information and programs need to be enhanced or modified if they are determined to be less effective than needed. City staff will update critical information, such as contact numbers and the SSO response chain of communication as needed.

Section X – SSMP Audits

Waste Discharge Requirements

Audit programs are intended to provide controls for ensuring that all programs associated with the SSMP are being implemented as planned and managed appropriately. Audit outcomes should provide information about challenges and successes in implementing the SSMP by evaluating work practices and operations, documentation, procedures records and staff for implementation effectiveness and consistency. The audit will identify any program or policy changes that may be needed to continually improve effective implementation. Information collected as part of an audit should be used to plan program or procedure revisions necessary to improve program performance. The box below contains specific language regarding the SSMP Program Audits requirement of the WDR.

D.13 (x) SSMP Program Audits - As part of the SSMP, the Enrollee shall conduct periodic internal audits, appropriate to the size of the system and the number of SSOs. At a minimum, these audits must occur every two years and a report must be prepared and kept on file. This audit shall focus on evaluating the effectiveness of the SSMP and the Enrollee's compliance with the SSMP requirements identified in this subsection (D.13), including identification of any deficiencies in the SSMP and steps to correct them

SSMP Program Audits

As part of the SSMP, the Enrollee shall conduct periodic internal audits, appropriate to the size of the system and the number of SSOs. At a minimum, these audits must occur every two years and a report must be prepared and kept on file. This audit shall focus on evaluating the effectiveness of the SSMP and the Enrollee's compliance with the SSMP requirements, including identification of any deficiencies in the SSMP and steps to correct them.

SSMP Certification

The SSMP should be certified by the City's Legally Responsible Official (LRO) to be in compliance with the requirements set forth in the WDR. The LRO must also complete the certification portion in the online SSO Database Questionnaire by checking the appropriate milestone box, printing, signing the automated form, and sending the signed form to:

State Water Resources Control Board
Division of Water Quality
Attention: SSO Program Manager
P.O. Box 100
Sacramento, CA 95812

SSMP Modification and Recertification

The SSMP must be updated every 5 years to keep it current. When significant amendments are made to any portion or portions of the SSMP, it must be resubmitted to the City Council for approval and recertification.

Section XI – Communication Program

Waste Discharge Requirements

The City of Bell Gardens shall communicate on a regular basis with the public on the development, implementation, and performance of its SSMP. The communication system shall provide the public the opportunity to provide input to the City as the program is developed and implemented. The City shall also create a plan of communication with systems that are tributary and/or satellite to the City's sanitary sewer system. The box below contains specific language regarding the Communication Program requirement of the WDR.

(xi) **Communication Program** – The Enrollee shall communicate on a regular basis with the public on the development, implementation, and performance of its SSMP. The communication system shall provide the public the opportunity to provide input to the Enrollee as the program is developed and implemented. The Enrollee shall also create a plan of communication with systems that are tributary and/or satellite to the Enrollee's sanitary sewer system.

Identifying key stakeholders and key issues, and thinking about how various stakeholders might react are the first steps to developing a communication plan. Understanding what elements of an SSMP they will be most concerned with, is one of the many potential considerations that an agency may identify. Involving the right stakeholders on potentially controversial issues as early as possible is important to the success of any new program. Emphasizing collaboration and shared goals to reach a workable solution will not always ensure buy off, but will promote ownership and understanding. Avoiding proper outreach efforts for controversial issues in the hope that interested parties won't catch on usually backfires.

Communication

The City should develop a communication mechanism with the County Department of Public Works which will establish ongoing discourse on a continual and regular basis. Additionally, the City should identify an individual within the City who is responsible for development, implementation, and interface for the communication program. Identify resources necessary to solicit and incorporate input on each phase of the SSMP (development, implementation, and performance), as well as document the City's outreach efforts. The City should emphasize collaboration and shared goals to reach a workable solution. Create a list of key milestones in each phase of your SSMP when stakeholder input would be most useful and effective. The City should create a convenient mechanism for stakeholder input.

Key considerations, while developing a communication program include:

- Development of a variety of communication methods, including newsletters, public meetings, web pages, and public service announcements. Different agencies will find that different communication methods are effective. Look for a method that reaches the desired audience at a reasonable cost.
- The City should develop a section on the City's website with other agencies or professional organizations and share costs. The website could contain general information about the new Waste Discharge Requirements and SSMP components provide space to make documents available for public review, and contain contact, meeting times and locations, and other agency-specific information.
- Los Angeles County, on behalf of the City, will provide communication with other satellite agencies, conduct regular coordination meetings, annual surveys for changes in their system, and/or web pages devoted to satellite agency issues.
- The City must make sure there is a designated staff person responsible for satellite agency coordination. This person will ensure that the program is sustained, and your agency's efforts to get the program up and running and are sustained once the SSMP is complete.

SSMP Availability

Copies of the SSMP should be maintained and available for stakeholders and interested parties upon request. City can choose to make the SSMP available to anyone via download on the City's website, or upon a formal request at City Hall.

Appendix A

City of Bell Gardens Sewer Ordinance

Chapter 11.08

SANITARY SEWERS AND INDUSTRIAL WASTES*

Sections:

11.08.010 Adoption of county ordinance.

11.08.020 City to be included.

11.08.030 Definitions.

11.08.040 Section 20.28.050 amended – Reimbursement agreements.

11.08.050 Section 20.32.150 amended – Sewer connection fees within sewer reimbursement district.

11.08.060 Section 20.32.290 repealed.

11.08.070 Section 20.32.280 amended – Sewer maintenance funds.

11.08.080 Section 20.32.690 amended – Payment for damage to public sewer.

11.08.090 Violations and penalty.

* Prior legislation: Ord. 254 as amended by Ords. 393 and 441.

11.08.010 Adoption of county ordinance.

There is adopted as a sanitary sewer and industrial waste ordinance of the city of Bell Gardens, except as it is hereinafter amended, Los Angeles County Code, Title 20, Division 2, as amended through Ordinance 89-0101 adopted July 27, 1989, entitled "sanitary sewer and industrial waste ordinance." (Ord. 570 § 1, 1990; Ord. 525 § 1, 1986).

11.08.020 City to be included.

Whenever in the Los Angeles County Code, Title 20, Division 2, reference is made to the unincorporated area of the county of Los Angeles, such area shall be deemed to include in its true geographical location the area of the city of Bell Gardens. (Ord. 525 § 1, 1986).

11.08.030 Definitions.

Whenever any of the following names or terms are used in the Los Angeles County Code, Title 20, Division 2, each such name or term shall be deemed and construed to have the meaning ascribed to it in this section as follows:

- A. "Board" means the city council.
- B. "County engineer" means the city engineer.
- C. "County health officer" means the city health officer.
- D. "County of Los Angeles" means the city of Bell Gardens except in such instances where the county of Los Angeles is a correct notation due to circumstances.
- E. "County sewer maintenance district" means the county sewer maintenance district except in the instance where the territory concerned either is not within or has been withdrawn from a county sewer maintenance district. In any such instance, "county sewer maintenance district" shall mean the city of Bell Gardens.
- F. "Ordinance" means an ordinance of the city of Bell Gardens except in such instances where the reference is to a stated ordinance of the county of Los Angeles.
- G. "Public sewer" means all sanitary sewers and appurtenances thereto, lying within streets or easements dedicated to the city, which are under the sole jurisdiction of the city.
- H. "Trunk sewer" means a sewer under the jurisdiction of a public entity other than the city of Bell Gardens. (Ord. 525 § 1, 1986).

11.08.040 Section 20.28.050 amended – Reimbursement agreements.

Section 20.28.050 of the Los Angeles County Code, Title 20, Division 2, is amended to read as follows:

The City Engineer may recommend that the Council approve an agreement to reimburse or agree to reimburse a subdivider, school district, an improvement district formed under special assessment procedures, or person for the cost of constructing sanitary sewers for public use where such sewers can or will be used by areas outside of the proposed development; and to establish a reimbursement district and collection rates as described in the agreement under the provisions of this ordinance.(Ord. 525 § 1, 1986).

11.08.050 Section 20.32.150 amended – Sewer connection fees within sewer reimbursement district.

Section 20.32.150 of the Los Angeles County Code, Title 20, Division 2, is amended to read as follows:

In the event the City Engineer determines that the property described in the application for a permit is included within a sewer reimbursement district, which has been formed by the Council in accordance with Section 20.28.050, the charge for connecting to the public sewer shall be as set forth in the agreement.(Ord. 525 § 1, 1986).

11.08.060 Section 20.32.290 repealed.

Section 20.32.290 of the Los Angeles County Code, Title 20, Division 2, is hereby repealed. (Ord. 525 § 1, 1986).

11.08.070 Section 20.32.280 amended – Sewer maintenance funds.

Section 20.32.280 of the Los Angeles County Code, Title 20, Division 2, is amended by adding the following paragraph:

All monies collected under this Section for sewer maintenance are to be submitted directly to the County Sewer Maintenance District for inclusion in the Maintenance District's funds.(Ord. 525 § 1, 1986).

11.08.080 Section 20.32.690 amended – Payment for damage to public sewer.

Section 20.32.690 of the Los Angeles County Code, Title 20, Division 2, is amended by adding the following paragraph:

In the event the damaged public sewer is not in a sewer maintenance district, the violator shall reimburse the City within thirty (30) days after the City Engineer shall render an invoice for the same. The amount when paid shall be deposited in the City Treasury.(Ord. 525 § 1, 1986).

11.8.90 Violations and penalty.

Every person who violates any of the provisions of the sanitary sewer and industrial waste ordinance of the city of Bell Gardens is guilty of a misdemeanor and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of the ordinance is committed, continued or permitted, and upon conviction is punishable by a fine of not exceeding \$1,000 or by imprisonment in the county jail for a period not exceeding six months, or by both such fine and imprisonment. (Ord. 570 § 2, 1990)

Appendix B

Grease Producing Facility Inspection List

**City of Bell Gardens
Grease Producing Facility Inspection List**

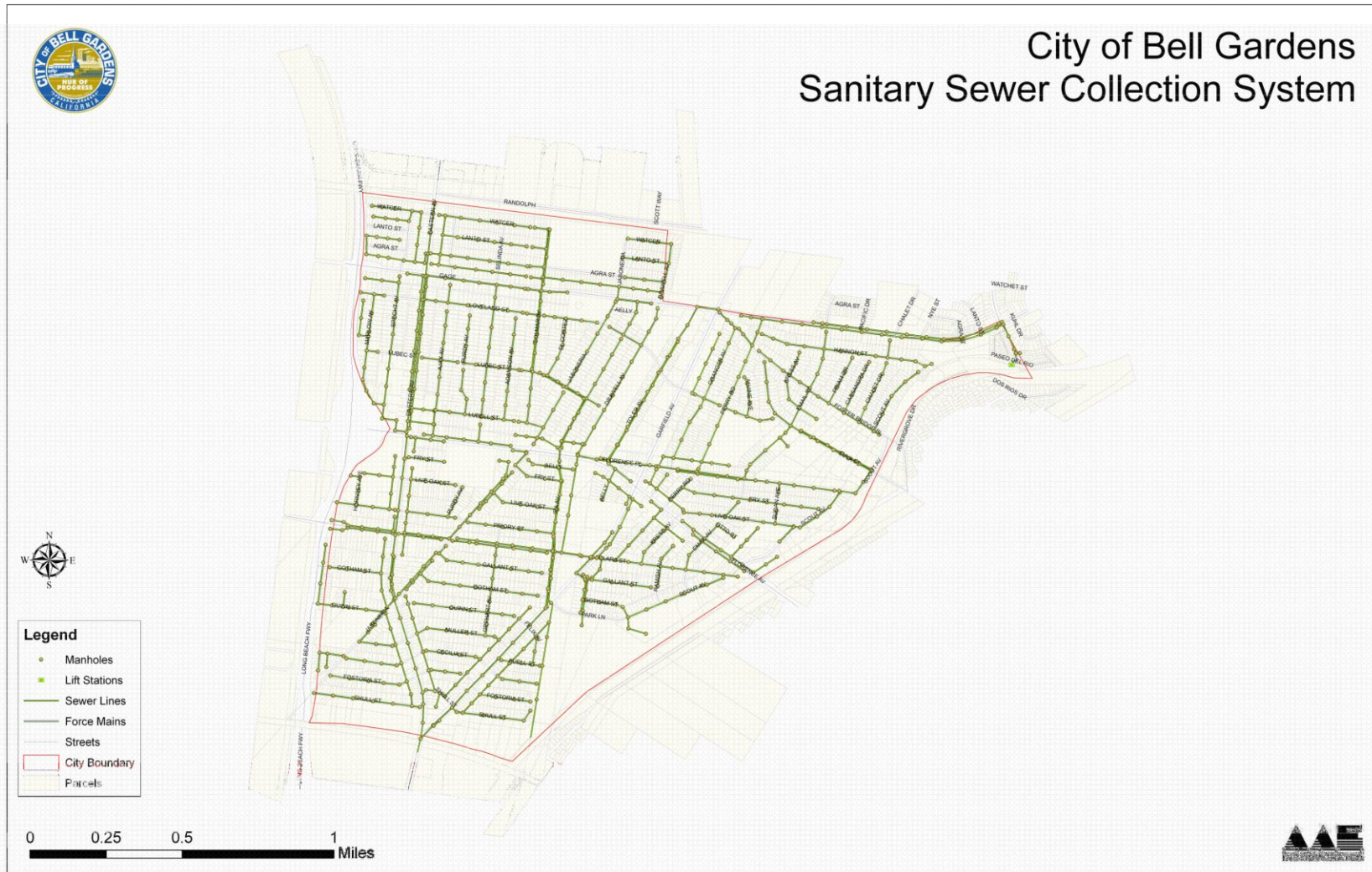
SITENO	FILENO	FILE NAME	ST NO	FRA	DIR	ST NAME	SUFFIX	UNIT	CITY	ZIP	PERMIT NO
000742	040219	MONTEBELLO UNIFIED SCHOOL DIST	6119		E	AGRA	ST		BELL GARDENS	90201	000397050
004984	022423	BOYS BURGERS #7	6810		S	GARFIELD	AVE		BELL GARDENS	90201	000138266
005566	036984	JACK-IN-THE-BOX #05313	6350		E	FLORENCE	AVE		BELL GARDENS	90201	000344076
006743	I06969	MINI MARKET	7208		S	GARFIELD	AVE		BELL GARDENS	90201	000246562
007402	020897	TACOS EL JALISCIENCE	5900		E	CLARA	ST		BELL GARDENS	90201	000073419
007484	I07865	THE BICYCLE CLUB	7301		S	EASTERN	AVE		BELL GARDENS	90201	000012729
007484	I07865	THE BICYCLE CLUB	7301		S	EASTERN	AVE		BELL GARDENS	90201	000012744
007694	026935	REYNA'S PANADERIA CORP	7120		S	EASTERN	AVE	B	BELL GARDENS	90201	000274783
007701	052244	JIM'S GRILL-NOT OPERATING	7110		S	EASTERN	AVE		BELL GARDENS	90201	000595167
007750	I08189	KFC RESTAURANT	5735		E	FLORENCE	AVE		BELL GARDENS	90201	000009206
007783	038069	CHINATOWN EXPRESS #55	7116		S	EASTERN	AVE		BELL GARDENS	90201	000364457
007799	I08250	OLYMPIC TROYS #2	6267		E	GAGE	AVE		BELL GARDENS	90201	000010744
007941	I08420	RON DALEY/MCDONALD'S	5725		E	FLORENCE	AVE		BELL GARDENS	90201	00009857C
008117	040687	TACO BELL RESTAURANT	6800		S	EASTERN	AVE		BELL GARDENS	90201	000415671
008533	I15371	FOOD 4 LESS #307	6901		S	EASTERN	AVE		BELL GARDENS	90201	000010610
008558	044706	EL POLLO LOCO RESTAURANT #3418	6929		S	EASTERN	AVE		BELL GARDENS	90201	000444217
008604	I15637	YOSHINOYA WEST INC	6801		S	EASTERN	AVE		BELL GARDENS	90201	000010633
008652	044577	ROYAL CHOPSTICKS	7105		S	EASTERN	AVE	G	BELL GARDENS	90201	000439574
008771	I16192	IHOP RESTAURANT	7131		S	EASTERN	AVE		BELL GARDENS	90201	00011030C
015820	020385	PREMIER STEAK & SEAFOOD	7300		S	EASTERN	AVE		BELL GARDENS	90201	000071113
016704	051841	MAGIC WOK	6366		E	FLORENCE	AVE		BELL GARDENS	90201	000588876
017173	023113	EL TAPATIO FOODS	6039		E	FLORENCE	AVE		BELL GARDENS	90201	000156588
017180	051754	TORTAS EL BURRO	6352		E	FLORENCE	AVE		BELL GARDENS	90201	000611748
017366	048947	LA FRUTA LOCA JUGOS Y BIONICOS	6212		E	GAGE	AVE		BELL GARDENS	90201	000525332
017388	023590	SUPER A FOODS	6380		E	FLORENCE	AVE		BELL GARDENS	90201	000168174
017440	046596	UNO SUPERMARKET	5658		E	CLARA	ST		BELL GARDENS	90201	000506874
017697	050520	TOMMYS BURGERS	7937		S	EASTERN	AVE		BELL GARDENS	90201	000577410
017790	024431	GLORIA'S PUPUSERIA	6919		S	EASTERN	AVE	B	BELL GARDENS	90201	000189795
018132	045637	EL CHILITO RESTAURANT #2	6107		E	FLORENCE	AVE	2	BELL GARDENS	90201	000462168
018208	051843	MARISCOS SOL Y MAR4 SEAFOOD	7700		S	EASTERN	AVE		BELL GARDENS	90201	000589731
020693	049947	BELL GARDENS BAKERY INC	6376		E	FLORENCE	AVE		BELL GARDENS	90201	000565128
022275	046722	PUPUSERIA COMALAPA	6320		E	FLORENCE	AVE	I	BELL GARDENS	90201	000520774
022592	041846	PANDA PLACE - NEW OWNER	6600			FLORENCE	AVE	#C	BELL GARDENS	90201	000418470
026722	036907	BELL GARDENS THAI BBQ	6634		S	EASTERN	AVE		BELL GARDENS	90201	000351935
026748	036978	EL PESCADOR	6633		S	EASTERN	AVE		BELL GARDENS	90201	000334696
026817	051483	MONKIKIS INC	6377		E	FLORENCE	AVE		BELL GARDENS	90201	000580382
026828	040882	GABRIEL BURGERS	6201		S	EASTERN	AVE		BELL GARDENS	90201	000403017
026837	037384	PERRY'S BURGER	6402		E	FLORENCE	AVE		BELL GARDENS	90201	000343548
026876	037492	PIZZA HUT RESTAURANT #705635	5736		E	GAGE	AVE		BELL GARDENS	90201	000362391
026895	037541	GONZALEZ MARKET	6505		S	PURDY	AVE		BELL GARDENS	90201	000346257
027127	048948	LAS CAZUELAS RESTAURANT CORP	6211		S	EASTERN	AVE		BELL GARDENS	90201	000544197

City of Bell Gardens
Grease Producing Facility Inspection List

SITENO	FILENO	FILE NAME	ST NO	FRA	DIR	ST NAME	SUFFIX	UNIT	CITY	ZIP	PERMIT NO
027128	038161	ALFREDO'S MEXICAN FOOD	7101		S	EASTERN	AVE		BELL GARDENS	90201	000385647
027136	051948	EL COMALITO GRILL	5985		E	FLORENCE	AVE	C	BELL GARDENS	90201	000611749
027228	050167	EL PARADISO RESTAURANT	7908		S	EASTERN	AVE		BELL GARDENS	90201	000575354
028398	039891	BELL GARDENS CONVALESCENT	5648		E	GOTHAM	ST		BELL GARDENS	90201	000423690
028399	039892	EL DURANGUITO	7614		S	EASTERN	AVE		BELL GARDENS	90201	000408454
028496	052819	NEW DONUTS & WATER	5985		E	FLORENCE	AVE	A	BELL GARDENS	90201	000611810
028664	040545	PANDA EXPRESS	7000		S	EASTERN	AVE	C	BELL GARDENS	90201	000413925
028859	044714	LA MERA MERA	7891		S	GARFIELD	AVE	I	BELL GARDENS	90201	000504804
028861	041058	LA NACIONAL SEAFOOD & MARKET	6321		E	CLARA	ST		BELL GARDENS	90201	000459602
028943	048558	TORTAS AHOGADAS GDL	6810		S	EASTERN	AVE	G B4A	BELL GARDENS	90201	000538551
028954	050193	ALBERT'S MEXICAN FOOD	8101		S	GARFIELD	AVE		BELL GARDENS	90201	000589706
029219	048818	TOP VILLE RESTAURANT	6810		S	EASTERN	AVE	H	BELL GARDENS	90201	000515220
029694	051294	COCINA CHEPINA	6040	1/2	E	FLORENCE	AVE		BELL GARDENS	90201	000575683
030222	043659	TROPICANA CHICKEN	6000		E	FLORENCE	AVE	C	BELL GARDENS	90201	000431033
030412	044631	FAR WEST RESTAURANT	6810		S	EASTERN	AVE	J	BELL GARDENS	90201	000454263
030438	044784	MARISCOS LAS PENAS	6525		S	EASTERN	AVE		BELL GARDENS	90201	000459109
030453	044827	GOLF COURSE SNACK BAR	8000		E	PARK	LN		BELL GARDENS	90241	000458869
030453	045800	CITY OF BELL GARDENS	8000		E	PARK	LN		BELL GARDENS	90241	000465162
030644	050989	VILLA LATINA MARKET INC	5605		E	GAGE	AVE		BELL GARDENS	90201	000598505
030833	046414	APPLEBEE'S RESTAURANT	5700		E	FLORENCE	AVE		BELL GARDENS	90201	000514527
030939	046740	TONYS MARKET	6502		S	IRA	AVE		BELL GARDENS	90201	000515713
031785	049970	WINCHELLS DONUT HOUSE #9387	6333		E	FLORENCE	AVE		BELL GARDENS	90201	000611332
032052	050851	REDBRICK PIZZA	7000		S	EASTERN	AVE	#D-3	BELL GARDENS	90201	000594546
004347	020306	UNIBRIGHT FOODS INC	7101		S	SCOUT	AVE		BELL GARDENS	90201	000013441
004940	105126	CHRIS & PITTS COMMISSARY	6701		E	FLORENCE	AVE		BELL GARDENS	90201	000004822
007565	040916	EL RANCHO MARKET	5726		E	GAGE	AVE		BELL GARDENS	90201	000408873
007830	108288	FRANKS-A-LOT INC	6642		E	CLARA	ST		BELL GARDENS	90201	000009117
007998	037023	CERTI-FRESH FOODS INC	7410		S	SCOUT	AVE		BELL GARDENS	90201	000431579
008108	037257	DURANGO FOODS	7777		S	SCOUT	AVE		BELL GARDENS	90201	000349086
008279	022810	N D K FOODS INC	7512		S	SCOUT	AVE		BELL GARDENS	90201	000014227

Appendix C

Sewer System Map



Appendix D

Sewer System Maintenance, Overflow, And Spill Prevention Plan

SEWER SYSTEM MAINTENANCE, OVERFLOW, AND SPILL PREVENTION PLAN

Summary of Requirements

The City is responsible for implementing a sewer system maintenance, overflow, and spill prevention plan. Facilities that are covered under this plan include: sanitary sewer pipes and pump stations owned and operated by the Permittee. The purpose of the plan is to provide affected City personnel with written procedures to accomplish the following:

- Keep any sewage system overflows or leaks from entering the MS4 (any street, gutter, catch basin, open channel, ditch, or any device, natural or man-made, that transports runoff to the receiving body).
- Identify, fix and remediate sewage system blockages, exfiltration, and overflows.
- Implement procedures for investigating suspected cross-connections.
- Notify public health authorities when there is a threat to public health.

Spill Response

Upon notification of a sewage release (spill, leakage, or overflow) to the MS4, the following steps shall be performed:

- Dispatch appropriate personnel to perform material cleanup.
- Contain the spill and minimize the release to the storm drain system or receiving waters.
- Record required information at the spill site.
- Perform field evaluation to determine the source of the spill

Spill Containment, Removal, and Disinfection

Sewage releases include any kind of sewage discharge to the MS4 including leaks and overflows from sewer pipes and pump stations. In the event of a sewage discharge to MS4, the following steps must be taken:

- Prevent traveling sewage from entering the MS4 by covering or blocking storm drain inlets and catch basins, or by containing and diverting the sewage away from open channels and other storm drain facilities (using sandbags, inflatable dams, etc.).
- Remove the sewage using vacuum equipment or use other measures to return it to the sanitary sewer system
- In the event disinfection is necessary, make every effort to prevent the disinfectant or sewage with disinfectant from entering the MS4. In the event such discharge threatens to enter a catch basin, the catch basin inlet should be blocked (e.g., using sand bags or impermeable covering over the inlet). In the event the discharge threatens to enter an open channel or a storm drain, contain or divert the stream away from it using appropriate material (e.g., sand bags, etc.).
- Record the estimates volume of the release that entered the street, catch basin, or channel.
- Determine the source of the release and take steps necessary to stop it.

Sewage Release Prevention

To minimize the frequency of sewage releases to the MS4, the following steps should be taken:

- Note the condition of the sanitary sewer during scheduled and non-scheduled inspections, maintenance, and repair works, including: (1) cracked/deteriorating pipes; (2) leaking joints/seals at manhole; (3) plugged line; (4) line flowing at or near capacity; and (5) suspected exfiltration.
- Identify areas that need maintenance or repair.
- Document recommendations for repair and notify superior personnel.
- Prioritize repairs based on the nature and severity of the problem.

Cross Connection Discovery

A cross connection is connection between the MS4 and sewage system, which is also considered an illicit connection. The following steps shall be taken to verify that suspected connections or cross-connections are investigated:

- Educate field personnel to recognize suspected and actual cross-connections to the sanitary sewer system.
- Maintain accurate records of both sewer connections and new sewer lines.
- Report suspected or actual cross-connections to appropriate personnel.
- Initiate investigation into source of cross-connection in accordance with IC/ID Elimination Program.

Release Notification

In the event of a sewage release to the MS4 which has the potential to threaten a beneficial use of a water body, the following steps shall be taken immediately:

- Notify the County Department of Health Services, or other local health agency, of the spill location and potential discharge point to the receiving water. (note: the County may be reached by calling the Hotline number (800) 303-0003 or (888) CLEANLA.)
- Notify other impacted agencies – including the Regional Board as needed to help determine the extent of the threat and document the release.

Appendix E

LADPW CSMD Routine Cleaning Schedule

Periodics Report for the Bell Gardens

2015 - 2017

DESCRIPTION	PIPE_LOCN	FREQUENC	START DAT	INACTIVE DATE	PIPE LENGTH	2015	2016	2017
PM S08P00003								
SPH: Sewer Siphon No. 1 on Mapsheet No. 1917 : MH #49	0491/1917-0492/1917	90 DAYS	7/1/1997		223	892	892	892
Summary for 'PM' = S08P00003					223	892	892	892
PM S08P00004								
SPH: Sewer Siphon No. 1 on Mapsheet No. 1918 : MH #16	0164/1918-0169/1918	90 DAYS	7/1/1997		65	260	260	260
Summary for 'PM' = S08P00004					65	260	260	260
PM S09C01018								
H: Mapsheet No. 1917 - Live Oak St : MH #171 to #168 (1	0168/1917-0169/1917	150 DAYS	8/17/1997		250	500	500	750
H: Mapsheet No. 1917 - Live Oak St : MH #171 to #168 (1	0169/1917-0171/1917	150 DAYS	8/17/1997		248	496	496	744
Summary for 'PM' = S09C01018					498	996	996	1,494
PM S09C01020								
H: Mapsheet No. 1917 - Marlow Ave : MH #131 to #73 (1	0073/1917-0082/1917	150 DAYS	7/7/1997		302	906	604	906
H: Mapsheet No. 1917 - Marlow Ave : MH #131 to #73 (1	0085/1917-0086/1917	150 DAYS	7/7/1997		236	708	472	708
H: Mapsheet No. 1917 - Marlow Ave : MH #131 to #73 (1	0084/1917-0085/1917	150 DAYS	7/7/1997		295	885	590	885
H: Mapsheet No. 1917 - Marlow Ave : MH #131 to #73 (1	0083/1917-0084/1917	150 DAYS	7/7/1997		66	198	132	198
H: Mapsheet No. 1917 - Marlow Ave : MH #131 to #73 (1	0088/1917-0131/1917	150 DAYS	7/7/1997		279	837	558	837
H: Mapsheet No. 1917 - Marlow Ave : MH #131 to #73 (1	0087/1917-0088/1917	150 DAYS	7/7/1997		216	648	432	648
H: Mapsheet No. 1917 - Marlow Ave : MH #131 to #73 (1	0086/1917-0087/1917	150 DAYS	7/7/1997		243	729	486	729
H: Mapsheet No. 1917 - Marlow Ave : MH #131 to #73 (1	0082/1917-0083/1917	150 DAYS	7/7/1997		338	1,014	676	1,014
Summary for 'PM' = S09C01020					1,975	5,925	3,950	5,925
PM S09C01021								
H: Mapsheet No. 1917 - Darwell Ave : MH #415 to #406 (	0413/1917-0414/1917	90 DAYS	9/17/1997		181	724	724	724
H: Mapsheet No. 1917 - Darwell Ave : MH #415 to #406 (	0406/1917-0412/1917	90 DAYS	9/17/1997		340	1,360	1,360	1,360
H: Mapsheet No. 1917 - Darwell Ave : MH #415 to #406 (	0412/1917-0413/1917	90 DAYS	9/17/1997		335	1,340	1,340	1,340
H: Mapsheet No. 1917 - Darwell Ave : MH #415 to #406 (	0414/1917-0415/1917	90 DAYS	9/17/1997		97	388	388	388
Summary for 'PM' = S09C01021					953	3,812	3,812	3,812

Periodics Report for the Bell Gardens

2015 - 2017

DESCRIPTION	PIPE_LOCN	FREQUENC	START DAT	INACTIVE DATE	PIPE LENGTH	2015	2016	2017
PM S09C01023								
H: Mapsheet No. 1917 - R/w w/o Eastern Ave : MH #171 t	0172/1917-0175/1917	150 DAYS	8/17/1997		293	586	879	586
H: Mapsheet No. 1917 - R/w w/o Eastern Ave : MH #171 t	0171/1917-0172/1917	150 DAYS	8/17/1997		275	550	825	550
Summary for 'PM' = S09C01023					568	1,136	1,704	1,136
PM S09C01024								
H: Mapsheet No. 1917 - N/s Lubec St : MH #300 to #305	0302/1917-0304/1917	60 DAYS	1/17/2008		202	1,212	1,212	1,212
H: Mapsheet No. 1917 - N/s Lubec St : MH #300 to #305	0301/1917-0302/1917	60 DAYS	1/17/2008		191	1,146	1,146	1,146
H: Mapsheet No. 1917 - N/s Lubec St : MH #300 to #305	0304/1917-0305/1917	60 DAYS	1/17/2008		211	1,266	1,266	1,266
H: Mapsheet No. 1917 - N/s Lubec St : MH #300 to #305	0300/1917-0301/1917	60 DAYS	1/17/2008		207	1,242	1,242	1,242
Summary for 'PM' = S09C01024					811	4,866	4,866	4,866
PM S09C01025								
H: Mapsheet No. 1917 - Priory St : MH #175 to Trunk Line	0175/1917-0176/1917	150 DAYS	9/17/1997		100	300	200	200
H: Mapsheet No. 1917 - Priory St : MH #175 to Trunk Line	0176/1917-TRNK/1917	150 DAYS	9/17/1997		81	243	162	162
Summary for 'PM' = S09C01025					181	543	362	362
PM S09C01026								
H: Mapsheet No. 1918 - Alley e/o Eastern Ave : MH #76 to	0077/1918-0078/1918	120 DAYS	7/16/1997		263	789	789	789
H: Mapsheet No. 1918 - Alley e/o Eastern Ave : MH #76 to	0076/1918-0077/1918	120 DAYS	7/16/1997		263	789	789	789
Summary for 'PM' = S09C01026					526	1,578	1,578	1,578
PM S09C02025								
H: Mapsheet No. 1917 - Alley S/O Florence Pl : MH #509	0508/1917-0509/1917	120 DAYS	9/26/1997		312	936	936	936
H: Mapsheet No. 1917 - Alley S/O Florence Pl : MH #509	0506/1917-0507/1917	120 DAYS	9/26/1997		125	375	375	375
H: Mapsheet No. 1917 - Alley S/O Florence Pl : MH #509	0507/1917-0508/1917	120 DAYS	9/26/1997		152	456	456	456
Summary for 'PM' = S09C02025					589	1,767	1,767	1,767
PM S09C02026								
H: Mapsheet No. 1917 - Jaboneria Rd : MH #248 to #244	0244/1917-0248/1917	120 DAYS	8/18/1997		193	579	579	579
Summary for 'PM' = S09C02026					193	579	579	579

Periodics Report for the Bell Gardens

2015 - 2017

DESCRIPTION	PIPE_LOCN	FREQUENC	START DAT	INACTIVE DATE	PIPE LENGTH	2015	2016	2017
PM S09C02028								
H: Mapsheet No. 1917 - Adamson Ave : MH #264 to #267	0265/1917-0266/1917	150 DAYS	9/27/1997		292	876	584	584
H: Mapsheet No. 1917 - Adamson Ave : MH #264 to #267	0266/1917-0267/1917	150 DAYS	9/27/1997		287	861	574	574
H: Mapsheet No. 1917 - Adamson Ave : MH #264 to #267	0264/1917-0265/1917	150 DAYS	9/27/1997		290	870	580	580
Summary for 'PM' = S09C02028					869	2,607	1,738	1,738
PM S09C02029								
H: Mapsheet No. 1917 - Lubec St : MH #123 to #263 (120	0130/1917-0263/1917	120 DAYS	7/24/1997		193	579	579	579
H: Mapsheet No. 1917 - Lubec St : MH #123 to #263 (120	0123/1917-0130/1917	120 DAYS	7/24/1997		202	606	606	606
Summary for 'PM' = S09C02029					395	1,185	1,185	1,185
PM S09C02031								
H: Mapsheet No. 1917 - Florence Ave : MH #684 to #323	0374/1917-0684/1917	120 DAYS	8/6/1997		36	108	108	108
H: Mapsheet No. 1917 - Florence Ave : MH #684 to #323	0323/1917-0374/1917	120 DAYS	8/6/1997		97	291	291	291
Summary for 'PM' = S09C02031					133	399	399	399
PM S09C02033								
H: Mapsheet No. 1917 - Clara St : Trunk Line to 1918: MH	0205/1917-TRNK/1917	90 DAYS	10/25/1997		65	260	260	260
H: Mapsheet No. 1917 - Clara St : Trunk Line to 1918: MH	0196/1917-0205/1917	90 DAYS	10/25/1997		84	336	336	336
H: Mapsheet No. 1917 - Clara St : Trunk Line to 1918: MH	0004/1918-0005/1918	90 DAYS	10/25/1997		342	1,368	1,368	1,368
H: Mapsheet No. 1917 - Clara St : Trunk Line to 1918: MH	0004/1918-0196/1917	90 DAYS	10/25/1997		315	1,260	1,260	1,260
Summary for 'PM' = S09C02033					806	3,224	3,224	3,224
PM S09C02035								
H: Mapsheet No. 1918 - E/s of Eastern Ave : MH #72 to #	0049/1918-0073/1918	150 DAYS	7/14/1997		285	570	570	855
H: Mapsheet No. 1918 - E/s of Eastern Ave : MH #72 to #	0072/1918-0073/1918	150 DAYS	7/14/1997		188	376	376	564
Summary for 'PM' = S09C02035					473	946	946	1,419

Periodics Report for the Bell Gardens

2015 - 2017

DESCRIPTION	PIPE_LOCN	FREQUENC	START DAT	INACTIVE DATE	PIPE LENGTH	2015	2016	2017
PM S09C02036								
H: Mapsheet No. 1918 - Alley E/O Garfield Ave : MH #122	0170/1918-0230/1918	60 DAYS	4/21/2008		147	882	882	882
H: Mapsheet No. 1918 - Alley E/O Garfield Ave : MH #122	0170/1918-0171/1918	60 DAYS	4/21/2008		166	996	996	996
H: Mapsheet No. 1918 - Alley E/O Garfield Ave : MH #122	0122/1918-0171/1918	60 DAYS	4/21/2008		71	426	426	426
Summary for 'PM' = S09C02036					384	2,304	2,304	2,304
PM S09C02058								
H: Mapsheet No. 1971 - N/s Gage Ave : MH #69 to #71 (1	0070/1971-0071/1971	150 DAYS	8/14/1997		353	706	706	1,059
H: Mapsheet No. 1971 - N/s Gage Ave : MH #69 to #71 (1	0069/1971-0070/1971	150 DAYS	8/14/1997		367	734	734	1,101
Summary for 'PM' = S09C02058					720	1,440	1,440	2,160
PM S09C05006								
H: Mapsheet No. 1917 - s/s of Florence Pl : MH #684 to #	0325/1917-0491/1917	180 DAYS	11/13/1997		270	706	706	706
H: Mapsheet No. 1917 - s/s of Florence Pl : MH #684 to #	0325/1917-0684/1917	180 DAYS	11/13/1997		289	578	578	578
H: Mapsheet No. 1917 - s/s of Florence Pl : MH #684 to #	0686/1917-0687/1917	180 DAYS	11/13/1997		336	672	672	672
H: Mapsheet No. 1917 - s/s of Florence Pl : MH #684 to #	0493/1917-0686/1917	180 DAYS	11/13/1997		334	668	668	668
H: Mapsheet No. 1917 - s/s of Florence Pl : MH #684 to #	0493/1917-0685/1917	180 DAYS	11/13/1997		28	56	56	56
H: Mapsheet No. 1917 - s/s of Florence Pl : MH #684 to #	0492/1917-0685/1917	180 DAYS	11/13/1997		72	144	144	144
H: Mapsheet No. 1917 - s/s of Florence Pl : MH #684 to #	0491/1917-0492/1917	180 DAYS	11/13/1997		223	446	446	446
Summary for 'PM' = S09C05006					1,552	3,270	3,270	3,270
PM S09C06039								
H: Mapsheet No.1917-Alley N/O Gage From MH 414 to MH	0410/1917-0411/1917	150 DAYS	10/11/2001		235	470	705	470
H: Mapsheet No.1917-Alley N/O Gage From MH 414 to MH	0411/1917-0414/1917	150 DAYS	10/11/2001		278	556	834	556
H: Mapsheet No.1917-Alley N/O Gage From MH 414 to MH	0244/1917-0410/1917	150 DAYS	10/11/2001		226	452	678	452
Summary for 'PM' = S09C06039					739	1,478	2,217	1,478

Periodics Report for the Bell Gardens

2015 - 2017

DESCRIPTION	PIPE_LOCN	FREQUENC	START DAT	INACTIVE DATE	PIPE LENGTH	2015	2016	2017
PM S09C06044								
H: Mapsheet No.1918-Clara St From MH 6 to MH 138 (120	0008/1918-0138/1918	120 DAYS	9/18/2001		270	810	810	810
H: Mapsheet No.1918-Clara St From MH 6 to MH 138 (120	0006/1918-0007/1918	120 DAYS	9/18/2001		233	699	699	699
H: Mapsheet No.1918-Clara St From MH 6 to MH 138 (120	0007/1918-0008/1918	120 DAYS	9/18/2001		200	600	600	600
Summary for 'PM' = S09C06044					703	2,109	2,109	2,109
PM S09C06045								
H: Mapsheet No.1917-Jaboneria St. From MH 284 to MH 2	0286/1917-0287/1917	150 DAYS	10/3/2001		326	978	652	652
H: Mapsheet No.1917-Jaboneria St. From MH 284 to MH 2	0284/1917-0285/1917	150 DAYS	10/3/2001		347	1,041	694	694
H: Mapsheet No.1917-Jaboneria St. From MH 284 to MH 2	0285/1917-0286/1917	150 DAYS	10/3/2001		334	1,002	668	668
Summary for 'PM' = S09C06045					1,007	3,021	2,014	2,014
PM S09C06107								
H; Mapsheet No. 1918 - Scout Ave. From Mh 222 to Mh 22	0222/1918-0223/1918	60 DAYS	10/17/2005		359	2,154	2,154	2,154
H; Mapsheet No. 1918 - Scout Ave. From Mh 222 to Mh 22	0223/1918-0224/1918	60 DAYS	10/17/2005		350	2,100	2,100	2,100
H; Mapsheet No. 1918 - Scout Ave. From Mh 222 to Mh 22	0224/1918-0225/1918	60 DAYS	10/17/2005		350	2,100	2,100	2,100
Summary for 'PM' = S09C06107					1,059	6,354	6,354	6,354
PM S09C06115								
H; Mapsheet No. 1918 - Alley E/O Garfield Ave. From Mh 1	0100/1918-0107/1918	90 DAYS	4/27/2006		234	936	936	936
H; Mapsheet No. 1918 - Alley E/O Garfield Ave. From Mh 1	0106/1918-0107/1918	90 DAYS	4/27/2006		234	936	936	936
Summary for 'PM' = S09C06115					468	1,872	1,872	1,872
PM S10C00077								
R: Mapsheet No. 1917 - Live Oak St. : MH #168 to #171 (	0169/1917-0171/1917	60 DAYS	8/17/1997		248	1,488	1,488	1,488
R: Mapsheet No. 1917 - Live Oak St. : MH #168 to #171 (	0168/1917-0169/1917	60 DAYS	8/17/1997		250	1,500	1,500	1,500
Summary for 'PM' = S10C00077					498	2,988	2,988	2,988

Periodics Report for the Bell Gardens

2015 - 2017

DESCRIPTION	PIPE_LOCN	FREQUENC	START DAT	INACTIVE DATE	PIPE LENGTH	2015	2016	2017
PM S10C00078								
R: Mapsheet No. 1917 - Colmar Av. : MH #313 to #279 (9	0279/1917-0308/1917	90 DAYS	10/29/1997		320	1,280	1,280	1,280
R: Mapsheet No. 1917 - Colmar Av. : MH #313 to #279 (9	0308/1917-0313/1917	90 DAYS	10/29/1997		284	1,136	1,136	1,136
Summary for 'PM' = S10C00078					604	2,416	2,416	2,416
PM S10C00079								
R: Mapsheet No. 1917 - Clara St. : MH #205 to T/L (150D	0205/1917-TRNK/1917	150 DAYS	10/25/1997		65	195	130	195
Summary for 'PM' = S10C00079					65	195	130	195
PM S10C00081								
R: Mapsheet No. 1917 - Toler : MH #323 to T/L North (90	0374/1917-0684/1917	90 DAYS	8/6/1997		36	144	144	144
R: Mapsheet No. 1917 - Toler : MH #323 to T/L North (90	0323/1917-0374/1917	90 DAYS	8/6/1997		97	388	388	388
Summary for 'PM' = S10C00081					133	532	532	532
PM S10C00084								
R: Mapsheet No. 1918 - Gotham St. #65 to #12 (90 DAYS	0012/1918-0013/1918	90 DAYS	11/6/1997		284	1,136	1,136	1,136
R: Mapsheet No. 1918 - Gotham St. #65 to #12 (90 DAYS	0013/1918-0065/1918	90 DAYS	11/6/1997		284	1,136	1,136	1,136
Summary for 'PM' = S10C00084					568	2,272	2,272	2,272
PM S10C00085								
R: Mapsheet No. 1918 - Quinn St. : MH #23 to #83 (90 D	0083/1918-0231/1918	90 DAYS	11/23/1997		6	24	24	24
R: Mapsheet No. 1918 - Quinn St. : MH #23 to #83 (90 D	0024/1918-0231/1918	90 DAYS	11/23/1997		274	1,096	1,096	1,096
R: Mapsheet No. 1918 - Quinn St. : MH #23 to #83 (90 D	0023/1918-0024/1918	90 DAYS	11/23/1997		307	1,228	1,228	1,228
Summary for 'PM' = S10C00085					587	2,348	2,348	2,348
PM S10C00086								
R: Mapsheet No. 1918 - Muller St. : MH #30 to #145 (90	0030/1918-0132/1918	90 DAYS	9/24/1997		248	992	992	992
R: Mapsheet No. 1918 - Muller St. : MH #30 to #145 (90	0132/1918-0145/1918	90 DAYS	9/24/1997		102	408	408	408
Summary for 'PM' = S10C00086					350	1,400	1,400	1,400

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Periodics Report for the Bell Gardens

2015 - 2017

DESCRIPTION	PIPE_LOCN	FREQUENC	START DAT	INACTIVE DATE	PIPE LENGTH	2015	2016	2017
PM S10C00331								
R: Mapsheet No. 1918 - Ira Av. : Mh #151 to #149 (180 D	0149/1918-0150/1918	180 DAYS	11/21/1997		283	566	566	566
R: Mapsheet No. 1918 - Ira Av. : Mh #151 to #149 (180 D	0150/1918-0151/1918	180 DAYS	11/21/1997		281	562	562	562
Summary for 'PM' = S10C00331					564	1,128	1,128	1,128
PM S10C00431								
R: Mapsheet No. 1917 - Toler Ave : MH #372 to T/L Sout	0372/1917-0373/1917	90 DAYS	3/15/1999		218	872	872	872
R: Mapsheet No. 1917 - Toler Ave : MH #372 to T/L Sout	0372/1917-0373/1917	90 DAYS	3/15/1999		218	872	872	872
Summary for 'PM' = S10C00431					436	1,744	1,744	1,744
PM S10C00649								
R: Mapsheet No. 1917-R/W E/O Specht From MH 33 to MH	0033/1917-0046/1917	180 DAYS	12/10/2001		295	590	590	590
R: Mapsheet No. 1917-R/W E/O Specht From MH 33 to MH	0047/1917-0060/1917	180 DAYS	12/10/2001		295	590	590	590
R: Mapsheet No. 1917-R/W E/O Specht From MH 33 to MH	0046/1917-0047/1917	180 DAYS	12/10/2001		271	542	542	542
Summary for 'PM' = S10C00649					861	1,722	1,722	1,722
PM S10C00657								
R: Mapsheet No.1917-Alley N/O Gage Ave. From MH 244 t	0244/1917-0410/1917	90 DAYS	10/11/2001		226	904	904	904
R: Mapsheet No.1917-Alley N/O Gage Ave. From MH 244 t	0410/1917-0411/1917	90 DAYS	10/11/2001		235	940	940	940
R: Mapsheet No.1917-Alley N/O Gage Ave. From MH 244 t	0411/1917-0414/1917	90 DAYS	10/11/2001		278	1,112	1,112	1,112
Summary for 'PM' = S10C00657					739	2,956	2,956	2,956
PM S10C00661								
R: Mapsheet No.1917-Perry Rd. From MH 523 to MH 530 (	0523/1917-0529/1917	90 DAYS	1/30/2002		205	820	820	820
R: Mapsheet No.1917-Perry Rd. From MH 523 to MH 530 (	0529/1917-0530/1917	90 DAYS	1/30/2002		350	1,400	1,400	1,400
Summary for 'PM' = S10C00661					555	2,220	2,220	2,220

Periodics Report for the Bell Gardens

2015 - 2017

DESCRIPTION	PIPE_LOCN	FREQUENC	START DAT	INACTIVE DATE	PIPE LENGTH	2015	2016	2017
PM S10C00720								
H; Mapsheet No. 1918 - Gotham St. From Mh 180 to Mh 2	0127/1918-0128/1918	60 DAYS	7/19/2005		332	1,992	1,992	1,992
H; Mapsheet No. 1918 - Gotham St. From Mh 180 to Mh 2	0127/1918-0180/1918	60 DAYS	7/19/2005		332	1,992	1,992	1,992
H; Mapsheet No. 1918 - Gotham St. From Mh 180 to Mh 2	0128/1918-0129/1918	60 DAYS	7/19/2005		87	522	522	522
H; Mapsheet No. 1918 - Gotham St. From Mh 180 to Mh 2	0129/1918-0222/1918	60 DAYS	7/19/2005		169	1,014	1,014	1,014
Summary for 'PM' = S10C00720					920	5,520	5,520	5,520
PM S10C00776								
R; Mapsheet No. - 1918 - Gilliland Ave. From Mh 180 to M	0179/1918-0180/1918	90 DAYS	5/29/2007		134	536	536	536
R; Mapsheet No. - 1918 - Gilliland Ave. From Mh 180 to M	0178/1918-0179/1918	90 DAYS	5/29/2007		223	892	892	892
Summary for 'PM' = S10C00776					357	1,428	1,428	1,428
Total Pipe Length (ft): 23,127 (4.38 miles) Grand Total (ft): 81,432 78,642 81,066 Grand Total (mile): 15.42 14.89 15.35 Sewers (count): 101 101 101								



**CITY OF BELL GARDENS
OFFICE OF THE CITY MANAGER**

AGENDA REPORT

Item 9.

TO:	Honorable Mayor and City Council Members
FROM:	Michael B. O'Kelly, City Manager
BY:	Chris Dasté, Director of Recreation and Community Services Department
SUBJECT:	BELL GARDENS VETERANS PARK PROP 68 RESOLUTION
DATE:	June 10, 2019

RECOMMENDATION:

It is staff recommendation that the City Council by motion, adopt the attached resolution which approves the application for Statewide Park Development and Community Revitalization program grant funds.

BACKGROUND/DISCUSSION:

Prop 68, Parks, Environment and Water Bond was enacted via vote by the State of California in 2018. One part of the program is the Statewide Park Program (SPP) round 3 in which \$254,942,000 will be awarded to various cities via a competitive process.

The City of Bell Gardens was selected by Kounkuey Design Initiative who has provided the City of Bell Gardens their expertise in the application of the SPP and the public process that is mandatory for the application process free of charge.

Based on several factors including demographics, income, population and population near the park, City staff and Kounkuey decided that refurbishing Veterans Park had the best chance of approval. There have been 6 public meetings and based upon those public meetings, a final draft is being created including amenities and a construction budget which will be submitted for the application.

Part of the application process is a Resolution (Exhibit A) which publicly states that the City Council of Bell Gardens supports the City of Bell Gardens' application for Prop 68 and has the ability to fulfill the terms of the grant.

CONCLUSION:

Adopting the resolution approves the application process for the program grant funds.

FISCAL IMPACT:

There is no fiscal impact.

ATTACHMENTS:

APPROVED ELECTRONICALLY BY:

Michael B. O’Kelly, City Manager

Marc Tran, Interim Assistant City Attorney for Rick R. Olivarez, Interim City Attorney

Will Kaholokula, Director of Finance and Administrative Services

RESOLUTION NO. 2019-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL GARDENS, CALIFORNIA, APPROVING THE APPLICATION FOR STATEWIDE PARK DEVELOPMENT AND COMMUNITY REVITALIZATION PROGRAM GRANT FUNDS

WHEREAS, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of the Statewide Park Development and Community Revitalization Grant Program, setting up necessary procedures governing the application; and

WHEREAS, said procedures established by the State Department of Parks and Recreation require the Applicant to certify by resolution the approval of the application before submission of said application to the State; and

WHEREAS, successful Applicants will enter into a contract with the State of California to complete the Grant Scope project;

NOW, THEREFORE, BE IT RESOLVED by the City Council as follows:

SECTION 1. THE CITY COUNCIL APPROVES THE FILING OF AN APPLICATION FOR THE VETERANS PARK REFURBISHMENT, AND:

1. Certifies that said Applicant has or will have available, prior to commencement of any work on the project included in this application, the sufficient funds to complete the project; and
2. Certifies that if the project is awarded, the Applicant has or will have sufficient funds to operate and maintain the project, and
3. Certifies that the Applicant has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Grant Administration Guide; and
4. Delegates the authority to City Manager to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the Grant Scope; and
5. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.
6. Will consider promotion inclusion per Public Resources Code §80001(b) (8 A-G).

SECTION 2. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions and it shall become effective immediately upon its approval.

PASSED, APPROVED, and ADOPTED this 10th day of June, 2019.

[Signatures on the following page]

THE CITY OF BELL GARDENS

Alejandra Cortez, Mayor

APPROVED AS TO FORM:

Rick R. Olivarez
Interim City Attorney

ATTEST:

Kristina Santana
City Clerk



**CITY OF BELL GARDENS
OFFICE OF THE CITY MANAGER**

AGENDA REPORT

Item 10.

TO:	Honorable Mayor and City Council Members
FROM:	Michael B. O'Kelly, City Manager
BY:	Rick Olivarez, Interim City Attorney Michael Campion, Interim Assistant City Attorney
SUBJECT:	PROPOSED CITY OF BELL GARDENS POLICY CONCERNING THE RESERVATION OF CITY FACILITIES BY MEMBERS OF THE CITY COUNCIL
DATE:	June 10, 2019

RECOMMENDATION:

It is staff recommendation that the City Council adopt the proposed policy through passage of the Proposed Resolution. It is further recommended that these changes be communicated in a memorandum to the City's Recreation & Community Services Department.

BACKGROUND/DISCUSSION:

The purpose of this proposed resolution ("Resolution" see Exhibit 1) is to clarify the City of Bell Gardens' ("City") policy concerning the reservation and use of City facilities by City Council Members, codify the longstanding practice of the City, and provide written guidance concerning the appropriate use of public space and public funds for the benefit of the City. The Resolution was drafted by the City Attorney at the behest of the City Council to eliminate confusion regarding the circumstances under which members of the City Council may reserve spaces in the City's parks and public facilities and what payment City Council Members are responsible for when reserving those spaces. It sets forth the policy of preferential use of public space without charge by the City or by individual members of the City Council when conducting City business. It further sets forth the procedures for receiving authorization to use facilities for City business. It also clarifies that this benefit is limited to uses authorized by the City and undertaken in support of the City's business or otherwise for the public's benefit.

The proposed policy would formalize the traditional City practice of permitting Council Members to reserve space free of charge and generally free of the other applicable rules and guidelines for the reservation of those spaces. In addition to removing ambiguity regarding the City's policy in this regard, the Resolution will formalize the process of City Council Members' reservation of City space and the charges applicable for those reservations.

The Resolution establishes that any City Council Member may reserve public space as the City when they are conducting City business or engaged in activities that benefit the public (hereinafter "City-related"). Using the published reservation guidelines for Ross Hall and the City's athletic facilities as models[1] (see Attachments B, C), City-related requests for reservations qualify for any priority afforded to City reservations and satisfy any residency requirement which might apply. City-related requests are also permitted to disregard any limitations on annual reservations and any provision that reservations may be made no sooner than a certain period in advance of the proposed date. City-related reservations are offered free of charge to the Council Member, which

has the practical effect of rendering any provisions regarding payment or deposits irrelevant. The City Council may also elect to confer any other benefits that accrue to reservations and use by the City or City Departments by further resolution. However, the City-related reservations for City Council Members do not benefit from any presumptive waiver or alteration of public safety-related provisions, such as maximum occupancy rules, noise-related rules, or any other permitting requirements.

The Resolution provides that authority for a City-related reservation can be extended in two primary ways: (1) by the City Manager when considering future reservations at a cost of less than \$1,000.00; or (2) by the City Council in any case, including cases which exceeding that amount.

The City Manager may extend authorization for a City-related reservation in the ordinary course of their day-to-day business and based on the exercise of their discretion and judgment. The amount of authorized expenditures may not exceed \$1,000.00 for any one event.[2] This authorization may only be given prospectively - it may not be extended after the fact or be raised as the subject of a reimbursement request. In the even that an individual Council Member's event approved by the City Manager unexpectedly exceeds that threshold, the Council Member may advance the overage as an item for authorization before the City Council for consideration on the same basis as the Council considers other requests for City-related authorization. If the City Council declines to authorize the overage as City-related, the Council Member in question is responsible for the overage in the same manner as they are if an event is held on City-related terms but is not approved by the City Council after the fact.

The City Council may extend authority both prospectively and retroactively by the majority of voting Council Members held at an open session. Requests for authority must be accompanied by a brief and generic description of the nature of the City-related business at issue, as well as a statement of the anticipated cost for facilities, based on the rates available to the public. In the case of retroactive requests, the required statement must include the actual cost of the facilities. Authorizations may be placed on the consent calendar. The Resolution also requires that retroactive authority for a City-related use of facilities must be sought promptly, and must be placed on a present or future agenda no later than 90 days after the event.

City Council Members may not vote or otherwise act in support[3] of their own requests for City-related authorization, as this threatens a violation of the common-law rules addressing potential conflicts of interest. Common-law conflicts of interest prohibitions apply despite the promulgation of the conflicts of interest regulations under the Political Reform Act, so long as they have not been abrogated by the regulations. 67 Ops.Cal.Atty.Gen. 369, 381 (1984). The common-law regime is less precise than the regulatory one, but imposes a broader prohibition on conduct, providing that a "personal interest which might interfere with the unbiased discharge of [the official's] duty to the public or prevent his exercise of absolute loyalty and undivided allegiance to the best interests of the [city.]" *People v. Elliott* (1953) 115 Cal.App.2d 410, 418; see also 46 Ops.Cal.Atty.Gen. 74, 86 (1965).

The Resolution also provides that when City Council Members reserve City facilities for events that are not City-related, they are required to reserve facilities on the same terms and conditions as are available to residents of the City, including the requirement of payment and the requirement of a deposit. When the City Council opts to deny an advance request for City-related authorization, the requesting City Council Member is required to reserve facilities for the event in question as a member of the public or forego their event. When the City Council opts to deny a retroactive request for City-related authorization, the City Council Member who held the event in question shall be required to repay the cost of the facilities used at the event or begin an agreed-upon installment plan of repayment within 90 days of the denial of the request.

Adoption of this policy will replace a largely consistent but ill-defined and unwritten historical pattern of City facilities use by City Council Members with a set of definite regulations. This will

function to apprise all City officers and employees of the appropriate obligations and expectations concerning requests by City Council Members to secure the use of City facilities. This, in turn, will increase the transparency and efficiency of the City's operations in this regard. The ability of the City Council to authorize events both prospectively and retroactively preserves any flexibility the City Council Members may require to perform beneficial services for the City. The ability of the City Manager to approve events where the anticipated expenditures are less than \$ 1,000.00 and the express permission to use the Consent Calendar for approval of requests will hopefully mitigate any increased burden on the City Council meeting agendas.

The creation of two separate categories of requests – one official or City-related and one personal – also permits and encourages City Council Members to utilize the City's facilities when the use benefits the City or the public, but requires them to act as members of the public when not operating in an official City-related role. This reaffirmation of the members of the City Council as regular citizens when not operating in their legislative role allays any suspicion of impropriety or favoritism in the minds of the public. See, generally, *Eel River Disposal & Resource Recovery, Inc. v. County of Humboldt* (2013) 221 Cal.App.4th 209, 232, 236 fn.10; *Grimes v. Superior Court (Foster)* (1985) (both opinions noting the longstanding importance of conduct and policy discouraging the appearance of favoritism or impropriety on the part of public officials). This connection of beneficial terms to the City's purposes is also necessary to ensure that the perquisite of those terms is related to the public's benefit and therefore incidental their roles as City officials. This safeguards the City and the City Council from legal challenges that would claim these rates amount to either (a) an impermissible gift of public funds; or (b) an impermissible grant of additional compensation in excess of what is permitted by § 2.44.010 and § 2.44.030 of the Municipal Code. *County of Ventura v. State Bar of California* (1995) 35 Cal.App.4th 1055, 1059 ("The proper question in reviewing a perquisite of employment for waste of public funds is whether the perquisite is necessary or useful or provides a benefit to the public agency."); and, generally, *County of Marin v. Messner* (1941) 44 Cal.App.2d 577, 593 (noting that the amount of compensation of a public officer is in most cases fixed by law).

[1] Research indicates that the City lacks a uniform written policy applicable to the reservation of all municipal park facilities.

[2] This amount is suggested because it is the amount where the Municipal Code permits the City to relax its statutory purchasing and requisitioning procedures. AMC §§ 3.04.050-3.04.060, 3.04.100(B). In practice, the City Council may want to increase the amount, but for purposes of this recommendation, the \$ 1,000.00 threshold was deemed to be an amount which harmonized best with the Municipal Code. It is possible that an increase in the authorization would require an Ordinance amending the Municipal Code.

[3] The actual language in the proposed Resolution is excerpted from the California regulations covering conflict of interests (see Attachment D). 2 CCR § 18704.

CONCLUSION:

Pursuant to the foregoing discussion, the City Council should place the passage of the Resolution upon the agenda, either for adoption or as a discussion item.

FISCAL IMPACT:

The Resolution, a set of guidelines and procedures governing the terms and conditions upon which members of the City Council may reserve and utilize the City's park facilities, is unlikely to have a significant effect on the City's budget, apart from a negligible increase in funds associated with any personal use by City Council Members which is no longer granted free of charge.

ATTACHMENTS:

Exhibit 1 - Resolution No. 2019-24

Exhibit 2 - Reservation Guidelines for Ross Hall in the City's Veterans Park

Exhibit 3 - Bell Gardens Sports Center Facility Rental, Rules & Regulations Procedure

Exhibit 4 - California Conflict of Interest Regulation 18704 (2 CCR § 18704)

APPROVED ELECTRONICALLY BY:

Michael B. O'Kelly, City Manager

Marc Tran, Interim Assistant City Attorney for Rick R. Olivarez, Interim City Attorney

Will Kaholokula, Director of Finance and Administrative Services

RESOLUTION NO. 2019-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL GARDENS, CALIFORNIA, ENACTING CERTAIN RULES CONCERNING THE TERMS ON WHICH CITY COUNCIL MEMBERS MAY RESERVE CITY PARK FACILITIES AND ADDING CERTAIN PROCEDURES FOR CITY COUNCIL APPROVAL OF CERTAIN RESERVATIONS

WHEREAS, the City Council historically has utilized and reserved the City's facilities, including the park facilities overseen by the City's Recreation and Community Services Department for City business and for the benefit of the public; and

WHEREAS, the use of the aforementioned facilities was traditionally offered to City Councilmembers free of charge and on certain other advantageous terms; and

WHEREAS, the City Council currently desires to continue to utilize these facilities to conduct City business and for the benefit of the public; and

WHEREAS, the City currently lacks a statute or regulation governing the terms on which individual members of the City Council may reserve facilities and on what terms; and

WHEREAS, the lack of an express set of written guidance creates confusion on the part of the City Council and City employees, threatens the City's goals of optimal transparency and efficiency; and

WHEREAS, the City desires to institute a policy which memorializes the applicable rules for City Councilmembers' reservations of City facilities, and the terms upon which those facilities may be reserved and utilized.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bell Gardens as follows:

SECTION 1. Individual members of the City Council may reserve and utilize the City's various facilities under certain advantageous terms when their reservation and use is undertaken (a) in the conduct of City business; (b) for the benefit of the City; or (c) for the benefit of the members of the public.

SECTION 2. The "advantageous terms" mentioned in Section 1 shall include: (a) the City's priority to reserve space in any applicable preferential scheme for granting reservations; (b) the ability to make reservations without regard to any otherwise existing limit on the frequency with which a space may be reserved; (c) the ability to make reservations further in advance than any period specified in any applicable rules for granting reservations; and (d) the ability to reserve and utilize space free of charge. The advantageous terms shall not include the presumptive waiver or alteration of any rules for use of the facility related to public health and/or safety, including but not limited to

occupancy requirements, noise limitations, security and/or sanitation requirements, and the requirement for any permits. Subject to the foregoing language, the City may confer other benefits or impose other limitations on these terms by a majority vote of the City Council meeting in open session.

SECTION 3. Authority for an individual City Councilmember to avail themselves of the terms available for City-related uses, as set forth in Section 1, may be conferred by: (a) approval by the City Manager for reservations prior to the reservation date for events with an anticipated cost of not more than \$1,000.00; or (b) by a vote of the majority of the non-disqualified members of the City Council, meeting in open session, for any reservation.

SECTION 4. To avoid the appearance of a conflict of interests, a member of the City Council may not make, participate in making, or in any way use or attempt to use their official position to influence the City Council's decision concerning their own request for authorization, whether before the Council or the City Manager. The foregoing prohibition forbids conduct as defined by Section 18704 of Chapter 2 of the California Code of Regulations.

SECTION 5. Authorization for events whose anticipated cost based on the terms available to the general public will be less than \$ 1,000.00 may be requested by the individual City Council Member who desires to reserve the City's facilities and granted by the City Manager. This authority can only be conferred prior to the event. Retroactive requests and requests which exceed the anticipated cost threshold may only be authorized by the City Council as discussed in Section 6 of this Resolution.

Events whose actual costs exceed the \$ 1,000.00 threshold may be retroactively authorized by the City Council in the same manner it treats other requests for event authorization. Overages are otherwise treated in the same way that expenses from unauthorized events reserved and held on City-related terms are, as set forth in Section 10 of this Resolution.

SECTION 6. Authorizations from the City Council shall be requested by the individual City Councilmember who reserved or desire to reserve the City's facilities. This authority may be conferred prospectively or retroactively. In the case of retroactive requests for authority, the request must be made in a reasonably prompt manner. In no case can a City-related use be authorized unless it is placed on a present or future agenda no later than 90 days after the event. Requests for authorization from the City Council may be placed on a consent calendar.

The "brief general description" for a request for authorization pursuant to Government Code section 54954.2(a)(1) shall include description of the nature of the City-related business at issue and a statement of the anticipated cost for facilities, based on the rates available to the public, or the actual cost in instances of retroactive requests.

SECTION 7. City Councilmembers may consult individually with the City Manager for guidance on what sort of activities constitute a use “in the conduct of City business,” “for the benefit of the City,” or “for the benefit of the members of the public,” as set forth in Section 1. This consultation and any resulting recommendation is non-binding on the City Council and shall take place in compliance with the provisions of the Brown Act.

SECTION 8. When a City Councilmember reserves and/or utilizes the City’s various facilities for personal use or any other use that does not qualify for advantageous terms under Section 1, they shall reserve the facilities in question under the terms regularly available to the public. Regardless of the foregoing language, individual City Councilmembers who do not qualify under Section 1 are permitted to make reservations as though they were a City resident, to the extent that residency is required to reserve a facility. The permission to avoid residency requirements shall not extend to situations where residency is relevant only as a consideration in determining which reservations have priority.

SECTION 9. If the City Council or the City Manager opt to deny an individual City Councilmember’s advance request for authorization, the requesting City Councilmember is required to reserve facilities for the event in question under the terms set forth in Section 8 or forego holding the event in the City’s facilities.

SECTION 10. If the City Council opts to deny an individual City Councilmember’s retroactive request for City-related authorization, or declines to authorize forgiveness of an overage as set forth in Section 5 of this Resolution, the City Councilmember who held the event in question shall be required to repay the cost of the facilities used at the event to the City. This repayment obligation may not be the subject of a request for reimbursement under Section 2.44.030 of the Municipal Code.

Repayment or must be made in full or a commercially reasonable agreed-upon installment plan for repayment must be commenced within 90 days of the event or the City Council’s denial of retroactive authorization to cover either an event or payment of an overage.

SECTION 11. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions and it shall become effective immediately upon its approval.

PASSED, APPROVED, AND ADOPTED this 10th day of June, 2019.

[Signatures on the following page]

THE CITY OF BELL GARDENS

Alejandra Cortez, Mayor

APPROVED AS TO FORM:

ATTEST:

Rick R. Olivarez
Interim City Attorney

Kristina Santana
City Clerk

**ROSS HALL at VETERANS PARK
REQUIREMENTS & GUIDELINES**

1. Ross Hall is only available to residents of Bell Gardens.
2. Limit of two (2) reservations per year.
3. Reserve up to six (6) months in advance.
4. Applicant must be present to sign permit and submit proof of local residency – Current utility bill and Government issued identification card.
5. A full deposit is required in order to hold a date – Remaining balance must be paid in full within 14 days.
6. Deposit refunds may take up to six (6) weeks and will be mailed to address on file.
7. Maximum capacity = 180 guests.
8. Security includes two (2) guards – arrive 30 minutes prior to start of reservation.
9. Hall is accessible as early as 10am on day of reservation.
10. Reservation must exit facility no later than 12 midnight.

I hereby acknowledge and understand the Requirements and Guidelines presented to me. Failure to observe said terms, conditions and restrictions may result in forfeiture of deposits and restrictions on future reservations.

Authorized Representative (signature)

Date

**BELL GARDENS SPORTS CENTER FACILITY
RENTAL, RULES & REGULATIONS PROCEDURE**

The City of Bell Gardens is pleased to offer fields at the Sports Center for rental to the general public and residents and business of Bell Gardens. This booklet is intended to describe the Application procedure, Rules and Regulations of use of such facilities. There is no cost for Applications.

Limited use of public recreation facilities by individuals, groups, or organizations for recreational or public services may be granted by the Director of Recreation and Community Services subject to the following rules, regulations, procedures, and conditions.

The first step is to complete a CITY OF BELL GARDENS SPORT CENTER FACILITY RENTAL APPLICATION and submit it to the City of Bell Gardens Recreation and Community Services Department. **Completed applications must be filed at least fourteen (14) days before the event.**

It is important that Applicant understands that the completion of an Application is not a guarantee that a reservation will be granted. Only when all required documentation and fees are submitted and approvals granted will a Permit to use the requested facilities be issued. Various factors may cause a reservation to be cancelled, including the need for maintenance, repair, or turf field dormancy.

ACCURATE NUMBER OF ATTENDEES
To ensure adequate accommodations (e.g., restroom facilities, parking, security, etc.) for your event, please accurately estimate the number of expected attendees.

The Sports Center has a total capacity of 1,200 persons for all fields at the site on any single event day. The City reserves the right to close the park and cancel any or all events where this limit is exceeded. Accurate estimated totals at the time of field reservation help prevent your event is not cancelled due to over-attendance at the site.

RESTROOMS WILL BE MADE AVAILABLE BASED ON THE ESTIMATED NUMBER OF ATTENDEES REPORTED IN YOUR APPLICATION.

Please complete the Application in its entirety. Information omitted from the Application may delay the reservation process.

I. APPLICATION PROCESS: Easy as A, B, C

A. File Application.

All persons requesting use of recreation facilities shall complete and submit a Request for Facility Use application no later than 14 days prior to the event for the use of Sports Center facilities. A Request for Facility Use application may be submitted no sooner than three (3) months in advance of event. The City reserves the right to determine the dates, hours and location of events with priority to Recreation and Community Services activities.

Persons requesting the use of Recreational Facilities must be 18 years of age. Applicants will be notified whether their Application was approved, not approved, or found to be incomplete. Due to the demand for use of Bell Gardens Sport Center facilities, the City has implemented the following application-review priority schedule:

1. **City-sponsored activity.** Hosted by City or its Departments.
2. **City Partner Sponsored Activity.** Hosted by City in conjunction with one or more public or private entities.
3. **Bell Gardens-based non-profit youth organization.** Certified non-profit youth athletic or civic service organization community event or program open to the general public with Bell Gardens address. (Proof of non-profit status must be submitted along with Permit application). Limited to two (2) permits in a one (1) year period.
4. **Bell Gardens Resident.** Resident of Bell Gardens showing proof of residence: current driver's license, I.D. card, or U.S. Passport, plus a utility bill. Limited to two (2) permits in a one (1) year period.
5. **Bell Gardens Business.** Proof to business: current Bell Gardens Business License. Limited to two (2) permits in a one (1) year period.
6. **All other user groups or individuals.** Residents, groups, organizations or businesses not based in Bell Gardens. Limited to two (2) permits in a one (1) year period.

A completed Application must be accompanied by all required supporting documentation and fees set forth in these Rules & Regulations.

B. Reservation Confirmed. Rental reservations are only made upon completion of review of Application and determination by Department that Application is complete and all supporting documentation and fees have been received. NO facility reservations will be made until Department has completed review of the Application and verified that Applicant has submitted all necessary supporting documentation and fees to the Department. **Please do not publish or advertise any event until a Permit has been issued.** The City cannot be responsible for any harm resulting in such situation.

Failure to comply with the requirements set forth in the Application and Rules and Regulations, including time deadlines for submittal of required documentation and fees may result in the denial of Application.

C. Permit Issued: Pay Applicable Fees, Deposits, and Charges.

Upon determination that Application is complete, and Reservation is confirmed, Applicant has three (3) business days to pay appropriate fees and deposits. After all supporting documentation and fees have been received, the Department will issue a Permit to rent the facility to Applicant. **Please do not publish or advertise any event**

until a Permit has been issued. The City cannot be responsible for any harm resulting in such situation.

Permits may not be transferred, shared, assigned, or sublet to anyone other than Permittee or Permittee's Organization. A permit is issued only after completion of Application review and payment of applicable fees, deposits, and charges.

All Applications are subject to the review and confirmation of data by the Recreation and Community Services Department. **Any Applicant providing false information to the Recreation Department regarding residency, business location, or number of attendees may be prohibited from renting Sports Center facilities.**

II. RULES AND REGULATIONS

The following rules and regulations are in effect for the enjoyment of all participants and attendees. Please read and obey the following.

A. BUSINESS LICENCE AND PERMITS REQUIRED

Any business or individual receiving a fee for any service provided or product sold at the Bell Gardens Sports Center is required to have a business license issued by the City of Bell Gardens. (B.G.M.C § 5.02.020). Applicant is responsible to make sure that all necessary permits for health, fire, etc., are obtained by the appropriate business or individual.

B. APPLICANT'S LIABILITY AND RESPONSIBILITY

The City of Bell Gardens, the Department of Recreation and Community Services, or any of their staff or representatives is not responsible for bodily injury or loss/ damage to personal property occurring on, at, or due to use of any Recreation Department Facility. As a condition of and as additional consideration for being allowed to use the facilities, all Applicants must sign a hold harmless and indemnity agreement.

For events involving minors, Applicant shall ensure ONE supervising adult is available for every ten (10) minors.

Applicant is responsible for the conduct of his players, coaches, spectators and any contracted employees related to the event. Recreation Department staff and City police reserve the right and maintain the authority to cancel any game or entire event in the interest of public safety. **SHOULD YOUR GAME OR EVENT BE CANCELLED DUE TO MISCONDUCT, TIME AND OR REFUNDS WILL NOT BE CREDITED.**

C. HOLD HARMLESS AGREEMENT AND INSURANCE

Applicant will be required to submit a hold harmless agreement, limiting the liability of the City, signed by Applicant.

Proof of Liability Insurance acceptable to the City of Bell Gardens must be submitted to the Recreation and Community Services Department at least eight (8) City business days prior to the scheduled event.

Applicant, at its own expense, must procure and maintain in force a certificate of Comprehensive General Liability Insurance covering all planned events during the term of the Permit and any extension thereto. This may be accomplished by obtaining insurance through the City of Bell Gardens, Risk Management Department, or obtaining a certificate of insurance naming the City of Bell Gardens as an additional insured within the provisions below.

A certificate is required insuring the City of Bell Gardens against losses, costs, liabilities, claims, causes of action and damages for bodily injury and property damage arising out of Applicant's and any and all of its sponsor's/s' use of the Sports Center Facility under the Permit in an amount of at least one million dollars (\$1,000,000), for expected attendance of up to one thousand (1,000) persons, and in the amount of at least two million dollars (\$2,000,000), for expected attendance of over one thousand (1,000) persons. Such insurance shall include Blanket Contractual Liability Coverage. All such policies shall be written to apply to all bodily injury, property damage, personal injury and other covered loss however occasioned, occurring during the term of the permit. All such policies shall include an Endorsement indicating the City of Bell Gardens and divisions, departments, officers, officials, employees and agents as Insured or Additional Insured. All such policies must provide that such coverage shall be primary to any other coverage and that any insurance or other form of coverage maintained by the City shall be excess only. Such coverage shall be endorsed to waive the insurer's right of subrogation against the City. Such coverage shall not be a claims-made policy unless the policy extends at least two years past the last date of the planned event. Prior to any event, the City must have on file and available for review a full and complete copy of the policy providing the above coverage.

D. GAMBLING AND ALCOHOL PROHIBITED

Consumption or possession of any alcoholic beverage at the City of Bell Gardens Sports Center or any City Recreational Facility is prohibited. (BGMC § 12.06.010). Gambling is not permitted at any City Recreational Facilities.

E. EVENT TIME, PREPARATION AND CLEANUP

Applicant may only use the reserved facility designated in the permit. No unauthorized changes in venues are allowed. Event preparation time is limited to the day of the event and must be included in the time allotted for rental of the facility. Storing supplies and equipment before or after the event at the site is not available or allowed. All supplies, decorations and equipment must only be brought within the preparation time before the event. Decorations can only be attached to wood or metal surfaces using only tape or string. The use of tacks, staples, nails, screws, etc. is prohibited on/in recreation facilities. If additional seating is required, such request may be arranged only through staff prior to event. No seating or other portable facilities may be brought into/onto the Sports Center facilities. **NO SEATING, TABLES, TENTS, OR PENETRATIONS INTO THE GROUND ARE ALLOWED ON THE ARTIFICIAL TURF FIELDS.** No carts, wagons, stroller, bicycles, or other wheeled device shall be allowed on the synthetic turf fields.

Applicant is responsible for cleanup and removal of all trash, decorations, supplies, and equipment by the end of the scheduled event period. Events will be scheduled back-to-back based on event times reported in the Application. **Additional charges will apply for additional time used.**

F. CONCESSIONS PROHIBITED

Applicant shall not allow any person, group or organization related to Applicant's event to sell any food, beverage or other item (whether or not for human consumption) at the Sports Center without the prior written approval of the Director as a Concessionaire. Sale of any food, beverages, or other item or service at the Sports Center without written consent of the Director of Recreation and Community Services may be grounds for the

immediate termination of the event and/or confiscation of any and all items for sale. All vendors of food or beverage must obtain a permit from the City health inspector permitting such sale. (B.G.M.C. § 5.30.10). Applicant agrees to notify City personnel and police (non-911 call) during the event of any third party selling any item at Applicant's event at the Sports Center.

G. ADVERTISING AND FUND RAISING PROHIBITED

The following activities are prohibited unless specifically authorized in writing by the Director of Recreation and Community Services.

- a. Commercial advertising/ promotion (without business permit)
- b. Collection of fees, donations or event admission charges.
- c. Profit making from event attendance
- d. Outdoor sound/voice amplification (**Contact Police Dept.:** permitted only after City sound registration; see B.G.M.C § 16.24)

H. AMPLIFIED SOUND EQUIPMENT BY PERMIT ONLY

Any Applicant wanting to use any amplified sound at the facility, including amplifiers, loudspeakers, public address systems, microphones, bull horns, air horns, speakers, or other sound amplification device **must file an Amplified Sound Registration Application with the Bell Gardens Police Department at least eight business days prior to the event.** (B.G.M.C. § 16.24.170). All amplified sound activities at the event must be in compliance with the sections of the Bell Gardens Municipal Code dealing with regulation of noise. (see B.G.M.C. §§ 16.24.150-16.24.340). The City reserves the right to cancel any event in violation of this chapter of the municipal code.

I. GENERAL COMFORT AND SAFETY REQUIREMENTS

- a. **Maximum Occupancy.** Applicant must obey maximum occupancy rates as posted in each facility.
- b. **Nuisance.** Any person violating the Rules and Regulations or constituting a public nuisance may be required to leave the facility.
- c. **Emergency Response.** In the event of an emergency response by City personnel due to activities at the Applicant's event, all costs associated with the emergency response shall be borne by the Applicant. Such costs include but are not limited to, plugged sewer lines, electrical failure, riots, mass arrests, major crime responses, etc.
- d. **Non-Discrimination.** Applicant may not discriminate against anyone in connection with the Permitted event on the basis of race, color, gender, religion, marital status, sexual orientation, ancestry, national origin, age, mental or physical disability or impairment, or medical condition (including HIV/AIDS status). All events open to the public must adhere to the Americans With Disabilities Act (ADA) (City compliance officers can assist if further direction is needed).
- e. **Field Closures.** Use of Sports Center facilities, including fields shall be prohibited when Recreation and Community Services Department determines fields are unusable. In the event of inclement weather, act of God, riot, fire, emergency condition, or need of facility maintenance/dormancy, the Recreation and Community Services Department, may, in its sole discretion, cancel a scheduled event. In such occurrence, City personnel will contact Applicant regarding cancellation. **Applicant may also contact the Recreation and Community Services Department to obtain updates on**

the status of field closures and field conditions and usage the day of the event at (562) 806-7662. In the event an event is cancelled due to a closure, Applicant may choose to reserve the next available field or receive a refund within thirty (30) days of the date of cancellation of all refundable deposits made by Applicant.

f. Synthetic Turf Care.

Only designated event participants (e.g., players, coaches, and support staff) are allowed on the synthetic turf field area. Non-participants (including spectators, parents, *etc.*) must remain in the bleacher areas or outside the synthetic turf arenas. **Groups will be responsible for any damage done to turf while under their rental time.** The following is prohibited on the synthetic field turf surfaces (both playing and non-playing areas):

1. Tables or chairs with legs which may leave indentations;
2. Sticking or piercing any object into the synthetic turf fields for any purpose;
3. Burning, branding, cutting, or in any other way damaging the synthetic turf;
4. Carts, wagons, stroller, bicycles, or other wheeled devices;
5. Glass containers, gum, peanuts, sunflower seeds, or food. (Beverages in plastic containers are allowed on-field).
6. Spectators. Absolutely no spectators are allowed on the synthetic turf areas.

g. Prohibited Items. The use of confetti (paper or spray), silly string, egg toss, water balloons, weapons, or any illegal item is prohibited at all Sports Center facilities at all times. Inflatable structures (e.g., “bouncy houses”, “moon walks”, games, or slides) are not allowed at the Sports Center. Drums, air horns, or any other noise making devices are prohibited. (B.G.M.C section 16.24.080).

h. Event Duration. No event or activity may be scheduled beyond 12 midnight (including clean-up time) unless specifically authorized by and written approval received from the Director of Recreation and Community Services. An after hours fee of 1.5 times the normal hourly rate will apply.

i. Vehicle Use Prohibited. Parking, and/or driving motor vehicles on City property, other than parking lots is prohibited unless specifically authorized by the Director of Recreation and Community Services.

j. Tobacco Products/Smoking. Use of any tobacco product (e.g., cigars, cigarettes, chewing tobacco, etc.) is not permitted at the Sports Center.

k. First Aid. Applicants requiring a Special Venue Permit shall provide at its own expense EMT/ Ambulance Services and/or First Aid Station(s) on-site staffed by appropriately certified personnel for the duration of the event. The number and location of such personnel shall be at the determination of the Chief of Police and/or the Director of Recreation & Community Services Department based on the nature of the event.

l. Restrooms. Restrooms at the Sports Center can currently accommodate a total of only 300 individuals for all events scheduled at the same time. On days where events will exceed this capacity will necessitate portable restrooms at the site. Accordingly, applicants are advised to accurately state the number of participants, spectators, and other guest expected to be at the event.

- i. In the event additional restrooms are needed due to event size, the City shall arrange for additional facilities. Applicant shall be responsible for the appropriate portion of the cost of additional restroom facilities for use by attendees to the event.
- ii. The City may inspect all restrooms for cleanliness and operability during the event and will reserve the right to close any such facility during the event for health and sanitation reasons. Damage and security deposits may be used to

clean-up restrooms found in unsanitary conditions due to an event or shared event.

- m. Event Security Personnel Required.** The Police Department has determined a minimum number security personnel required based on the nature of the event.
- i.** Applicant will be charged for security and crowd control for the duration of the event as determined by the Police Department. Officers will be scheduled for shifts through the Recreation & Community Services Department one-half hour before and after the event.
 - ii.** The Recreation and Community Services Department staff and Security Officers have the authority to request any person(s) to leave the premises if they are in violation of the City rules and regulations, as defined in the Municipal Code.
 - iii.** Applicant will be responsible for ensuring all rules and regulations as determined and set forth by the City of Bell Gardens are observed, followed and enforced by all participants.

III. DEPOSITS AND FEES

A. DEPOSITS. The following Deposits shall be required, if necessary:

- Reservation deposit
- Clean-Up Deposit
- Damage Deposits

In order to secure event date(s) 100% of all deposits must be paid in full. You will have three (3) business days to pay deposit failure to comply will result in event date(s) being released. Please be advised no permits will be issued until 100% of all fees are paid in full.

See “Deposit and Fee Schedule” at end of booklet for current deposit amounts and fee rates. **Please be aware that the City is closed on Fridays.** The City shall make deductions from Deposits, or shall retain in full these Deposits, in accordance with the following:

Clean-Up Deposit: The City will agree to provide clean-up services in lieu of Applicant for the amount of the entire Clean-Up deposit. The amount of the Clean-Up Deposit is based on the reasonable cost of City labor forces and City material required to perform general clean-up work to restore the facility to the condition it existed prior to Applicant’s use.

Applicant shall perform “clean-up” work immediately following the end of the event. “Clean-up” includes the collection and proper disposal of all refuse or trash left on the field, bleachers, walkways, parking lot, adjacent areas, and restrooms left by participants and attendees to the event.

If upon inspection by a Recreation & Community Services Department representative it is determined that the facility has not been restored to the condition existing prior to the Applicant’s use of the facility, a reasonable cost for such clean-up shall be deducted from such deposit to the extent necessary to compensate the City for its costs. The Clean-up deposit shall also serve as a reserve to the actual repair or replacement costs for damages not covered by Applicant’s Damage Deposit.

Damage Deposit: The amount of the Damage Deposit shall be based on the reasonable cost to the City to repair and/or replace City property damaged account of Applicant’s proposed use of the facility. Applicant understands and agrees that the City shall retain the Damage Deposit, either in part or in full, to the extent necessary to compensate the City for its actual clean-up costs not covered by the Clean-Up Deposit.

A complete facility walk through is required between applicant and city prior to termination of event. Refunds will be based on a signed Inspection and Release Form from the appropriate Facility Manager. Deposits will be refunded in full or in part within thirty (30) days after expiration of the permit.

B. FEES. All fees must be paid a minimum of eight (8) city business days prior to the event. A \$100 CANCELLATION FEE APPLIES WHEN APPLICANT CANCELS EVENT BETWEEN TWENTYONE (21) AND TWENTYNINE (29) DAYS PRIOR TO THE EVENT. No penalty or forfeiture of fees will apply if Applicant cancels an event more than THIRTY (30) days prior to event. DEPOSIT(S) SHALL BE FORFEITED BY APPLICANT AND RETAINED BY THE CITY AS LIQUIDATED DAMAGES WHEN APPLICANT CANCELS EVENT LESS THAN TWENTYONE (21) DAYS PRIOR TO THE EVENT. The following Fees are in effect and may be required:

- Field Usage Fee
- Special Venue Fee (if applicable)
- Facility Fee (if applicable)
- First Aid Fees (if applicable)
- Security Personnel Fees (if applicable)

Any fee arrearages or damage to facilities determined by the City staff will be grounds for withholding of fees and deposits by the Director and/or prohibition of future use of facilities. The following fees are in effect:

Field Usage Fees: hourly and daily rates for field usage, light usage, and field preparation.

Portable Fee: ensures adequate restrooms are provided and available for event. Applicable when attendance at Sports Center exceeds 300 attendees.

Special Venue Fee: applicable where over 250 attendees are expected to attend the event to compensate for increased field and facility usage.

First Aid Fees: If first aid facilities are determined to be necessary applicant is required to pay all fees eight (8) city business days prior to the event date.

Security Personnel Fees: As listed

DEPOSIT AND FEE SCHEDULE

- | | |
|----------|--|
| Group 1: | BG-based Public/Non-profit Organization
(No commercial sponsorship or co-sponsorship) |
| Group 2: | Private Bell Gardens Resident
(No commercial sponsorship or co-sponsorship) |
| Group 3: | Private Bell Gardens Business
(No commercial sponsorship or co-sponsorship) |
| Group 4: | All Other Groups or Individuals |

C. Bell Gardens Sports Center Hourly and Daily Rates

Field Usage Fees: Hourly and Daily rates do not include field light usage or field preparation fee. The Bell Gardens Sports Center will be utilized for City programs however, upon availability, the City may from time to time grant a special use permit for field usage. Such permit shall be granted at the sole discretion of the Recreation and Community Services Director. All user groups will be responsible for contracting and payment of their game officials.

Baseball/Softball field**Charge****Hourly/Daily (8 a.m. – 8 p.m.)**

	<u>Weekday</u>	<u>Weekend & Holidays</u>
Group 1 & 2	\$30/300	\$40/400
Group 3	40/400	50/500
Group 4	50/500	60/600

Synthetic Turf Soccer

Group 1 & 2	40/400	50/500
Group 3	50/500	60/600
Group 4	60/600	70/700

Natural Turf Soccer

Group 1 & 2	40/400	50/500
Group 3	50/500	60/600
Group 4	60/600	70/700

Light Usage	15.00 per hour per field
Soccer Field Preparation	40.00 per field per day
Baseball Field Preparation	30.00 per field
Each Add'l Field Preparation:	20.00 per field

	Clean-up Deposit	Damage Deposit	Special Venue Fee
Base Rate (up to 50 persons)	\$150	\$300	\$100
50-100	\$200	\$400	\$250
101-250	\$250	\$500	\$500
251-500	\$500	\$1,000	\$1,000
*501-1000	\$1,000	\$2,000	\$1,500
**1001-capacity	\$1,500	\$3,000	\$2,000

All items required to be paid by permitted groups 8 City business days in advance
Any additional items requested by department will be charged accordingly

Amplified Sound Registration	(Must file a special use permit with Community Development Department)
*Security Personnel	\$20-\$30/hour per person (minimum 5)
**Security Personnel	\$20-\$30/hour per person (minimum 10)
*City Maintenance personnel	\$20/hour per person (minimum 2)
**City Maintenance personnel	\$20/hour per person (minimum 4)
*Portable Restroom unit	\$100/unit (minimum 4)
**Portable Restroom unit	\$100/unit (minimum 8)
*Additional Recreational staff	\$10/hour per person (minimum 5)
**Additional Recreational staff	\$10/hour per person (minimum 10)

2 CCR § 18704

§ 18704. Making, Participating in Making, or Using or Attempting to
Use Official Position to Influence a Government Decision, Defined.

(a) Making a Decision. A public official makes a governmental decision if the official authorizes or directs any action, votes, appoints a person, obligates or commits his or her agency to any course of action, or enters into any contractual agreement on behalf of his or her agency.

(b) Participating in a Decision. A public official participates in a governmental decision if the official provides information, an opinion, or a recommendation for the purpose of affecting the decision without significant intervening substantive review.

(c) Using Official Position to Attempt to Influence a Decision. A public official uses his or her official position to influence a governmental decision if he or she:

(1) Contacts or appears before any official in his or her agency or in an agency subject to the authority or budgetary control of his or her agency for the purpose of affecting a decision; or

(2) Contacts or appears before any official in any other government agency for the purpose of affecting a decision, and the public official acts or purports to act within his or her authority or on behalf of his or her agency in making the contact.

(d) Exceptions. Making, participating in, or influencing a governmental decision does not include:

(1) Ministerial. Actions by a public official that are solely ministerial, secretarial, or clerical.

(2) Appearances as a Member of the General Public. An appearance by a public official as a member of the general public before an agency in the course of its prescribed governmental function if the official is appearing on matters related solely to the his or her personal interests, including interests in:

(A) Real property owned entirely by the official, members of his or her immediate family, or the official and members of his or her immediate family;

(B) A business entity owned entirely by the official, members of his or her immediate family, or the official and members of his or her immediate family; or

(C) A business entity over which the official, members of his or her immediate family, or the official and members of his or her immediate family solely or jointly exercise full direction and control.

(3) Terms of Employment. Actions by a public official relating to his or her compensation or the terms or conditions of his or her employment or consulting contract. However, an official may not make a decision to appoint, hire, fire, promote, demote, or suspend without pay or take disciplinary action with financial sanction against the official or his or her immediate family, or set a salary for the official or his or her immediate family different from salaries paid to other employees of the government agency in the same job classification or position.

(4) Public Speaking. Communications by a public official to the general public or media.

(5) Academic Decisions.

(A) Teaching decisions, including an instructor's selection of books or other educational materials at his or her own school or institution, or other similar decisions incidental to teaching; or

(B) Decisions by a public official who has teaching or research responsibilities at an institution of higher education relating to his or her professional responsibilities, including applying for funds, allocating resources, and all decisions relating to the manner or methodology with which his or her academic study or research will be conducted. This exception does not apply to a public official who has institution-wide administrative responsibilities as to the approval or review of academic study or research at the institution unrelated to his or her own work.

(6) Architectural and Engineering Documents.

(A) Drawings or submissions of an architectural, engineering, or similar nature prepared by a public official for a client to submit in a proceeding before the official's agency if:

- (i) The work is performed pursuant to the official's profession; and
- (ii) The official does not make any contact with the agency other than contact with agency staff concerning the process or evaluation of the documents prepared by the official.

(B) An official's appearance before a design or architectural review committee or similar body of which the official is a member to present drawings or submissions of an architectural, engineering, or similar nature prepared for a client if:

- (i) The review committee's sole function is to review architectural designs or engineering plans and to make recommendations to a planning commission or other agency;
- (ii) The review committee is required by law to include architects, engineers or persons in related professions, and the official was appointed to the body to fulfill this requirement; and
- (iii) The official is a sole practitioner.

(7) Additional Consulting Services: Recommendations by a consultant regarding additional services for which the consultant or consultant's employer would receive additional income if the agency has already contracted with the consultant, for an agreed upon price, to make recommendations concerning services of the type offered by the consultant or consultant's employer and the consultant does not have any other economic interest, other than in the firm, that would be foreseeably and materially affected by the decision.

Note: Authority cited: Section 83112, Government Code. Reference: Sections 87100, 87101 and 87302, Government Code.

HISTORY

1. Change without regulatory effect renumbering former section 18702 to section 18704, including amendment of section heading and section, filed 4-27-2015. Submitted to OAL for filing pursuant to *Fair Political Practices Commission v. Office of Administrative Law*, 3 Civil CO10924, California Court of Appeal, Third Appellate District, nonpublished decision, April 27, 1992 (FPPC regulations only subject to 1974 Administrative Procedure Act rulemaking requirements and not subject to procedural or substantive review by OAL) (Register 2015, No. 18). For prior history of section 18704, see Register 2015, No. 6.

2. Repealer and new section and amendment of Note filed 6-22-2015; operative 7-22-2015. Submitted to OAL for filing and printing only pursuant to *Fair Political Practices Commission v. Office of Administrative Law*, 3 Civil C010924, California Court of Appeal, Third Appellate District, nonpublished decision, April 27, 1992 (FPPC regulations only subject to 1974 Administrative Procedure Act rulemaking requirements and not subject to procedural or substantive review by OAL) (Register 2015, No. 26).

This database is current through 3/15/19 Register 2019, No. 11

2 CCR § 18704, 2 CA ADC § 18704

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Document**

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**CITY OF BELL GARDENS
OFFICE OF THE CITY MANAGER**

AGENDA REPORT

Item 11.

TO:	Honorable Mayor and City Council Members
FROM:	Michael B. O'Kelly, City Manager
BY:	Michael B. O'Kelly, City Manager
SUBJECT:	DISCUSSION AND UPDATE OF RENT CONTROL EFFORTS
DATE:	June 10, 2019

RECOMMENDATION:

It is staff recommendation that the City Council receive and file this report and provide further staff direction.

BACKGROUND/DISCUSSION:

The City Council held a study session on March 11, 2019 to study the issue of rent control. The Council provided staff with feedback and asked that the item, along with a recommendation to create an ad hoc committee to study rent control return to a future Council meeting. Staff returned to Council on April 8, 2019 and Council Member Rodriguez and Mayor Cortez were appointed to the ad hoc committee. Since that time, two members of the public have contacted City Hall to express their interest in participating on the committee.

On May 29, 2019, AB 1482 (Chiu), "An Act to Add and Repeal Sections 1947.12 and 1947.13 of the Civil Code, Relating to Tenancy" was passed by the California State Assembly, creating a cap on the potential annual rent increase a property owner can charge a tenant. The attached Exhibit 4, "AB 1482 Summary", describes the major provisions of the bill. While the bill creates a cap on certain rent increases, it does not prevent or restrict any local ordinance that imposes a more restrictive rent increase cap. The bill also contains a provision requiring landlords to provide written cause for termination. This is an active bill and is currently with the California State Senate Committee on Rules for assignment.

CONCLUSION:

Staff will work with the Ad Hoc Committee to identify stakeholders, including renters, property owners, and real estate professionals to participate on the committee. An Ad Hoc Committee meeting will be scheduled for late June 2019.

FISCAL IMPACT:

No fiscal impact.

ATTACHMENTS:

Exhibit 1 - March 11, 2019 Agenda Report on Rent Control

Exhibit 2 - March 11, 2019 City Council Minutes

Exhibit 3 - April 8, 2019 City Council Minutes

Exhibit 4 - AB 1482 Summary

APPROVED ELECTRONICALLY BY:

Michael B. O'Kelly, City Manager

Marc Tran, Interim Assistant City Attorney for Rick R. Olivarez, Interim City Attorney

Will Kaholokula, Director of Finance and Administrative Services



**CITY OF BELL GARDENS
OFFICE OF THE CITY MANAGER**

AGENDA REPORT

Item 8.

TO:	Honorable Mayor and City Council Members
FROM:	Chris Daste, Acting City Manager
BY:	Marc Tran, Interim Assistant City Attorney
SUBJECT:	STUDY SESSION REGARDING RENT CONTROL
DATE:	March 11, 2019

RECOMMENDATION:

It is staff recommendation that the City Council provide the City Attorney's Office with direction regarding potential development of a rent stabilization and dispute resolution ordinance and program.

BACKGROUND/DISCUSSION:

Enabling Legislation, Purpose and Intent of a Rent Control Regulations.

The State Constitution itself confers upon all cities and counties the power to "make and enforce within [their] limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws." (Cal. Const., art. XI, § 7.) A city's police power under this provision can be applied only within its own territory and is subject to displacement by general state law but otherwise is as broad as the police power exercisable by the State Legislature itself. (*Stanislaus Co. etc. Assn. v. Stanislaus* (1937) 8 Cal. 2d 378, 383-384 [65 P.2d 1305]; *In re Maas* (1933) 219 Cal. 422, 425 [27 P.2d 373].)

The City's police power provides the authority to establish local ordinances such as zoning, building codes, health and safety, and rent control subject to findings that show said ordinances are being enacted for a specific public benefit. In the case of rent control ordinances, cities with rent control have made findings reasonably related to addressing excessive rents, addressing shortages of decent and safe housing, protecting tenants from discrimination, and maintaining the availability of existing housing that is resulting in tenant displacement while at the same time providing landlords with just and reasonable return on their properties.

Rent control ordinances are subject to compliance with the provisions of the Costa Hawkins Rental Housing Act of 1995 and the Ellis Act of 1986. A brief summary of each act is noted below:

- Costa Hawkins Rental Housing Act. The Costa-Hawkins Rental Housing Act (California Civil Code Section 1954.50-1954.535) (AB1164, Chapter 331, Statutes of 1995) ("Costa-Hawkins") was passed by the State Legislature in 1995.

Costa-Hawkins includes the following provisions: (1) housing constructed after 1995 must be exempt from local rent controls (Civil Code 1954.52(a)(1); (2) new housing that was already exempt from a local rent control law in place before February 1, 1995, must remain exempt (Civil Code 1954.52(a)(2); (3) single family homes and other units like condominiums that are separate

from the title to any other dwelling units must be exempt from local rent controls (Civil Code Section 1954.52(a)(3)(A)); and (4) rental property owners must have the ability to establish their own rental rates when dwelling units change tenancy (Civil Code Sections 1954.50, et seq.).

- Ellis Act. The Ellis Act (California Government Code § 7060-7060.7) (SB 505 Chapter, Chapter 1509, Statutes of 1986) (“Ellis Act”) was passed by the State Legislature in 1986.

The Ellis Act gives landlords the right to withdraw their property from the rental market by repurposing their property for some other use (e.g. condos, hotels, dirt lots, etc.) notwithstanding the passage of a rent control ordinance by a public entity (local government) (Government Code Section 7060 et. seq.). For example, a landlord could evict his or her tenants from a rent-controlled apartment building if he or she chooses to repurpose the property to build condos or similar “luxury” type rentals. Such conversions under the Ellis Act have become increasingly common in cities traditionally associated with rent control, such as San Francisco, Santa Monica, and Los Angeles. Landlords’ utilization of the Ellis Act in such cities has reduced the number of units available to low-income renter while increasing the housing availability for wealthier renters (<http://la.curbed.com/2015/9/18/9919760/santa-monica-ellis-act-eviction-map>). At the same time, the law expressly allows local government to impose a variety of requirements (Government Code Sections 7060.1 et seq., through 7060.7 et seq.) on rental property owners who desire to exit the rental market. Depending upon the proposed use of the property after its removal from the market (i.e., condominium conversions, owner occupancy), local governments can enact regulations, including relocation assistance to displaced tenants, specific notice periods, and deed restrictions on future use of the property.

- Aggregate Effects of the Costa-Hawkins and the Ellis Act
Taken as a whole, the Costa Hawkins and the Ellis Act severely limit the scope and efficacy of a local rent control ordinance. The former, known to some as the “Anti-Rent Control Act,” drastically reduces the number of units subject to local rent control and allows landlords to reset rents to a more lucrative market rate upon a vacancy (i.e. “vacancy decontrol”), preempting local rent restrictions. The latter essentially has incentivized landlords to take thousands of rent-controlled units off the market in favor of converting to non, rent-restricted uses.

Constitutional Requirement for Landlord Reasonable Rate Return on Investment and Due Process

For the most part, the constitutionality of rent control is settled law. However, a rent control ordinance may be subject to constitutional challenges on its face (its explicit terms) or as-applied under certain circumstances. Such an ordinance could be considered an unconstitutional government “taking” if it is so restrictive that it precludes the possibility of a landlord’s fair and reasonable return on investment. Nevertheless, case law has determined that a rent control ordinance is valid even if it reduces the value or rate of return on the landlord’s investment. A rent control ordinance’s application can also be found to be unconstitutional if it denies a landlord due process or is applied arbitrarily so as to prevent a reasonable return on investment. Many rent control ordinances contain provisions to allow for fair returns on investment under which the landlords can raise rents on an annual basis (i.e., once every 12 months) with rent increased tied to a percentage maximum increase and many times tied to the local consumer price index (inflation). Landlords can also petition for other increases for such things as capital

improvements, pass through of some utility fees (gas, electricity, water, etc.) as well as a percentage of annual rental unit registration and/or code enforcement fees. Some of these rental fee increases may be subject to review and approval of a landlord initiated petition by a rent board or commission.

Comparison of Rent Control and Rent Stabilization Ordinances.

City staff and the City Attorney reviewed various rent control and rent stabilization ordinances currently adopted in other cities throughout California. The following components were identified as being part of the majority of the rent control and rent stabilization regulations that were reviewed:

- Section governing the administration of the Maximum Allowable Rent/setting limits on how much landlord may charge and when it can be increased including Annual General Adjustments;
- Section governing the registration of rental units;
- Section governing annual registration fees;
- Section governing the allowable rents during/after vacancies (including “vacancy de-control” which allows resetting of the rent to be charged to a new tenant at the time of signing of the lease);
- Section governing the allowable increases (1 per 12 month period) and decreases in rents;
- Section governing the allowable limits on and interest for security deposits to be paid back to tenants;
- Section governing the limits on other fees charged to tenants;
- Section addressing surcharge and other pass-through fees (e.g. utilities, % of registration/code enforcement inspection fees) beyond base rent;
- Section governing the requirements for maintenance of rental properties;
- Section outlining existing housing services;
- Section setting the grounds for termination or non-renewal of tenancy (“just-cause evictions” code section)
- Section(s) establishing the actions that could be illegal attempts to get a tenant to vacate the unit (“un-voluntary evictions/tenant harassment” code section(s));
- Section establishing fees to be paid by property owner for relocation/un-voluntary relocation/eviction;
- Regulation requires annual reporting of dwelling units;
- Regulation requires a per unit fee for ongoing housing/systematic code enforcement inspections;
- Regulation requires annual registration fee (per unit-administrative fee);
- Regulation establishes a Rent Adjustment Commission/Rent Board/Rent Review Officer/Hearing Officer and outlines specific duties and regulatory oversight under rent control/rent stabilization ordinance;
- Section Outlining Administrative Penalties, Civil Remedies, Legal Actions that may be undertaken by the city for non-compliance with the rent control/rent stabilization regulations.

Of the eleven (11) cities surveyed, the cities of Los Angeles and Hayward were the only two with code enforcement inspection fees. In addition, the City of Los Angeles was the only city surveyed that had a detailed process by which code enforcement inspections were to be conducted on an ongoing basis. The code enforcement inspection fees per unit were \$43.32 per unit in the City Los Angeles and \$27.00 per unit in the City of Hayward.

All cities had varying levels of detail that outlined the level of maintenance and housing services

that needed to be kept for rental units within the various rent control or rent stabilization programs as well as varying levels of regulatory oversight and enforcement actions that could be undertaken by the city to obtain compliance with the applicable regulations.

The rental unit registration fee or administrative fee also varied widely from city to city ranging from \$10.50 per unit in Palm Springs to \$234.00 per unit in the cities of Berkeley and East Palo Alto.

Rent Control Regulatory Options.

The following section provides some possible options regarding regulatory controls for identified rental dwelling units:

1. Residential Rent Increase Dispute Resolution Regulations. This would provide renters and owners with a three-step process to resolve rent increase disputes. Seeks to discourage unreasonable rent increases and provides remedies to resolve rent increase disputes, limits rents to once per year unless otherwise agreed to by both renter and landlord, encourages 90-day minimum advance notice of rent increases, provides for well-maintained living units, discourages retaliatory evictions and other retaliatory behavior with dispute resolution services provided by outside third party.

Estimated Budgetary Impact: Part-Time Code Enforcement Officer-Housing (\$40,000) to handle complaints on case by case basis (reactive approach); City Attorney code development and code enforcement activity (\$10,000); Referrals to Third Party Contract like Housing Rights Center for Landlord-Tenant Dispute Resolution (\$10,000); Total Cost = \$60,000.

2. Implementing Limited Rent Stabilization and Just Eviction Provisions, with Dispute Resolution Regulations. Establishing provisions that limit rent increases to one increase during a twelve (12) month period with initial rents established on lease and/or similar agreements negotiated between the Landlord and Tenant. In addition, the City would establish regulations outlining permitted “just evictions” consistent with applicable state and federal regulations as well as regulations outlining “unjust evictions” and the legal repercussions for Landlords that initiate these unjust evictions. These regulations would provide renters and owners with a process to attempt to resolve rent increase disputes. Similar to the Fremont regulations, the City proposed rent stabilization requirements would seek to discourage unreasonable rent increases, provides potential remedies to resolve rent increase disputes, limits rents to once per year unless otherwise agreed to by both renter and landlord, provides a 90-day minimum advance notice of rent increases, provides for well-maintained living units, discourages retaliatory evictions and other retaliatory behavior.

The City is currently reviewing possible third party dispute resolution services such as those provided by the Housing Rights Center. In addition, the City is looking into free dispute resolution services provided through the Los Angeles County Department of Consumer Affairs (<http://dcba.lacounty.gov/wps/portal/dca/main/home/mediation/>) and potential options for Landlord /Tenant dispute mediation services provided by the Los Angeles County Bar Association as part of their Community Mediation Services (<http://www.lacba.org/give-back/civic-mediation-project/community-mediation-services>).

Estimated Budgetary Impact: City Attorney code development and code enforcement activity (\$10,000); Referrals to Third Party Contract like Housing Rights Center for Landlord-Tenant Dispute Resolution (\$0-\$10,000); Total Cost = \$10,000-\$20,000.

3. Implementation of a Rent Control Establishing Base Rent/Maximum Allowable Rent Increase and Just Cause Eviction Provisions (including a Registration Fee but No Code Enforcement Annual Inspection Fee). Similar to Cities of Berkeley, Beverly Hills, East Palo Alto, Hayward, Oakland, Palm Springs, San Francisco, San Jose, Santa Monica, and West Hollywood.

Estimated Budgetary Impact: Rent Control Coordinator/Housing Manager to oversee program, process annual registration of rent control units, and participate in the dispute resolution process (\$106,000); Full Time Code Enforcement Officer-Housing Compliance Officer to handle complaints on case by case basis and conduct annual inspections of units over a 3 to 5 year cycle for all potential rental units under rent control program (\$90,000); City Attorney code development and code enforcement activity (\$15,000); Establishing Rent Control Board/Commission and Contracting with Hearings Officer (\$10,000); Finance Clerk Time to Process Fees, including invoicing, following up with delinquencies, and participating in collection activities for non-compliant landlords (\$15,000); Total Cost = \$236,000.

There is an opportunity to recover some costs to run this program, however, cost recovery is limited to the time spent processing registration of rent control units, provision of one inspection every 3 to 5 years, and possibly a fee for dispute resolution (although you probably won't get full cost recovery as you don't want to make the fee for dispute resolution so high that it discourages renters from filing a dispute). It is estimated that these fees may only recover 10% to 20% of the total cost.

4. Rent Control Establishing Base Rent and Maximum Allowable Rent with Just Cause Eviction Provisions (Including Mandatory Registration Fee and Code Enforcement Annual Inspection Fee). Similar to City of Los Angeles.

Estimated Budgetary Impact: Rent Control Coordinator/Housing Manager oversee program process annual registration of rent control units, and participate in the dispute resolution process (\$106,000); Administrative Analyst to provide support services to coordinator regarding program administration, rent and code enforcement registry (\$80,000); Full Time Code Enforcement Officer-Housing Compliance Officer to handle complaints on case by case basis and conduct annual inspections of units over a 3 to 5 year cycle for all potential rental units under rent control program (\$90,000); City Attorney code development and code enforcement activity (\$15,000); Establishing Rent Control Board/Commission; Contracting with Hearings Officer (\$10,000); Finance Clerk Time to Process Fees, including invoicing, following up with delinquencies, and participating in collection activities for non-compliant landlords (\$15,000); Total Cost = \$316,000.

There is an opportunity to recover some costs to run this program, however, cost recovery is limited to the time spent processing registration of rent control units, provision of one inspection every 3 to 5 years, and possibly a fee for dispute resolution (although you probably won't get full cost recovery as you don't want to make the fee for dispute resolution so high that it discourages renters from filing a dispute). It is estimated that these fees may only recover 10% to 20% of the total cost.

Eviction Protection

A landlord who wants to terminate a month-to-month tenancy can do so by properly serving a written 30-day or 60-day notice on the tenant. Generally, a 30-day or 60-day notice doesn't have

to state the landlord's reason for ending the tenancy.

In some localities or circumstances, special rules may apply to 30-day or 60-day notices:

1. Some rent control cities require "just cause" for **eviction under which eviction can only be effectuated for certain, enumerated reasons**, and the landlord's notice must state the reason for termination.
2. Subsidized housing programs may limit allowable reasons for eviction, and may require that the notice state one of these reasons.
3. Some reasons for eviction are unlawful. For example, an eviction cannot be **retaliatory** or discriminatory.

With regard to "just cause" eviction procedures noted in no. 2, above, California case law enables local governments to enact rent control regulations with additional protection for tenants in controlled units by requiring that the landlord state and prove just cause for termination *Danekas v. San Francisco Rent Stabilization and Arbitration Bd.* (2001) 95 Cal.App.4th 638.

Tenancies that may otherwise be exempt from rent increase limitations under a rent stabilization ordinance can still be made subject to eviction protection through which tenants can only be evicted for specific enumerated reasons. For example, single family homes are typically exempt from rent stabilization ordinances but jurisdictions can apply "just cause" eviction procedures to single family home tenancies.

The following are examples illustrating the grounds for eviction under certain jurisdictions' just cause eviction provisions:

JURISDICTION	GROUND FOR EVICTION
City and County of San Francisco	<ul style="list-style-type: none">· Non-payment of rent or habitual late payment of rent;· Breach of a rental agreement or lease;· Owner-occupancy by a member of the landlord's immediate family;· To perform substantial rehabilitation of a building that is at least 50 years old, provided that the cost of the proposed work is at least 75% of the cost of the new construction;· To withdraw the rental units from the rental market under the Ellis Act;· Creation of a nuisance or substantial interference with the landlord or other tenants in the building; and· To demolish or permanently remove a rental unit from housing use.
City of Glendale	<ul style="list-style-type: none">· The tenant has failed to pay the rent to which the landlord is entitled;· The tenant has violated their lease or rental agreement and has failed to comply after giving lawful notice.· The tenant is committing or permitting to exist a nuisance or is causing waste to the property.

	<ul style="list-style-type: none"> · The tenant is using or permitting a rental unit to be used for any illegal purpose.
City of Oakland	<ul style="list-style-type: none"> · Tenant's failure to pay rent. · Material violation of rental agreement, including subletting, nuisance, and waste, in certain circumstances; · Refusal to execute a written extension or renewal with terms similar to those in prior agreements after a written request by the landlord; · Substantial damage by tenant; · Disorderly conduct by tenant; · Illegal conduct on the premises by tenant; · Landlord seeks to the unit as a residence; · Landlord seeks to use the unit as a residence for his or her spouse, domestic partner, child, parent, or grandparent, under certain circumstances; · Landlord withdraws the unit from the market under the Ellis Act; · Landlord seeks to make code compliance and repairs that cannot be made while the unit is occupied.
City of San Diego	<ul style="list-style-type: none"> · Nonpayment of rent by tenant. · Violation of obligation or covenant of the tenancy. · Tenant's maintenance of a nuisance in the unit or appurtenances thereof or common areas of the complex. · Tenant's allowance of the unit to be used for illegal purposes. · Tenant's refusal to renew the lease of the unit for a further term of like duration with similar provisions. · Tenant's refusal to provide reasonable access to the rental unit as described in California Civil Code Section 1954. · To allow for owner/relative/resident manager occupancy of the unit. · To make corrections of violations after having obtained all necessary permits form the City when removal of the tenant is necessary to accomplish repairs. · To withdraw all the units on the parcel of land from the rental market.
City of Berkeley	<ul style="list-style-type: none"> · Tenant's refusal to pay rent. · Continuing violation of a material term of the lease. · Tenant causes legal waste. · Tenant's refusal to sign a new lease that is substantially identical to the expired one. · Tenant's continuing disturbance of the peace.

	<ul style="list-style-type: none"> · Tenant refuses the landlord reasonable access to the unit. · The landlord needs to make repairs that cannot be made safely while the tenant is there. · The landlord has received a permit to demolish the unit. · The owner wishes to use the unit as a residence for the owner's spouse, parent, or child. · The tenant engages in unlawful activity on the premises. · The tenant refuses to vacate temporary housing offered by the landlord after repairs to the tenant's original unit are completed.
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Cities may also provide tenants in protected units with additional defenses to an unlawful detainer action that are not provided under state law. Two common defenses are: (1) proof that the unit in question was not properly registered; or (2) proof that the landlord is charging a rent that violates the rent control ordinance or is otherwise incorrect. *Fisher v. City of Berkeley* (1984) 37 Cal.App.3d 644, 699.

In addition to just cause eviction provisions and additional defenses, cities can adopt additional notice and pleading requirements for termination notices that do not conflict with state law. The most common eviction notice and pleading requirement added by rent control laws follows up on the just cause requirement: A landlord must allege in the notice to quit and the unlawful detainer complaint that the landlord has just cause to evict under one of the permissible grounds in the ordinance. Other common examples of additional notice and pleading requirements added by rent control laws include the provision of identities of witnesses and the citation of the particular section or paragraph of the lease that was allegedly violated.

Environmental Assessment.

This agenda item is not a "project" pursuant to California Environmental Quality Act (CEQA) Guidelines 15378(b)(5) because the report provides background information regarding housing topics and does not involve commitment to any specific project that may impact the environment; therefore, no environmental review is required.

CONCLUSION:

City staff recommends that the City Council commission an assessment by staff of existing multi-family dwelling units in the City of Bell Gardens and the number of business licenses currently on file for residential rentals. In addition, City staff is requesting that the council provide staff with direction on the components that should be included in a city rent control ordinance for further development by the City staff and the City Attorney. Based on council direction, City staff will determine the required discretionary review process, associated environmental assessment, and City fiscal impact to implement the council directive(s).

FISCAL IMPACT:

The preparation of a Rent Stabilization and Dispute Resolution Ordinance and Program, inclusive of City Staff and City Attorney time is roughly estimated to cost \$10,000, which will be heavily influenced by the direction from council as far as the regulatory components sought in a City rent control ordinance. However, future implementation will require further fiscal analysis based on the scope of the regulatory requirements and needed oversight.

These yet to be determined costs include: City staffing to administer the program (e.g., intake of rental unit registration fees, code enforcement fees, review of proposed rent appeals, unjust eviction claims); city code enforcement (e.g., inspections of housing units for compliance with life/safety/housing quality standards, follow up on complaints, unpermitted units, etc.); and, funding for a board, commission, and/or hearing officer, et cetera.

As noted above in the four optional rent stabilization regulations and associated programs the costs to implement these ordinances with associated programs range from \$15,000 to \$316,000.

APPROVED ELECTRONICALLY BY:

Chris Dasté, Acting City Manager

Marc Tran, Interim Assistant City Attorney for Rick R. Olivarez, Interim City Attorney

Will Kaholokula, Director of Finance and Administrative Services



**CITY OF BELL GARDENS
CITY COUNCIL
REGULAR MEETING – CLOSED SESSION
MONDAY, MARCH 11, 2019, 5:00 P.M.
MINUTES**

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) 806-7704. 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 – Mayor Cortez called the meeting to order at 5:00 p.m.

ROLL CALL OF CITY COUNCIL MEMBERS

Present: Council Members Aceituno, Barcena, Rodriguez; Mayor Pro Tem Flores;
Mayor Cortez

Absent: None

PUBLIC COMMENTS ON AGENDA ITEMS ONLY

Mayor Cortez opened the public comment period. There were no speakers. Mayor Cortez closed the public comment period and asked Interim City Attorney Rick R. Olivarez to announce the Closed Session items. Interim City Attorney Rick R. Olivarez announced that all members were present and would recess to discuss Items No. 1 through 5. The Council then recessed to the Council Conference Room (see page 2 of the City Council minutes for report on Closed Session) at 5:01 p.m. to discuss the following matters:

CLOSED SESSION

1. Conference with Legal Counsel and Real Estate Negotiator (Epic Land Solutions, Inc/Infrastructure Engineers)

Real Estate Negotiations regarding McDonald's Property located at 5725 Florence Avenue (APN 6328-015-055)

Pursuant to Government Code section 54956.8

2. Conference with Legal Counsel and Real Estate Negotiator (Epic Land Solutions, Inc/Infrastructure Engineers)

Real Estate Negotiations regarding Sherwood Property located at 7110 Eastern Avenue (APN 6328-015-044)

Pursuant to Government Code section 54956.8

3. Conference with Legal Counsel and Real Estate Negotiator (Epic Land Solutions, Inc/Infrastructure Engineers)

Real Estate Negotiations regarding former Toys R Us/Prime-frit Los Jardines Property located at 7100 Eastern Avenue (APN 6328-015-054)

Pursuant to Government Code section 54956.8

4. Conference with Legal Counsel - Public Employee Appointment

Pursuant to Government Code section 54957 Subdivisions (b)(1)

Title: City Manager

5. Conference with Labor Negotiators

Pursuant to Government Code section 54957.6.

City-designated representative: Christopher Daste, Will Kaholokula, Nicholas Razo

Employee Organization: City Employees Associations, Public Works Employees

Association, Police Officers Association, Police Management Association



**CITY OF BELL GARDENS
CITY COUNCIL
REGULAR MEETING
MONDAY, MARCH 11, 2019, 6:00 P.M.
MINUTES**

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) 806-7704. 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 – Mayor Cortez called the meeting to order at 6:00 p.m.

INVOCATION – was led by Pastor Victor Solorzano.

PLEDGE OF ALLEGIANCE – was led by Girl Scout Brownie Troop #2543.

ROLL CALL OF CITY COUNCIL MEMBERS

Present: Council Members Aceituno, Barcena, Rodriguez; Mayor Pro Tem Flores;
Mayor Cortez
Absent: None

CLOSED SESSION REPORT

Interim City Attorney Rick R. Olivarez stated that the City Council met in closed session to discuss items No. 1-5 as posted on the closed session agenda. He stated that with respect to Items No. 1-3, the City Council received an update from City staff regarding the projects, unanimous direction was given to the City's real estate negotiator and no final action was taken. He stated that with respect to Item #4, the City Council held a discussion, unanimous direction was given but no final action was taken. He stated that with respect to Item #5, the City Council received an update on labor negotiations between the City's designated representative and the employee organizations listed on the agenda.

PRESENTATIONS

- **Recognition of K-9 Baron and K-9 Officer Luis Isarraraz**
Chief of Police Scott Fairfield recognized K-9 Baron and K-9 Officer Luis Isarraraz for their accomplishments and hard work not only in this community but also statewide. Mayor Cortez presented Baron with gifts for his retirement.
- **BGHS Girls Wrestling Team Recognition**
Mayor Cortez recognized the Bell Gardens High School Girls Wrestling team and coaches for their successful season culminating in participation in the CIF Southern Section Girls Wrestling Finals. Wrestlers receiving certificates included Guadalupe Aguilar, Klarissa Bernal, Miya Galvan, Lisset Rivera, Jacquelynn Ochoa and Melany Rivera. Coaches receiving certificates included Daniel Navarro and Jerry Ramirez.

PUBLIC COMMENTS ON AGENDA ITEMS ONLY

mark! Lopez, Executive Director of East Yard Communities for Environmental Justice commented on Item No. 8. He read a letter from Vanessa Pineda, Bell Gardens resident, commenting on family stress due to rising rent. mark! also commented on his role on the Lower LA River Revitalization Plan and LA River Master Plan, with the goal of bringing reinvestment into the community and ensuring that current residents have a say in the future of their community. He asked the Council to not just focus on rent control but also just cause, no net loss and inclusionary zoning.

Jocelyn Del Real, resident and member of East Yard Communities for Environmental Justice, commented on 2017 census data showing that 77.8 percent of Bell Gardens households are renters, with eight out of ten being vulnerable for eviction. She asked the Council to consider a list of stabilization measures.

Laura Cortez, resident, member and Organizer for East Yard Communities for Environmental Justice, thanked the Council for beginning the conversation about rent control. She provided information packets to the Council and stated that residents are afraid to speak up in fear of retaliation.

CONSENT CALENDAR (Items No. 1-6)

A motion was made by Council Member Rodriguez, and seconded by Mayor Cortez, to approve Items No. 1-6.

The motion carried 5-0 with the following vote.

AYES: Council Members Aceituno, Barcena, Rodriguez; Mayor Pro Tem Flores; Mayor Cortez
NOES: None
ABSENT: None
ABSTAIN: None

1. 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 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. MINUTES OF THE FEBRUARY 11, 2019 CITY COUNCIL CLOSED SESSION AND REGULAR MEETING AND FEBRUARY 25, 2019 CLOSED SESSION AND REGULAR MEETING

February 11, 2019 - Closed Session Minutes
February 11, 2019 - Regular Meeting Minutes
February 25, 2019 - Closed Session Minutes
February 25, 2019 - Regular Meeting Minutes

Recommendation:

It is staff recommendation that the City Council approve the minutes of the City Council Closed Session of February 11, 2019, Regular City Council Meeting of February 11, 2019, City Council Closed Session of February 25, 2019, and Regular City Council Meeting of February 25, 2019.

3. 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 recommendation that the City Council receive and file the warrant registers, wire transfers, and net payrolls dated 02/12/19, 02/14/19, and 02/19/19.

4. JANUARY 2019 TREASURER'S REPORTS

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

Recommendation:

It is staff recommendation that the City Council receive, approve, and file the January 2019 Treasurer's Reports.

5. CLAIM REJECTION

A claim was filed with the City. Staff directed the claim to the City's general liability claims administrator Carl Warren & Company for processing, review, and investigation. Following the investigation, Carl Warren & Company and City staff determined that the City is not liable for the claim.

Recommendation:

It is staff recommendation that the City Council reject the following claim and the claimant and/or their representative be notified:

- Francisca Garcia v. City of Bell Gardens (DOE 04/18/18; DOR 06/4/18)

The City's general liability claims administrator, Carl Warren & Company, recommends that this claim be rejected. The claimant, subject to certain exceptions, shall have up to six months to file a court action subsequent to the City Council's rejection.

6. CONSIDERATION TO ADOPT MEMORANDA OF UNDERSTANDING WITH THE BELL GARDENS POLICE OFFICERS ASSOCIATION AND POLICE MANAGEMENT ASSOCIATION

For members of the Police Officers Association (POA) and Police Management Association (PMA), the City has tentatively agreed, subject to Council approval, to status quo and no cuts agreements on all economic issues. No economic terms will be affected from the previous 2016-2018 POA and PMA MOU. The POA and City management have tentatively agreed to update the language for the selection process of Senior Officers. Except for the term of the agreement, there are no changes to the PMA MOU.

Recommendation:

It is staff recommendation that the City Council, by motion, approve the attached resolutions adopting Memoranda of Understanding between the City of Bell Gardens and the Bell Gardens Police Officers Association and Police Management Association for the period July 1, 2018, through June 30, 2019.

DISCUSSION (Item No. 7)

7. BELL GARDENS COMMUNITY GARDEN UPDATE

This item provides information on the history of the Bell Gardens Community Garden as well as the yearly lease, and waitlist process.

Recommendation:

It is staff recommendation that the City Council receive and file this report regarding the Bell Gardens Community Garden lease and waitlist process.

Acting City Manager Chris Daste gave a brief introduction and Recreation Coordinator Ray Corona gave a PowerPoint presentation.

Council Member Rodriguez expressed concerns about residents using their garden plots for business.

Interim City Attorney Rick Olivarez stated that he could meet with Recreation Coordinator Corona to learn more about the project and how it works contractually and put a memo together for the Council, then agendize the item for a future date.

Council Member Barcena suggested creating a transparent waiting list in order to eliminate complaints from residents.

Council Member Rodriguez proposed adding an item to the next City Council Agenda regarding implementing a small garden at Veterans Park for the STAR Program to use. The Council had no objection to this request.

After discussion by the Council, a motion was made by Mayor Pro Tem Flores, and seconded by Council Member Barcena, to receive and file the report.

The motion carried 5-0 with the following vote.

AYES:	Council Members Aceituno, Barcena, Rodriguez; Mayor Pro Tem Flores; Mayor Cortez
NOES:	None
ABSENT:	None
ABSTAIN:	None

STUDY SESSION (Item No. 8)

8. STUDY SESSION REGARDING RENT CONTROL

A request was received from Council Member Rodriguez regarding providing information about rent control to the City Council.

Recommendation:

It is staff recommendation that the City Council provide the City Attorney's Office with direction regarding potential development of a rent stabilization and dispute resolution ordinance and program.

Interim City Attorney Marc Tran gave a PowerPoint presentation.

After some discussion by the Council, Mayor Pro Tem Flores asked staff to research the possibility of applying for Governor Newsom's proposed Affordable Housing funds to pay for the administrative costs of implementing a rent control ordinance.

Council Member Rodriguez asked for more information about the pros and cons to rent control, why cities that had rent control eliminated it, how long cities have had rent control, and the benefits to the community. She called for the creation of an ad hoc committee consisting of two Council Members, two residents that rent, two residents that own, and two real estate professionals. Lastly, she called for a community meeting where all this information could be provided to residents.

A motion was made by Mayor Pro Tem Flores, and seconded by Council Member Rodriguez, to direct staff to bring back more information about the pros and cons to rent control, why cities that had rent control eliminated it, how long cities have had rent control, and the benefits to the community; direct staff to bring back an agenda item to the next Council meeting for the creation of an ad hoc committee; and to direct staff to plan a community meeting to provide all the gathered information to the residents.

The motion carried 5-0 with the following vote.

AYES:	Council Members Aceituno, Barcena, Rodriguez; Mayor Pro Tem Flores; Mayor Cortez
NOES:	None
ABSENT:	None
ABSTAIN:	None

Mayor Pro tem Flores asked to amend the motion to include direction to staff to look for funding. There was no objection from Council and the motion was amended to include direction to staff to look for funding.

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

James Alamillo introduced himself as a 39-year resident of the City. He commented on the severity of parking problems in the City including handicap ramps being blocked by cars, motor homes parking overnight, cars double parking, and tractor trailers blocking cars view of crossing guards. He also asked about the proper protocol for addressing Council Members outside of Council meetings.

CITY COUNCIL MEMBER COMMENTS

Council Member Aceituno thanked the speakers who attended the meeting and addressed their concerns. He assured Mr. Alamillo that the Council would look into his concerns. He asked the Mayor to adjourn the meeting in honor of fallen officers including Sergeant Steve Hinkle, End of

Regular City Council Meeting
Minutes March 11, 2019

Watch February 26, 2019; Police Officer Nathan Hayden Heidelberg, End of Watch March 5, 2019; and Deputy Sheriff Jacob Howard Keltner, End of Watch March 7, 2019.

Council Member Rodriguez thanked Mr. Alamillo and assured him that Council is working on solving the parking problem in the City. She asked the public to call the Police Department and report any blocked curbs or illegal parking. She encouraged the public to freely address her outside of Council meetings, and stated that she represents residents so she is open to meeting with anyone and her contact information is public.

Council Member Barcena stated that the public can approach Council at any time and he hoped to hear from them. He commented on his own car being totaled due to parking problems and stated that the Council is working with the Police Department on trying to find a solution. He thanked Mr. Alamillo for his questions and stated that he is doing the best that he can to represent the residents.

Mayor Pro Tem Flores thanked everyone for attending the Council meeting. She thanked Mark! Lopez for his comments. She stated that Council is here to work with residents and she is excited to talk to residents. She thanked Laura for her comments and congratulated her on achieving Woman of the Year. Lastly, she proposed that the City Attorney put something together so that Council could implement a zero tolerance on speeding initiative in the City.

Council Member Barcena encouraged everyone to attend the Prop 68 Grant workshop at Ross Hall on March 12, 2019 at 6:00 p.m. and the Complete Streets Community Workshop on March 18, 2019 at 10:00 a.m. and 7:00 p.m.

Council Member Rodriguez asked the City Attorney to provide a presentation regarding the 2020 Census at a future Council meeting.

Interim City Attorney Rick Olivarez stated that he could have someone come to give a presentation to the Council. There was no objection from Council to add this item to a future agenda.

Mayor Cortez thanked everyone for attending the Council meeting. She congratulated Laura Cortez for achieving Woman of the Year. She thanked Jocelyn Del Real and Mark! Lopez for their comments and information provided. She encouraged the public to also communicate with the Council on social media.

ADJOURNMENT – Mayor Cortez adjourned the City Council meeting at 7:30 p.m. in memory of officers Steve Hinkle, Nathan Hayden Heidelberg, and Jacob Howard Keltner.



Kristina Santana
City Clerk



**CITY OF BELL GARDENS
CITY COUNCIL
REGULAR MEETING – CLOSED SESSION
MONDAY, APRIL 8, 2019, 5:00 P.M.
MINUTES**

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) 806-7704. 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 – Mayor Cortez called the meeting to order at 5:01 p.m.

ROLL CALL OF CITY COUNCIL MEMBERS

Present: Council Members Barcena, Rodriguez; Mayor Pro Tem Flores; Mayor Cortez
Absent: Council Member Aceituno

PUBLIC COMMENTS ON AGENDA ITEMS ONLY

Mayor Cortez opened the public comment period. There were no speakers. Mayor Cortez closed the public comment period and asked Interim City Attorney Rick R. Olivarez to announce the Closed Session items. Interim City Attorney Rick R. Olivarez announced that the Council would recess to discuss the items posted on the agenda. The Council then recessed to the Council Conference Room (see page 3 of the City Council minutes for report on Closed Session) at 5:02 p.m. to discuss the following matters:

CLOSED SESSION

1. **Closed Session Pursuant to Government Code Section 54957 - Public Employee Appointment/Employment**
Title of Employee: City Manager
2. **Closed Session Pursuant to Government Code Section 54957 - Public Employee Performance Evaluation**
Title of Employee: Interim City Manager
3. **Closed Session Pursuant to Government Code Section 54957.6 - Conference with Labor Negotiator**
City's Representative: Rick Olivarez, City Attorney
Unrepresented Employee: Interim City Manager
4. **Conference with Legal Counsel Pursuant to Government Code Sections 54956.9(a); 54956.9 (d)(2) and 54956.9(e)(1)**
To discuss facts and circumstances unknown to potential plaintiffs which may create exposure to litigation.
1 matter.

5. Conference with Legal Counsel Pursuant to Government Code Sections 54956.9(a); and 54956.9 (d)(4)

To confer with and receive advice from counsel and decide whether to initiate litigation based on existing facts and circumstances.

1 matter.



**CITY OF BELL GARDENS
CITY COUNCIL
REGULAR MEETING
MONDAY, APRIL 8, 2019, 6:00 P.M.
MINUTES**

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) 806-7704. 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 – Mayor Cortez called the meeting to order at 6:07 p.m.

ROLL CALL OF CITY COUNCIL MEMBERS

Present: Council Members Aceituno, Barcena, Rodriguez; Mayor Pro Tem Flores;
Mayor Cortez
Absent: None

CLOSED SESSION REPORT

Interim City Attorney Rick R. Olivarez stated that he would not provide a closed session report at this time because the Council had not completed their closed session discussion, and would provide a Closed Session report after reconvening after the open session.

Interim City Attorney Rick R. Olivarez also requested to pull Discussion Item No. 11 regarding the Council Policy on Adding Items to the Agenda in order to make further adjustments to the policy.

PUBLIC COMMENTS ON AGENDA ITEMS ONLY

None

CONSENT CALENDAR (Items No. 1-9)

A motion was made by Mayor Cortez, and seconded by Mayor Pro Tem Flores, to approve Items No. 1-9.

The motion carried 5-0 with the following vote.

AYES: Council Members Aceituno, Barcena, Rodriguez; Mayor Pro Tem Flores; Mayor Cortez
NOES: None
ABSENT: None
ABSTAIN: None

1. 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 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. MINUTES OF THE MARCH 11, 2019 CITY COUNCIL CLOSED SESSION AND REGULAR MEETING

March 11, 2019 - Closed Session Minutes

March 11, 2019 - Regular Meeting Minutes

Recommendation:

It is staff recommendation that the City Council approve the minutes of the City Council Closed Session of March 11, 2019 and Regular City Council Meeting of March 11, 2019.

3. 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 recommendation that the City Council receive and file the warrant registers, wire transfers, and net payrolls dated 02/26/19, 02/28/19, 03/05/19, 03/12/19, 03/14/19, and 03/19/19.

4. FEBRUARY 2019 TREASURER'S REPORTS

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

Recommendation:

It is staff recommendation that the City Council receive, approve, and file the February 2019 Treasurer's Reports.

5. CLAIM REJECTION

A claim was filed with the City. Staff directed the claim to the City's general liability claims administrator Carl Warren & Company for processing, review, and investigation. Following the investigation, Carl Warren & Company and City staff determined that the City is not liable for the claim.

Recommendation:

It is staff recommendation that the City Council reject the following claim and the claimant and/or their representative be notified:

Raul Gomez v. City of Bell Gardens (DOE 06/14/18; DOR 12/12/18).

The City's general liability claims administrator, Carl Warren & Company, recommends that this claim be rejected. The claimant, subject to certain exceptions, shall have up to six months to file a court action subsequent to the City Council's rejection.

6. CONSIDERATION TO ADOPT MEMORANDA OF UNDERSTANDING WITH THE BELL GARDENS PUBLIC WORKS EMPLOYEES ASSOCIATION

For members of the Public Works Employees Association (PWEA), the City has tentatively agreed, subject to Council approval, to a status quo and no cuts agreement on all economic issues. No economic terms will be affected from the previous 2016-2018 PWEA MOU. Except for the term of the agreement, there are no changes to the PWEA MOU.

Recommendation:

It is staff recommendation that the City Council, by motion, approve Resolution No. 2019-14, adopting Memoranda of Understanding between the City of Bell Gardens and the Bell Gardens Public Works Employees Association for the period July 1, 2018, through June 30, 2019.

7. CALIFORNIA CITIES FOR SELF-RELIANCE JOINT POWERS AUTHORITY FUNDING REQUEST

The Board of Directors of the California Cities for Self-Reliance Joint Powers Authority voted unanimously to recommend a special assessment in the sum of \$33,000 from each City member to be used exclusively for consultants to counter the actions of the Bureau of Gambling Control.

Recommendation:

It is staff recommendation that the City Council, by motion, authorize the expenditure of \$33,000 to the California Cities for Self-Reliance Joint Powers Authority.

8. AWARD OF CONSTRUCTION CONTRACT FOR THE SLURRY SEAL ZONE 1 IMPROVEMENT PROJECT

Staff initiated a slurry seal program to extend the pavement life span of City streets by five (5) to ten (10) years. On March 11, 2019, the City received a total of four (4) bid proposals and staff is recommending the award of contract to the lowest bidder Doug Martin Contracting Co., Inc.

Recommendation:

It is staff recommendation that the City Council by motion:

1. Award a construction contract to Doug Martin Contracting Co., Inc., in the amount of \$118,376.40 for the Slurry Seal Improvement Zone 1, Phase 1 – C.I.P. No. 3872; and
2. Authorize staff to execute the agreement and approve change orders that may be necessary during construction to cover any unforeseen condition in an amount not to exceed 10% of the construction contract.

9. **MEMORANDUM OF UNDERSTANDING WITH CALIFORNIA JOINT POWERS INSURANCE AUTHORITY (CJPIA) REGARDING A CITYWIDE AMERICANS WITH DISABILITIES (ADA) TRANSITION PLAN**

Agreement with California Joint Powers Insurance Authority (CJPIA), to prepare a Citywide Americans with Disabilities (ADA) Transition Plan which consists of evaluating the City's Facilities, Parks, and Public Rights-of-Way, identifying barriers to access, and formulating a plan of action to remove these barriers. The total cost for this plan is \$80,235 which includes a contribution of \$21,500 from CJPIA.

Recommendation:

It is staff recommendation that the City Council authorize the City Manager to execute a Memorandum of Understanding with California Joint Powers Insurance Authority (CJPIA), which would allow CJPIA to prepare a Citywide ADA Transition Plan through DAC Consulting Firm, for a fee not to exceed \$80,235.

DISCUSSION (Items No. 10-13)

10. **RENT CONTROL AD HOC COMMITTEE**

At the Council meeting of March 11, 2019, the City Attorney's Office provided information about rent control to the City Council. It was proposed at that time to create an Ad Hoc Committee consisting of two Council Members to further study the topic and bring back their findings to the City Council.

Recommendation:

It is staff recommendation that the City Council create an Ad Hoc Committee to include two Council Members to provide the City Attorney's Office with direction regarding the potential development of a rent stabilization and dispute resolution ordinance and program.

Interim Assistant City Attorney Marc Tran gave an oral report.

Mayor Pro Tem Flores nominated Mayor Cortez and Council Member Rodriguez to the Rent Control Ad Hoc Committee.

Council Member Rodriguez accepted the nomination.

The motion carried 5-0 with the following vote.

AYES:	Council Members Aceituno, Barcena, Rodriguez; Mayor Pro Tem Flores; Mayor Cortez
NOES:	None
ABSENT:	None
ABSTAIN:	None

11. **COUNCIL POLICY ON ADDING ITEMS TO THE AGENDA**

The proposed policy regarding the placement of items on City Council meeting agendas by Council Members was drafted at the behest of the City Council.

Recommendation:

It is staff recommendation that the City Council adopt the attached resolution and utilize the included procedures in order to govern the calendaring of items for City Council meetings by the members of the City Council.

This item was pulled by Interim City Attorney Rick R. Olivarez, and was not discussed.

12. 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 days after the posting of the vacancy notice.

Recommendation:

It is staff recommendation that the City Council review the Commissions Appointments List and by motion, remove commissioners and/or make appointments to the posted vacancies.

City Clerk Kristina Santana gave an oral report.

Council Member Rodriguez nominated Amelia Amy Sanchez, and Mayor Pro Tem Flores nominated Diane Flores to the Planning Commission.

A motion was made by Mayor Cortez, and seconded by Mayor Pro Tem Flores, to approve the nominations of Amelia Amy Sanchez and Diane Flores to the Planning Commission.

The motion carried 5-0 with the following vote.

AYES:	Council Members Aceituno, Barcena, Rodriguez; Mayor Pro Tem Flores; Mayor Cortez
NOES:	None
ABSENT:	None
ABSTAIN:	None

After some discussion by Council, Mayor Pro Tem Flores stated that the rest of the commission openings would be left vacant because the Council is working on re-organizing the commissions and once that work is done appointments will be made.

13. CREATION OF COMMUNITY GARDEN AT VETERANS PARK

At the March 11, 2019 City Council Meeting, Council Member Rodriguez asked if the creation of a garden for people with special needs could be agendized for City Council Discussion.

Recommendation:

It is staff recommendation that the City Council provide direction on the creation of a new community garden.

Acting City Manager Chris Daste gave an oral report.

Council Member Rodriguez directed staff to search for sponsorships for the proposed community garden from City vendors.

A motion was made by Mayor Cortez, and seconded by Council Member Rodriguez, to direct staff to search for sponsorships for the proposed community garden from City vendors.

The motion carried 5-0 with the following vote.

AYES: Council Members Aceituno, Barcena, Rodriguez; Mayor Pro Tem Flores; Mayor Cortez

NOES: None

ABSENT: None

ABSTAIN: None

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

Mike Lemington inquired about Council full time employment and requested an update by the next Council meeting.

Interim City Attorney Rick R. Olivarez advised that the public comment period is a one way communication period and an opportunity to comment on issues people may have with the City.

Buddy Nolan asked for an update on the lawsuit regarding Jennifer Rodriguez and the FPPC investigation.

Interim City Attorney Rick R. Olivarez reiterated that the public comment period is a one way communication period and stated that the FPPC has a website to search for such information.

Mike Salazar, Executive Director the City of Bell Gardens Chamber of Commerce, invited the Council to the Grand Opening of the new Verizon store, and to the International Trade Connections event. Lastly, he offered to connect the City with a local business that could potentially support the proposed community garden.

Victor Ambriz introduced himself as a real estate agent for Keller Williams in Downey and commented on Agenda Item No. 10. He stated that property values would drop if a rent control program was adopted and he asked the Council to consider both sides of the issue before making a decision.

CITY COUNCIL MEMBER COMMENTS

Council Member Aceituno thanked everyone that attended the Council meeting. He commented on the transparency of Council Members and lamented the Council's decision to not place a Council Member with real estate experience on the Rent Control Ad Hoc Committee.

Council Member Rodriguez commented on the Council's intent to study and evaluate ways to protect families whose rents are being increased exponentially. She shared an anecdote from a resident who was evicted due to a lack of renter protections. She commented on the Council's interest in justice for the community. She further commented on the composition of the Rent Control Ad Hoc Committee and feeling disheartened about a Council Member's efforts to diminish the work of the new Council instead of contributing to their ideas and vision. At this point Interim

City Attorney Rick R. Olivarez asked the members of the audience to refrain from making comments and talking to people next to them during the Council comments. She thanked the new Council and encouraged Council Member Aceituno to contribute to this effort. She encouraged any resident interested in serving on the Rent Control Ad Hoc Committee to contact the City Council or City Hall.

Mayor Pro Tem Flores thanked everyone for attending the Council meeting. She commented on the Rent Control Ad Hoc Committee and the Council's vision for helping the community. She commented on Council Member Aceituno's lack of support, bullying and intimidation. She compared the work output for Council Members, and she thanked everyone for their support.

Mayor Cortez thanked everyone for attending the Council meeting. She thanked Chief of Police Scott Fairfield for his contributions to the community and for his support. She commented on proclaiming April as Donate Life Month and invited everyone to join the donor campaign by taking a flyer or registering to become an organ donor through www.registerme.org.

Interim City Attorney Rick R. Olivarez stated that the Council would recess back into Closed Session to discuss the Items on the Closed Session Agenda. He stated that he would provide a report at the end of the Closed Session.

Mayor Cortez recessed the City Council meeting to Closed Session at 6:34 p.m.

CLOSED SESSION REPORT

Interim City Attorney Rick R. Olivarez stated that the City Council recessed into Closed Session with all members being present with the exception of Council Member Aceituno, to discuss Items No. 1-5 as posted on tonight's agenda. With respect to Item No. 1 the City Council discussed the process and procedures to be followed as part of a search for a new City Manager. City Council gave direction to city staff on this item but did not take any final action on this item in Closed Session. With respect to Item No. 2 and No. 3, the City Council discussed these items in Closed Session, direction was given to staff, and no final action was taken. With respect to Item No. 4, the City Council received a briefing from legal counsel but no final action was taken. Finally, with respect to Item No. 5, the City Council also received a briefing from legal counsel, the City Council gave direction to legal counsel but did not take any final action in Closed Session.

ADJOURNMENT – Mayor Cortez adjourned the City Council meeting at 7:41 p.m.



Kristina Santana
City Clerk

ASSEMBLY THIRD READING

AB 1482 (Chiu)

As Amended May 20, 2019

Majority vote

SUMMARY:

Prohibits an owner of a residential real property from increasing the rental rate on a property that has been in effect for the preceding 12 months in an amount that is greater than the Consumer Price Index (CPI) plus 5%, not to exceed 10%.

Major Provisions

- 1) Defines the "percentage change in the cost of living" to mean the percentage change from April 1 of the prior year to April 1 of the current year in the regional CPI for the region where the real property is located, as published by the United States Bureau of Labor Statistics. If a regional index is not available, the CPI for All Urban Consumers for all items, as determined by the Department of Industrial Relations, will apply.
- 2) Applies to partial changes in tenancy of a residential rental property where one or more of the tenants remains an occupant in lawful possession of the property.
- 3) Does not apply to new tenancies where no tenants from the prior lease remain an occupant in lawful possession of the property.
- 4) Does not apply to the following residential rental properties:
 - a) Deed-restricted affordable housing for persons and families of very-low, low-, or moderate-income, as defined in Health and Safety Code Section 50093;
 - b) Dormitories constructed and maintained in connection with any higher education institution within the state for use and occupancy by students in attendance at the institution;
 - c) Housing subject to a local ordinance that imposes a maximum rental rate increase that is more restrictive than 5% plus CPI; and
 - d) Housing that has been issued a certificate of occupancy within the past ten years.
- 5) Applies to all rent increases occurring on or after March 15, 2019.
- 6) Includes a sunset date of January 1, 2030.
- 7) Authorizes the owner of assisted housing development, upon the expiration of rental restrictions, to establish the initial unassisted rental rate for units, after which the rent cap would apply.
- 8) Requires an owner to provide notice of any increase in the rental rate to each tenant in accordance with existing law.
- 9) Establishes that a landlord may not terminate a tenancy for the purposes of increasing the rent in an amount greater than that authorized by this section.

- 10) Creates a rebuttable presumption that, in the absence of a written statement from the landlord to the tenant showing cause for the termination of a tenancy, the termination is for the purposes of avoiding this section.
- 11) Requires that, on or before January 1, 2030, the Department of Housing and Community Development (HCD) must report to the Legislature regarding the effectiveness of this program. The report shall include, but not be limited to, the impact of the rental rate cap established in this bill on the housing market within the state.

COMMENTS:

The cost of housing in California is the highest of any state in the nation. Additionally, the pace of the change in the cost of housing has far outstripped that in other parts of the country. In 1970 housing costs in California were 30% more expensive than the United States average; now housing costs are 250% more expensive. Only 28% of households can buy the median priced home. In the past 10 years, the median rent in California has increased by over a third, while the median income has remained flat, and has decreased for many low income Californians. Over half of renters and 80% of low-income renters are rent-burdened, meaning they pay over 30% of their income towards rent.

This bill would create a cap on the potential annual rent increase a property owner can charge a tenant. The cap would be 5% of the lowest rent from the previous year plus the percentage change in the cost of living, as measured by CPI. Over the past 25 years the CPI in California has averaged approximately 2.5%. However, CPI fluctuates year-to-year and region-to-region, based on macro- and local economic conditions. This bill specifies that the cap could never exceed 10%, which is the standard for price gouging for housing and other goods established by the State in 1872 in Penal Code Section 396.

This bill would apply to nearly all of the 5 million units, containing 14.7 million people, not subject to rent control. The bill would exclude dormitories and deed-restricted affordable units, as well as units that have been issued a certificate of occupancy within the past ten years. It would enable the owner of assisted housing developments once rental restrictions expire to establish the initial unassisted rental rate for units, after which the rent cap would apply. It would only apply to units with existing tenants. The requirements of the bill would sunset after 10 years.

The idea for anti-rent gouging came to the fore through the Turner Center's May 2018 policy brief "Finding Common Ground on Rent Control." According to that report, "this policy is intended to protect all California renters against the most egregious rent increases regardless of the unit that they rent, and regardless of whether their city has a rent control ordinance." In February of 2019, Oregon passed the nation's first statewide anti-rent gouging statute SB 608(Burdick), Chapter 1. The Oregon law establishes the rent cap at CPI+7%. Importantly, the Oregon law provides "just cause" eviction protection for all renters after one year of tenancy. Previous to the passage of this statute, setting maximum rent increases was illegal in Oregon.

Analysis of Bureau of Labor Statistics (BLS) data provides a projection of the impact of the proposed rent cap on property owners. This analysis considered the San Diego-Carlsbad metropolitan area, where no jurisdictions have rent control. In the period between 2007-2017, the median increase in contract rent in that region was 2.9%, including a low in 2010 of -0.02% and a high in 2017 of 5.41%. During that period, the average allowable annual rent increase under a

rent cap of CPI+5% was 7.1%. As such, on average the allowable rent increase with the proposed cap was 145% higher than the actual increase. In 2017, when the regional median increase in contract rent was at its highest, the proposed rent cap (at 8.01%) exceeded the actual median increase by 48%.

The analysis also looked at the cumulative implication of the proposed rent cap. Adjusting to 2017, the median contract rent in the San Diego-Carlsbad metropolitan area in 2007 was \$1,297 per month. In 2017 it was \$1,506 per month, an increase of 16.1%. A property where the rent had been increased by CPI+5% each year between 2007 and 2017 would have been priced at \$2,132 per month, an increase of 64.4%. An analysis across all of California showed similar results: an increase in actual rents of 15.6% between 2007 and 2017, but a potential increase of 68.2% utilizing the maximum allowed under the proposed rent cap.

According to the Author:

AB 1482 would protect nearly 15 million Californians from large unforeseen rent increases without diminishing property owners' ability to make a fair return on their investment. Renters shouldn't have to choose between paying rent and keeping a roof over their heads or feeding their families. AB 1482 takes the choice off the table and makes it easier for renters to stay in their neighborhoods.

Arguments in Support:

According to Service Employees International Union (SEIU), "A majority of California renters do not live in jurisdictions with local rent control laws, and state law currently allows landlords to implement unlimited rent increases with very short notice to tenants. Increasingly, and predictably, this is causing renters to lose their homes and is driving our state's unprecedented homelessness."

Arguments in Opposition:

According to the California Apartment Association and California Chamber of Commerce, "AB 1482, along with a dozen other bills that target the rental housing industry, would create a huge disincentive to invest in rental housing at a time when California so desperately needs more homes." They note that specifically, this bill would make property financing more difficult, stop new housing construction, cost taxpayers more, benefit the wealthiest residents, create a slippery slope, and impose rent control.

FISCAL COMMENTS:

According to the Assembly Appropriations Committee, minor and absorbable cost to HCD.

VOTES:

ASM HOUSING AND COMMUNITY DEVELOPMENT: 6-1-1

YES: Chiu, Gabriel, Gloria, Limón, Maienschein, Quirk-Silva

NO: Kiley

ABS, ABST OR NV: Diep

ASM APPROPRIATIONS: 12-4-2

YES: Gonzalez, Bloom, Bonta, Calderon, Carrillo, Chau, Eggman, Gabriel, Eduardo Garcia, Maienschein, Quirk, Robert Rivas

NO: Bigelow, Brough, Fong, Obernolte

ABS, ABST OR NV: Diep, Petrie-Norris

UPDATED:

VERSION: May 20, 2019

CONSULTANT: Steve Wertheim / H. & C.D. / (916) 319-2085

FN: 0000946



**CITY OF BELL GARDENS
OFFICE OF THE CITY MANAGER**

AGENDA REPORT

Item 12.

TO:	Honorable Mayor and City Council Members
FROM:	Michael B. O'Kelly, City Manager
BY:	Chau Vu, Director of Public Works
SUBJECT:	AGREEMENT WITH GATEWAY CITIES COUNCIL OF GOVERNMENTS (GCCOG) FOR FLORENCE AVENUE CORRIDOR STUDY
DATE:	June 10, 2019

RECOMMENDATION:

It is staff recommendation that the City Council, by motion:

1. Adopt the attached Resolution approving the Implementation Agreement with Gateway Cities Council of Governments (GCCOG) and the City of Bell Gardens for Florence Avenue Corridor Study;
2. Authorize the City Manager or designee to execute the Agreement; and
3. Designate elected member to serve on the Florence Avenue Corridor Cities Committee.

BACKGROUND/DISCUSSION:

The Gateway Cities Council of Governments (COG) in collaboration with various cities has identified Florence Avenue as a critical corridor and secured funding by Los Angeles County Metropolitan Transportation Authority (Metro) to conduct the Florence Avenue Corridor Complete Street Evaluation and Master Plan.

The Florence Avenue Corridor is a major regional East-West travel corridor through the Gateway Cities sub-region of Los Angeles County. Recent studies have identified the Florence Avenue corridor as deficient in many locations including future 2035 volume/capacity failure, 2035 average daily traffic (ADT) volume failure, vehicular delay, high accident/collisions rate, poor Level of Service (LOS), high truck volumes, and poor freeway ramp operations. The study will evaluate Florence Avenue east of the I-710 to the I-605 freeway, traversing through unincorporated Los Angeles County, Huntington Park, Bell, Cudahy, Bell Gardens, and into Downey and Santa Fe Springs for complete street. The study will be led by the COG with participation from the corridor cities.

This Agreement also establishes a temporary ad hoc committee to be known as the Florence Avenue Corridor Cities Committee. The Florence Avenue Corridor Cities Committee shall consist of an elected member of the legislative body of each agency that has entered into a Florence Avenue Corridor Study Implementation Agreement with Gateway, designated by the respective legislative bodies. The Florence Avenue Corridor Cities Committee will work in coordination with the Florence Avenue Corridor Technical Advisory Committee to provide policy assistance, guidance and direction to Gateway as administrator of this Agreement.

Objectives include:

- Identify improvements to reduce transportation related greenhouse gases
- Identify concepts to creating sustainable communities
- Identify and develop community to school or safe route to school plans
- Identify and develop complete streets plans and streetscapes plans
- Identify and develop bike and pedestrian safety enhancement plans
- Identify traffic calming and safety enhancements opportunities
- Evaluate for Corridor enhancements for multimodal mobility, access, safety, and linkages
- Evaluate transit improvement opportunities to preserve transit facilities and optimize transit infrastructure
- Evaluate accessibility and connectivity of the multimodal transportation network
- Identify opportunities for health equity transportation that support environmental justice in a transportation related context

CONCLUSION:

The goal of this study is to provide a master plan that if implemented will improve multimodal mobility and access, promote and preserve multimodal transportation system, improve safety and security, foster livable and healthy communities, promote social equity and environmental justice, improve the air quality and support economic vitality and quality of life of its communities, including Bell Gardens.

FISCAL IMPACT:

The costs for this study is \$280,000 of which \$200,000 will be funded by a Metro grant and \$80,000 will come from participating cities within the Florence Avenue Corridor. The match for the City of Bell Gardens is \$8,403.36, which will come from TDA funds.

ATTACHMENTS:

Exhibit 1 - Resolution No. 2019-25

Exhibit 2 - Agreement

Exhibit 3 - Scope of Work

APPROVED ELECTRONICALLY BY:

Michael B. O'Kelly, City Manager

Marc Tran, Interim Assistant City Attorney for Rick R. Olivarez, Interim City Attorney

Will Kaholokula, Director of Finance and Administrative Services

RESOLUTION NO. 2019-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL GARDENS, CALIFORNIA, APPROVING THE IMPLEMENTATION AGREEMENT WITH GATEWAY CITIES COUNCIL OF GOVERNMENT FOR THE FLORENCE AVENUE CORRIDOR STUDY

WHEREAS, the City of Bell Gardens ("City") is a member of the GCCOG, a consortium of cities ("Gateway Cities") located in southeast Los Angeles County, whose mission is to promote regional planning and cooperation; and

WHEREAS, the GCCOG has identified Florence Avenue as a critical corridor through the Gateway Cities sub-region of Los Angeles County; and

WHEREAS, the GCCOG secured funding from Los Angeles County Metropolitan Transportation Authority ("Metro") to conduct the Florence Avenue Corridor Complete Street and Master Plan Study ("Study"); and

WHEREAS, the development of the Study would position the participating Gateway Cities to apply for, and receive, federal, state, and regional funding for improvement of the Florence Corridor; and

WHEREAS, the costs incurred by GCCOG for the Study, including indirect costs, shall be assessed only to those Gateway Cities who are parties to the Florence Avenue Corridor Study Implementation Agreement; and

WHEREAS, the participating Gateway Cities have agreed to share the cost of developing the Study with Metro providing the majority of grant funds; and

WHEREAS, this Agreement also establishes a committee to be known as the Florence Avenue Corridor Cities Committee ("Committee"); and

WHEREAS, the Committee shall consist of an elected member of the legislative body of each agency that has entered into a Florence Avenue Corridor Study Implementation Agreement with GCCOG; and

WHEREAS, the City, by and through its legislative body, has determined that this Agreement is desired to authorize GCCOG to implement and initiate the Florence Avenue Corridor Study and is in furtherance of the public interest, necessity and convenience.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Bell Gardens as follows:

SECTION 1. The City Council hereby finds and determines that the foregoing recitals are true and correct, constitute a material part of this Resolution, and therefore incorporate them herein in their entirety as part of the findings.

SECTION 2. The City Council of the City of Bell Gardens hereby awards an agreement to GCCOG for the Florence Avenue Corridor Complete Street Evaluation and Master Plan study in an amount not to exceed \$8,403.36 in substantially the same form attached as an exhibit to the staff report accompanying this Resolution.

SECTION 3. The City Council shall appoint one Councilmember to serve on the Florence Avenue Corridor Cities Committee at their June 10, 2019 public meeting.

SECTION 4. The City Council hereby authorizes the City Manager to execute the agreement, all documents reasonably necessary to effectuate the intent of this Resolution.

SECTION 5. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions and it shall become effective immediately upon its approval.

PASSED, APPROVED, AND ADOPTED this 10th day of June, 2019.

THE CITY OF BELL GARDENS

Alejandra Cortez, Mayor

APPROVED AS TO FORM:

ATTEST:

Rick R. Olivarez
Interim City Attorney

Kristina Santana
City Clerk

FLORENCE AVENUE CORRIDOR STUDY
IMPLEMENTATION AGREEMENT
BY AND BETWEEN
GATEWAY CITIES COUNCIL OF GOVERNMENTS
AND
CITY OF BELL GARDENS

THIS FLORENCE AVENUE CORRIDOR STUDY IMPLEMENTATION AGREEMENT ("Agreement") is made and entered as of the 10 day of June, 2019, by and between the Gateway Cities Council of Governments ("Gateway") and the City of Bell Gardens, a municipal corporation ("City"), individually a "party" and collectively, the "parties".

W I T N E S S E T H:

In consideration of the mutual covenants and conditions set forth herein, the parties hereto agree as follows:

Section 1. Recitals. This Agreement is made and entered into with respect to the following facts:

- (a) Florence Avenue is a major west/east arterial corridor that extends 11.9 miles through the Gateway Cities from LA County on the west to Carmenita Road on the east; and
- (b) Florence Avenue carries a significant amount of traffic, particularly in relieving heavy traffic volumes along the I-710, 605, and 5 freeways, which it crosses at varying points; and
- (c) The cities along the Florence Avenue Corridor ("Corridor") are desirous of establishing a "Complete Streets" model on this major west/east arterial corridor; to relieve traffic congestion and to enhance active transportation opportunities in the neighboring communities ("Florence Avenue Corridor Study" or the "Study"); and
- (d) The development of a subregional arterial corridor plan would position the participating agencies to apply for, and receive, federal, state, and regional funding for improvement of the Corridor; and

- (e) The parties hereto are each a governmental entity established by law with full powers of government in legislative, administrative, financial, and other related fields; and
- (f) Section 21 of that certain Joint Exercise of Powers Agreement of the Gateway Cities Council of Governments (the "JPA"), to which the City is a signatory, provides that when authorized by the Board of Directors, affected Members may execute an Implementation Agreement for the purpose of authorizing Gateway to implement, manage and administer area-wide and regional programs in the interest of the local public welfare; and
- (g) The costs incurred by Gateway for the Study, including indirect costs, shall be assessed only to those Members who are parties to an Implementation Agreement; and
- (h) City, by and through its legislative body, has determined that this Agreement is desired to authorize Gateway to implement and initiate the Florence Avenue Corridor Study and is in furtherance of the public interest, necessity and convenience.

Section 2. Committees.

(a) Florence Avenue Corridor Cities Committee. There is hereby established a committee to be known as the Florence Avenue Corridor Cities Committee. The Florence Avenue Corridor Cities Committee shall consist of an elected member of the legislative body of each agency that has entered into a Florence Avenue Corridor Study Implementation Agreement with Gateway, designated by the respective legislative bodies. The Florence Avenue Corridor Cities Committee will work in coordination with the Florence Avenue Corridor Technical Advisory Committee to provide policy assistance, guidance and direction to Gateway as administrator of this Agreement.

(b) Florence Avenue Corridor Technical Advisory Committee. There is hereby established a committee to be known as the Florence Avenue Corridor Technical Advisory Committee. The Florence Avenue Corridor Technical Advisory Committee shall consist of a staff representative of each agency that has entered into a Florence Avenue Corridor Study Implementation Agreement with Gateway, designated by the City Manager or, for the County of Los Angeles, the appropriate designating authority. Such designated representative shall be the Public Works Director or the equivalent for each agency. The Florence Avenue Corridor Technical Advisory Committee shall report to and receive direction from the Florence Avenue Corridor Cities Committee.

Section 3. Implementation of Florence Avenue Corridor Study. To the fullest extent of its authority, the City authorizes Gateway to implement and initiate a Corridor Study for the length of Florence Avenue through the Gateway Cities subregion, including initial feasibility studies (as approved by the Corridor Cities and Technical Advisory Committees) required to coordinate with other regional transportation studies. Further, the City authorizes Gateway to request funding and partnering with other public transportation agencies for the Florence Avenue Corridor Study (Caltrans, SCAG and Metro).

Section 5. Scope of Work. The Scope of Work to be performed under this Agreement is described in Attachment A, attached hereto and incorporated by this reference.

Section 4. Assessment for Proportional Costs of Study. The City agrees to pay to Gateway upon execution of this Agreement an assessment as described in Attachment A, attached hereto and incorporated herein by this reference, for City's proportional share of the projected costs of the Study.

Section 5. Termination of Agreement. Either party may terminate this Agreement for any reason, in whole or in part, by giving the other party thirty (30) days written notice thereof.

Section 6. Meetings. All regular, adjourned and special meetings of the committees established by this Agreement shall be called and conducted in accordance with the Ralph M. Brown Act, Government Code Section 54950 et seq., as amended from time to time.

Section 7. Miscellaneous.

(a) Compensation and Expense Reimbursement. All members of the Florence Avenue Corridor Cities Committee shall receive a stipend of one hundred dollars (\$100) for attendance at each meeting. Each member shall be reimbursed for reasonable and necessary expenses actually incurred by such member in the conduct of business related to the purposes of this Agreement, pursuant to an expense reimbursement policy established by the Gateway Cities COG prior to such expenses being incurred.

(b) Amendments. This Agreement may be amended by written agreement of the parties hereto.

(c) Hold Harmless and Indemnification. To the fullest extent permitted by law, City and Gateway agree to save, indemnify, defend and hold harmless each other from any and all liability, claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses, or any injury or damage of any kind whatsoever, whether actual, alleged or threatened, actual attorney fees, court costs, interest, defense costs and expenses associated therewith including the use of experts, and any other costs of any nature without restriction incurred in

relation to, as a consequence of, or arising out of, the performance of this Agreement, and attributable to the fault of the other. Following a determination of the percentage of fault and or liability by agreement between the parties or a court of competent jurisdiction, the party responsible for liability to the other will indemnify the other party to this Agreement for the percentage of liability determined as set forth in this section.

(d) Party Action. Unless otherwise provided in this Agreement, any action of a party required or authorized in this Agreement shall be by appropriate legislative action of the governing body of such party.

(e) Notice. Any notice required to be given or delivered by any provision of this Agreement shall be deposited in any United States Post Office, registered or certified, postage prepaid, addressed as set forth below, and shall be deemed to have been received by the party to whom the same is addressed at the expiration of seventy-two (72) hours thereafter. Written notice shall be sent in the aforesaid manner:

To Gateway: Gateway Cities Council of Governments
16401 Paramount Boulevard
Paramount, CA 90723
Attention: Nancy Pfeffer, Executive Director

To City: City of Bell Gardens
7100 Garfield Avenue
Bell Gardens, CA 90201
Attention: Chau Vu, Public Works Director

(f) Waiver. Waiver by a party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver by any party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision, or a waiver of any subsequent breach or violation of any provision of this Agreement.

(g) Law to Govern; Venue. This Agreement shall be interpreted, construed and governed according to the laws of the State of California. In the event of litigation between the parties, venue in state trial courts shall lie exclusively in the County of Los Angeles.

(h) No Presumption in Drafting. The parties to this Agreement agree that the general rule that an Agreement is to be interpreted against the party drafting it or causing it to be prepared shall not apply.

(i) Entire Agreement. This Agreement constitutes the entire agreement of the parties with respect to the subject matter hereof and supersedes all prior or contemporaneous agreements, whether written or oral, with respect thereto.

(j) Severability. If any term, provision, condition or covenant of this Agreement is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall not be affected thereby and the Agreement shall be read and construed without the invalid, void or unenforceable provision(s).

(k) Litigation/Proceeding Fees. In the event litigation or other proceeding is required to enforce or interpret any provision of this Agreement, the prevailing party in such litigation or other proceeding shall be entitled to an award of reasonable fees, costs and expenses, in addition to any other relief to which it may be entitled.

(l) Successors. This Agreement shall be binding upon and inure to the benefit of any successor of a party.

(m) Assignment and Delegation. Neither party shall assign any rights nor delegate any duties under this Agreement without the written consent of the other party.

(n) Counterparts. This Agreement may be executed in one (1) or more counterparts, all of which together shall constitute a single agreement, and each of which shall be an original for all purposes.

(o) Execution. The legislative bodies of the parties hereto each have authorized execution of this Agreement, as evidenced by the respective signatures attested below.

IN WITNESS WHEREOF, the parties hereto have caused the Agreement to be executed the day and year first written above.

CITY OF GELL GARDENS

By: _____
Mayor

ATTEST:
City Clerk

By: _____

APPROVED AS TO FORM:

City Attorney

GATEWAY CITIES COUNCIL OF
GOVERNMENTS

Fernando Dutra, President

ATTEST:

Nancy Pfeffer, Secretary

APPROVED AS TO FORM

Ivy Tsai, Legal Counsel

Attachment A

Florence Avenue Corridor Study Scope of Work and Budget

ATTACHMENT A

Project Sponsor:

Gateway Cities Council of Governments

Project Name:

Florence Avenue Corridor Complete Street Evaluation and Master Plan

Scope of Work

Introduction

The Gateway Cities Council of Governments (GCCOG) will conduct the Florence Avenue Corridor Complete Street Evaluation and Master Plan study, with most of the funding provided by Metro and limited funding provided by the participating Cities.

The Florence Avenue Corridor is a major regional East-West travel corridor through the Gateway Cities sub-region of Los Angeles County. Recent studies have identified the Florence Avenue corridor as deficient in many locations, with a wide range of technical deficiencies. Identified issues along the Florence Avenue corridor include future 2035 volume/capacity failure, 2035 Average Daily Traffic (ADT) volume failure, vehicular delay, high accident/collisions rates, poor Level of Service (LOS), high truck volumes, and poor freeway ramps operations.

The study will evaluate the Florence Avenue corridor east of the I-110 freeway (Wilmington Ave/ Florence) to the I-605 freeway, traversing through unincorporated Los Angeles County, Huntington Park, Bell Gardens, and into Downey and Santa Fe Springs for complete street. Two concepts to be considered include 1) the Florence Avenue Corridor as a "Complete Street", and 2) as a multi-modal Corridor evaluated for consistency across the sub-region, including a potentially phased approach to a Complete Street, along with any major challenges as well as project benefits so that potential funding partners could understand the holistic context of the improvements. Evaluation analysis will include the traffic conditions and Levels of Service from the approved GCCOG Strategic Transportation Plan (STP), truck volumes/impacts, pavement needs, pedestrian and bicycle traffic, transit connections, parking and other commercial and residential linkages, and City entryways, or gateways, and potential safe routes to school options. The study would require participation and consensus from all stakeholders, including unincorporated Los Angeles County, Huntington Park, Bell Gardens, Downey, and Santa Fe Springs, on the general consistency and aesthetic theme of the corridor.

The study scope of work is detailed below.

Responsible Parties

The study will be led by GCCOG, with participation from the Corridor Cities via an implementation agreement. A grant from Metro for \$200,000 will be the primary funds used to complete the effort, with an additional \$80,000 in match funds from the participating agencies. Figure 1, includes a map of the Corridor including the linear miles and anticipated local match contributions.

Project Goals and Objectives

The goal of this study is to provide a master plan that if implemented improves the Florence Avenue Corridor, via a balanced, comprehensive multimodal transportation system that enhances sustainability of the communities it serves and addresses local and regional transportation needs and issues. The Complete Street Master Plan deliverable is expected to lead to programming and implementation of the transportation improvements of complete streets. Specific goals include improving multimodal mobility and access, promote and preserve multimodal transportation system, improve safety and security, foster livable and healthy communities, promote social equity and environmental justice, improve the air quality, and support economic vitality and quality of life of its communities.

Objectives include:

- Identify improvements to reduce transportation related greenhouse gases
- Identify concepts to creating sustainable communities
- Identify and develop community to school or safe routes to school plans
- Identify and develop complete street plans and streetscapes plans
- Identify and develop bike and pedestrian safety enhancement plans
- Identify traffic calming and safety enhancements opportunities
- Evaluate for Corridor enhancements for multimodal mobility, access, safety, and linkages
- Evaluate transit improvement opportunities to preserve transit facilities and optimize transit infrastructure
- Evaluate accessibility and connectivity of the multimodal transportation network
- Identify opportunities for health equity transportation that support environmental justice in a transportation related context

All deliverables rendered under this contract shall be in accordance with each task description outlined under the Scope of Services.

Scope of Services

I. Task 1: Project Management and Administration

a. Project Initiation

The GCCOG will hold a kick-off meeting with the Cities and Metro to discuss the project scope of work, goals and objectives. A meeting agenda, minutes and action items listing will be produced.

b. Project Administration

The GCCOG will submit complete invoice packages to Metro based on existing/status quo protocol. The progress report will contain the following components:

1. Executive summary
2. Description of the tasks or deliverables completed
3. Management issues, including status, resolution and action items
4. Project task schedule describing percentages of completeness of each task
5. Schedule and schedule tracking narrative

6. List of deliverable items
7. Dollar amount for which payment is requested.

c. **Project Management**

The GCCOG will complete the project including the technical tasks included in this scope as well as the Project Management of the overall project. Figure 2, indicates the budgeted resources and hours. Figure 3, indicates the project schedule.

II. Task 2: Review Existing Documentations

The GCCOG will gather all relevant document and literature for review and summarize useful information and findings relating to the Corridor, including the STP, relevant transit plans, relevant agency land use plans, and relevant as-builts.

Deliverable: Technical memo/ summary report listing documents reviewed.

III. Task 3: Corridor Evaluation Documentations

a. **Existing Conditions Corridor Evaluation and Analysis**

The GCCOG will conduct thorough existing conditions analysis by identifying opportunities and constraints for the multimodal Corridor. This is partially obtained via a 1-on-1 meeting with each agency, which will be documented in the report. Evaluation analysis could include the current traffic conditions and Levels of Service, truck volumes/impacts, pavement needs, pedestrian and bicycle traffic, transit connections, parking and other commercial and residential linkages, and City entryways, or gateways, and potential safe routes to school options.

b. **Future Conditions Corridor Evaluation and Analysis**

The GCCOG will use data and information from recent studies on future conditions along the project Corridor and conduct thorough future conditions analysis for the multimodal Corridor. Evaluation analysis would include the 2035 traffic conditions and Levels of Service, truck volumes/impacts, pavement needs, pedestrian and bicycle traffic, transit connections, parking and other commercial and residential linkages, and City entryways, or gateways, and potential safe routes to school options.

Deliverable: Technical memo/ summary report regarding the existing conditions, constraints, opportunities.

IV. Task 4: Conduct Complete Streets Needs Analysis

The GCCOG will conduct a detailed needs analysis for complete streets and multimodal Corridor development, along with identifying constraints/opportunities.

Deliverable: Technical memo/ summary report regarding the needs and along with providing recommendations for consideration based on the constraints and opportunities.

V. Task 5: Community and Stakeholder Outreach

a. Stakeholder and Community Outreach

The GCCOG will coordinate meetings to discuss project with various stakeholder agencies. The GCCOG will also conduct stakeholder outreach after developing the concept alternatives and after the development of the draft Master Plan.

The GCCOG will develop a workshop to introduce the project to the public, define project parameters, inform community of project opportunities and constraints, and solicit opinions from the community. The GCCOG will also conduct community outreach after developing the concept alternatives and after the development of the draft Master Plan.

Deliverable: Coordinate and attend Meetings and a coordinate and conduct a Workshop.

VI. Task 6: Complete Streets Implementation Alternatives

a. Develop Alternatives

Based on the existing and future conditions evaluation and the stakeholder/community input, the GCCOG will develop alternative concepts for complete street implementation, and will include plans, sketches, and photos.

Two primary alternatives considered include 1) the Florence Avenue Corridor as a "Complete Street" in an "unconstrained" condition to quantify the high level engineering and feasibility, and 2) as a multi-modal Corridor evaluated for consistency across the sub-region, including a potentially phased approach to a Complete Street, along with any major challenges as well as project benefits so that potential funding partners could understand the holistic context of the improvements.

Deliverable: Develop concepts and exhibits, via alternatives, to support the needs identified.

VII. Task 7: Prepare Conceptual Complete Streets Plan

Based on the preferred design alternative chosen in the stakeholder and community outreach efforts and discussions with the Cities, the GCCOG will develop a draft Concept Master Plan.

Deliverable: Develop concept plan to incorporate into the Draft Report. This is the first step in creating the Draft Report.

VIII. Task 8: Develop Conceptual Design Alternatives for Complete Streets Plan with Cost Estimates

The GCCOG will develop conceptual design alternatives with cost estimates. Illustrations will be made in plan view, as street cross sections, and as sketches.

Deliverable: Develop cost estimates to accompany the concept alternative preferred, to incorporate into the draft Report.

IX. Task 9: Presentation to Committees and City Councils, Describing Quantified and Other Benefits

The GCCOG will prepare and present PowerPoint presentations to Committees and City Councils, describing quantified and other benefits.

Deliverable: Develop presentations and present at needed.

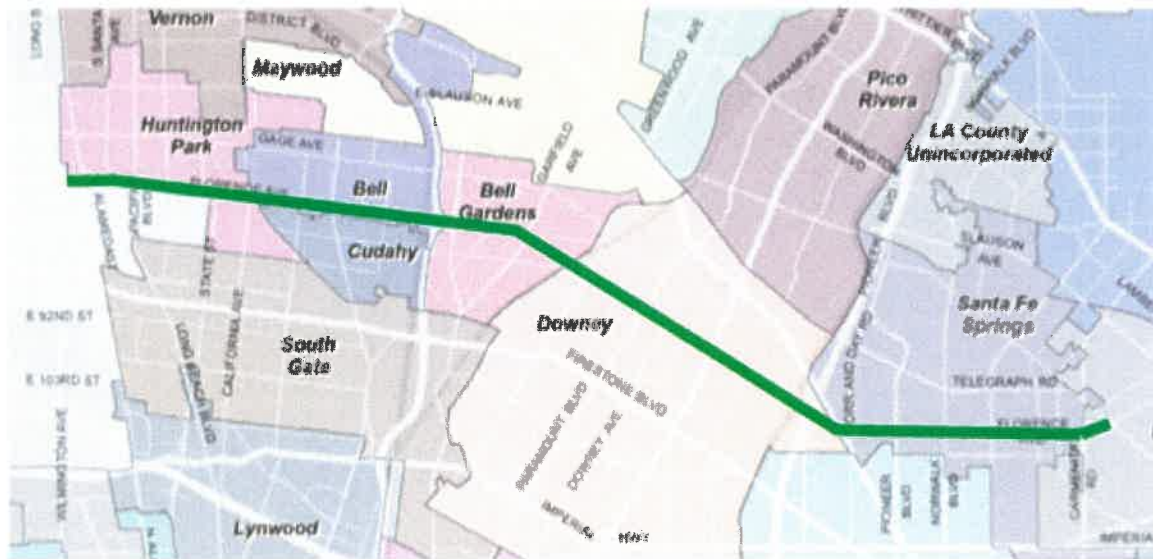
X. Task 10: Finalize Conceptual Design of Complete Streets Master Plan with Needed Delivery Schedule for Preliminary Engineering, Design, and Construction

The GCCOG will finalize the Master Plan, with proposed implementation schedule concepts indicating funding opportunities to leverage.

Deliverable: Prepare final report for approval by the Corridor Committee.

Figure 1.

Florence Avenue Corridor



		\$200K Grant from Metro Difference in Level of Effort - GCCOG Staff Effort	
Jurisdiction	Linear Miles Through Jurisdiction		\$80,000.00
Unincorporated LA	1.25	\$	8,403.36
Huntington Park	1.75	\$	11,764.71
Cudahy	0.125	\$	840.34
Bell	1.875	\$	12,605.04
Bell Gardens	1.25	\$	8,403.36
Downey	3.15	\$	21,176.47
SFS	2.5	\$	16,806.72
Total Corridor Miles	11.9	\$	80,000.00



**CITY OF BELL GARDENS
OFFICE OF THE CITY MANAGER**

AGENDA REPORT

Item 13.

TO:	Honorable Mayor and City Council Members
FROM:	Michael B. O'Kelly, City Manager
BY:	Will Kaholokula, Director of Finance and Administrative Services
SUBJECT:	FISCAL YEAR 2019-20 BUDGET
DATE:	June 10, 2019

RECOMMENDATION:

It is staff recommendation that the Council provide necessary direction and / or adjustments to Staff in preparation of the Proposed Fiscal Year 2019-20 Budget.

BACKGROUND/DISCUSSION:

Annual Budget Strategy

Annually, the City of Bell Gardens adopts a budget consisting of projected revenues and proposed expenditures. The proposed expenditures specify the spending plan for the upcoming fiscal year, while the projected revenues address the resources expected to be available to fund the expenditures. Depending on the difference between the proposed expenditures and projected revenues, there will be a deficit, surplus or a balanced budget.

Once approved by the City Council, the proposed expenditures are considered appropriated (at the fund level) and become available to be expended.

Projected budgeted revenues are developed by the finance department along with input from other City departments. The formulation of the upcoming fiscal year's projected revenues include taking into consideration projected economic conditions, historical analysis, the state budget, assistance from third-parties and other future expectations.

The formulation of the upcoming fiscal year's proposed expenditures begins with the city manager instructing each City department to prepare budget worksheets which detail each respective departments' spending plan for the upcoming fiscal year. The budget worksheets are reviewed by the finance department. Budget meetings are then held with each respective department, finance department and the city manager to review and discuss the proposed spending plans and make adjustments as necessary. Finally, the city manager will present the proposed expenditures to the City Council.

General Fund FY 2018-19 Budget Update

For FY 2018-19, the City Council adopted a General Fund budget with a deficit of \$2,649,000. Due to adjustments in revenue and expenditure projections the General Fund is projected to have a surplus of \$115,000.

Revenues are projected to be higher than the adopted budget by \$1,347,000 or 4.6%. The

majority of the higher projection is from Casino revenue. The casino has rebounded from the low experienced in FY 2017-18 and is projected to exceed the initial budget by \$1,000,000 and come in at \$14,000,000. Interest income is also expected to exceed the budgeted amount due to higher interest rates. Local Agency Investment Fund (LAIF) rates increased by 60% during FY 2018-19 (March 2018 to April 2019), and General Fund interest income is projected to be higher by \$140,000 and come in at \$220,000.

Expenditures for FY 2018-19 are projected to be less than the budgeted amount by \$1,417,000 driven by the net savings from position vacancies and departments spending less than budgeted. Personnel services is projected to be lower than budgeted by \$1,033,000, and contractual services is projected to be lower by \$350,000.

After the fiscal year ends on June 30, 2019, the City's financial information will be audited and financial statements will be published which will report the actual revenues, expenditures and surplus or deficit.

	FY 2018-19 Adopted	FY 2018-19 Projected
Revenues	\$29,614,000	\$30,961,000
Expenditures	\$32,263,000	\$30,846,000
Surplus/(Deficit)	(\$2,649,000)	\$115,000

General Fund FY 2019-20 Proposed Budget

For the FY 2019-20, after contributing \$200,000 to General Fund reserves, the City's General Fund is projected to have a surplus of \$40,000. General Fund revenues are projected to be up by \$2,142,000. General Fund expenditures are projected to be down by \$547,000.

However, at this point in the budget process most requested General Fund equipment and capital purchases have been frozen along with other requested departmental increases in supplies, services and personnel. These items will be further analyzed and prioritized and possibly brought back to council as an amendment to the budget.

FY 2019-20 Budget	FY 2019-20 Proposed
Revenues	\$31,756,000
Expenditures	\$31,716,000
Budget Surplus/(Deficit)	\$40,000

FY 2019-20 General Fund Projected Revenues

Projected FY 2019-20 General Fund revenues are projected to increase by \$2,142,000 to a total projected amount of \$31,756,000. The increase in General Fund revenue was driven by Casino revenues, property leases, motor vehicle in lieu, and interest income.

Bicycle Casino revenue is projected to increase by \$1,280,000 with a total budget of \$14,280,000. Property leases are projected to increase by \$332,000 due to contractual lease increases on City owned property. Revenue received from the state's replacement of vehicles license fees are projected to increase by \$297,000, and interest income is expected to increase by \$150,000 due to higher rates.

Source	FY 2019-20 Estimated	Percent Of
---------------	---------------------------------	-------------------

	Revenues	General Fund
Casino Revenue	\$14,280,000*	45%
Motor Vehicle In Lieu	4,763,000*	15%
Property Leases	4,393,000*	13.8%
Sales & Use Tax	3,006,000*	9.4%
Property Taxes	1,374,000*	4.3%
Charges for Services	958,000	3%
Franchise Fees	801,000	2.5%
Hotel Visitor Tax	745,000	2.4%
Fines and Forfeitures	459,000	1.5%
Transfer-In**	500,000	1.6%
Other Revenues	247,000	0.8%
Interest Income	230,000	0.7%
Total	\$31,756,000	100%

* The City's top five major revenue sources make up 87.5% or \$27,816,000 of the General Fund revenue budget.

** Transfer-In are funds the General Fund receives from other funds as a reimbursements or refunds.

Bicycle Casino Revenues

After the Bicycle Hotel was opened in December of 2015, revenues from the Bicycle Casino reached a new high point in fiscal year FY 2016-17, the first full fiscal year of operation, in the amount of \$14,138,000. The following fiscal year, FY 2017-18, revenues significantly decreased by \$1,208,000 to \$12,930,000. During the current fiscal year, revenues rebounded and are projected to come in around \$14,000,000. The past three years and the great recession have demonstrated the volatility of the Casino revenues.

The FY 2019-20 budget estimate of \$14,280,000 will be a new peak for Casino revenues. However, all revenue projections, but especially Casino revenues due to its volatility, are dependent on the stability of external factors – economy, government regulation and Casino operations. The negative existence of any of these external factors could have a material impact on revenue projections, especially Casino revenues.

FY 2019-20 General Fund Expenditures

General Fund FY 2019-20 proposed expenditures are \$31,716,000. This represents a decrease from the prior fiscal year of about 1.7% or \$547,000. As mentioned earlier, most requested General Fund equipment and capital purchases have been frozen along with other requested departmental increases in supplies, services and personnel. Additionally, for fiscal FY 2019-20, a vacancy savings rate of 2.5% was implemented to project the anticipated savings from current and future vacancies. The projected vacancy savings is \$410,000 for FY 2019-20.

Below is a comparison of General Fund expenditures between FY 2018-19 and FY 2019-20 along with explanations for each expenditure line item.

Description	Percent Of FY 2019-20 Budget	FY 2018-19 Adopted Budget	FY 2019-20 Proposed Budget	Change Increase/ (Decrease)
Personnel Services	70.7%*	\$22,977,000	\$22,419,000	(\$558,000)

Contractual Services	23.3%*	6,717,000	7,390,000	673,000
Transfers Out	2.9%	807,000	928,000	121,000
Departmental Supplies	2.2%	703,000	712,000	9,000
Capital Outlay	.2%	421,000	48,000	(373,000)
Debt Service	1.4%	438,000	429,000	(9,000)
Transfer to Reserves	.6%	200,000	200,000	-
Vacancy Savings Rate	(1.3%)	-	(410,000)	(410,000)
Total	100%	\$32,263,000	\$31,716,000	(\$547,000)

* 94% of General Fund Expenditures are made of Personnel and Contractual Services.

Personnel Services (\$22,419,000) is made up of salaries, CalPERS contributions, insurances (health and worker's comp), taxes and other employee pay (e.g. leave payouts, education, longevity, bilingual, et. al.) and makes up 70.7% of General Fund proposed expenditures.

Overall, FY 2019-20 personnel services are down by \$558,000 primarily due to turnover of employees from attrition and retirements. The less tenured employment population provides savings in base salary, leave cash outs, normal retirement costs and education pay. It is anticipated that these costs will increase in the future as employees receive step increases, begin to accumulate leave time and earn education incentives.

City provided health insurance costs is projected to increase by \$48,000 as premium rates continue to increase. The City's payment of the CalPERS unfunded actuarial liability (UAL) increased by \$352,000. Except for a decrease in the CalPERS UAL payment in FY 2020-21, both of these expenses are projected to increase in the future.

Contractual Services (\$7,390,000) makes up 23.3% of proposed expenditures. Contractual services is a broad category that is made up of services the City contracts for, both small and large. The major services the City contracts for include liability and workers compensation insurance, attorney services, information technology solutions and services, tree and landscape services, animal control services, engineering services, and crossing guard services.

Contractual services increased by \$673,000 primarily due to higher general liability insurance costs, which were higher by \$408,000.

Departmental Supplies (\$712,000) makes up 2.2% of proposed expenditures; they include the various supplies each respective department purchases to run the activities and programs for their departments. Supplies consist of park supplies, custodial supplies, street supplies, office supplies and recreation supplies. Departmental supplies increased by \$9,000.

Capital Outlay (\$48,000) is made up of larger one-time purchases that can range from department equipment to facility improvements. As mentioned earlier, most General Fund capital outlay request have been frozen to allow time to analyze and prioritize the request. The capital outlay budget for FY 2019-20 is lower by \$373,000.

Debt Service (\$429,000) are the principal and interest payments the City makes on its debt. The General Fund is currently paying on one bond, the 2015 lease revenue bond which has an outstanding balance of \$5,200,000.

Transfers Out (\$928,000). Transfers Out increased by \$120,000 which was primarily due to an increase in retiree healthcare cost of \$101,000.

Transfers Out includes transfers of General Fund money to the Retiree Healthcare fund (\$752,000), the Golf Course fund (156,000), and the Public Safety Augmentation fund for jail operations (\$19,000).

Transfers to Reserves (\$200,000). The FY 2019-20 proposed transfer to reserves will bring the contingency reserve to \$3,300,000. The contingency reserve can only be expended with the approval of the City Council.

All Other City Funds

For FY 2019-20, the proposed expenditures for all City funds is \$55,581,000. All City funds include the General Fund, special revenue funds, capital project funds, enterprise funds and Successor Agency funds. The City administers a total of 35 funds.

Fund Type (Number Of Funds)	FY 2019-20 Proposed Expenditures
General Fund	\$31,716,000
Special Revenue Fund (24)	11,835,000
Capital Project Funds (2)	7,165,000
Enterprise Funds (Water Utility & Golf Course)	2,089,000
Successor Agency Funds (6)	2,776,000
Total All City Funds	\$55,581,000

Water Utility Fund

By the end of FY 2018-19, the Water Utility's deficit is projected to increase by \$439,000; for FY 2019-20, the Water Utility is projected to lose another \$571,000. To cover the cash deficit, the Water Utility borrows funds from the General Fund. By the end of FY 2019-20, the Water Utility is projected to owe the General Fund \$2,970,000. The Water Utility has been operating at a deficit since FY 2008-09. Staff continues to analyze options to address the ongoing deficits incurred by the Water Utility.

Water Utility	FY 2019-20 Proposed
Revenues	\$1,243,000
Expenditures	\$1,814,000
Surplus/(Deficit)	(\$571,000)

Golf Course Fund

Based on projected revenues and expenditures for the upcoming fiscal year, the golf course is projected to have an operational deficit of \$156,000. Funds are budgeted in the General Fund to cover the deficit in the golf course fund.

Fiscal Challenges and Uncertainties

General Fund Structural Deficit: At the current service levels, the General Fund is operating at a deficit. This trend is projected to continue unless the City finds new revenue sources, expands its current revenue sources and/or adjust service levels.

Retiree Healthcare: Generous healthcare is provided to most employees who work at least 10 years and retiree with the City. The City currently has 47 retirees which is costing the City \$752,000 for FY 2019-20 – an increase of \$101,000 from FY 2018-19. As more city employees

retire from City service and the rates of health insurance rise, the amount the City pays toward retiree healthcare will also rise. The City has established an OPEB trust to begin prefunding the retiree healthcare costs; however, a funding source for the trust needs to be identified, and other options for retiree healthcare need to be explored.

Water Utility: The deficit in the Water Utility has placed a financial burden on the General Fund as the General Fund is covering cash deficits that the Water Utility accumulates. The City operates the water system for about one-third of the City. Water rates have been the same for the last nearly 30 years. The Water Utility not only needs adequate funds to operate the water system but also to replace aging pipes and infrastructure.

Rising CalPERS Pension Costs: Except for a decrease in the UAL during FY 2020-21, CalPERS pension cost will continue to increase over the next few years due to growing unfunded liabilities, higher wages, and CalPERS plan changes. The continued increases will place a strain on the General Fund operations.

Volatility of Casino Revenues: History has shown that Casino revenues can take dramatic swings upward or downward. Additionally, state actions could negatively impact Casino revenues.

Capital Replacement: As the City's facilities and vehicles begin to age, strategies need to be developed to create a funding mechanism to replace the aging capital. For the FY 2019-20, \$336,010 in RDA loan repayments have been budgeted to fund the capital replacement fund.

Capital Projects and Infrastructure Improvements

FY 2019-20 capital project work plan includes \$9,871,000 in funded or soon to be funded projects. The majority of the projects are funded with restricted transportation funds or grants.

No.	Project Description	Amount	Funding Source(S)
1	Ford Park Infiltration Cistern	\$48,000	General Fund (Match)
2	Veterans Park City Yard Compliance Upgrade	350,000	Measure W
3	Florence Ave at Ira Jaboneria Intersection Improvements	1,272,000	Grants, Measure R
4	Intersection Improvements Garfield and Eastern	4,635,000	Grants
5	Slurry Zone 1 Improvements Phase 2	200,000	Gas Tax
6	Traffic Studies	75,000	Measure R & M
7	Street Rehab Projects Phase 2	529,000	Measure M & TDA
8	Highway Safety Improvement Program (HSIP) Lubec/Eastern; Loveland/Garfield	115,000	Prop C & TDA
9	Gage Ave Rehabilitation Phase 2	150,000	Prop C
10	Circulation Element Plan/TOD	214,000	Grants & TDA
11	Traffic Signal Garfield & Muller	425,000	Gas Tax, Prop C
12	Bus Shelter Replacement Program	150,000	AQMD (\$100k carryover)
13	Ford Park Aquatic Center (Design/Engineer)	708,000	CDBG
14	Garfield Street Rehabilitation (Eastern-Quinn)	1,000,000	Measure R & STPL (\$1 million pending approval)
Total FY 2019-20 capital Projects		\$9,871,000	

***The projects listed in this table are merely proposed projects. In accordance with the City's purchasing policy, each project over \$10,000 will be brought before the City Council for approval.

Next Steps

The FY 2019-20 budget is scheduled to be brought back to the City Council on June 24, 2019 with a recommendation for adoption. The budget is legally required to be adopted by June 30, 2019, but will continuously be reviewed throughout FY 2019-20. Additionally, requested increases to supplies, services and personnel, and capital outlay request will be analyzed and prioritized for the upcoming Fiscal Year. Any necessary changes that occur during the Fiscal Year will be brought back to the City Council for consideration and/or approval.

CONCLUSION:

The preliminary Proposed Budget, including CIP, result in a total FY 2019-20 All Funds City budget of \$55,581,000, including CIP of \$9,871,000. Staff will take into consideration comment and direction from City Council and present the FY 2019-20 Proposed City budget to City Council for consideration of adoption on June 24, 2019.

FISCAL IMPACT:

The preliminary Proposed Budget, including CIP, result in a total FY 2019-20 All Funds City budget of \$55,581,000, including CIP of \$9,871,000. The total preliminary Proposed City budget includes a General Fund budget of \$31,716,000 and projected General Fund revenues of \$31,756,000 which results in a nominal surplus of \$40,000. The Proposed Budget includes a \$200,000 transfer to General Fund reserves which will grow the reserves to \$3,300,000 which is nearly 10.4% of General Fund Proposed Budget.

ATTACHMENTS:

Exhibit 1 - FY 2019-20 Fund Balance Analysis

Exhibit 2 - FY 2019-20 Expenditures Summary by Fund (Including CIP's)

Exhibit 3 - FY 2019-20 Revenues Summary by Fund

APPROVED ELECTRONICALLY BY:

Michael B. O'Kelly, City Manager

Marc Tran, Interim Assistant City Attorney for Rick R. Olivarez, Interim City Attorney

Will Kaholokula, Director of Finance and Administrative Services

City of Bell Gardens
Fund Balance Analysis
FY 2019-20

Fund No.	Fund Name	Projected Fund Balance 7/1/2019	FY 2019-20 Estimated Revenues	FY 2019-20 Budgeted Expenditures (excluding CIPs)	FY 2019-20 CIP Projects	FY2019-20 Total Budgeted Expenditures	Estimated Fund Balance 6/30/2020
110	General Fund	18,071,167	31,756,110	31,668,000	48,000	31,716,000	18,111,277
111	Contingency Reserves	3,103,647	200,000	-	-	-	3,303,647
112	General Debt Service	427,985	-	-	-	-	427,985
115	Capital Projects - Grants Fund	(886,954)	7,992,954	-	7,106,000	7,106,000	-
116	Non-Capital - Grants Fund	(5,006)	133,862	128,856	-	128,856	-
120	Recreation Fund	482	-	-	-	-	482
151	Public Safety Augmentation	124,042	259,596	258,596	-	258,596	125,042
152	SLESF Grant	166,699	101,500	101,500	-	101,500	166,699
154	ABC Grant	-	31,500	31,500	-	31,500	-
171	JAG Grants Fund	(1,519)	-	-	-	-	(1,519)
180, 181, 182	Capital Replacement Fund	378,321	336,538	-	-	-	714,859
210	State Gas Tax	28,306	1,830,212	1,375,220	245,000	1,620,220	238,298
211	SB 1 Transportation	-	756,087	756,087	-	756,087	-
235	Evidence Collection	65	-	-	-	-	65
240	Residential Waste Management	(55,027)	3,130,902	2,992,407	-	2,992,407	83,468
250	Waste Hauler Mgmt Franchise	64,694	210,600	292,504	-	292,504	(17,210)
260	CDBG	(303)	708,288	-	708,288	708,288	(303)
280	Proposition A Sales Tax	419,454	940,000	1,344,116	-	1,344,116	15,338
281	Proposition C Sales Tax	55,282	798,315	212,586	641,000	853,586	11
282	Air Quality Improvement	139,042	55,500	87,300	50,000	137,300	57,242
283	Used Oil Recycling Grant	1,667	12,000	12,963	-	12,963	704
284	Beverage Container	162,257	13,250	10,000	-	10,000	165,507
285	Measure R Sales Tax	(40,400)	546,794	139,218	366,000	505,218	1,176
286	Measure M Sales Tax	(73,290)	620,967	-	548,000	548,000	(323)
340	TDA Article 3	29,217	31,215	-	59,000	59,000	1,432
361	Ford Park Sports Complex	-	293,200	290,200	-	290,200	3,000
510	Water Fund	2,065,203	1,243,019	1,814,500	-	1,814,500	1,493,722
520	Golf Course	-	274,977	274,978	-	274,978	(1)
819	Other Post Retirement Benefits	-	820,471	820,471	-	820,471	-
830	Asset Seizure	430,852	111,500	423,000	-	423,000	119,352
935	Low & Mod Income Housing Asset Fund	639,454	121,003	-	-	-	760,457
Total City Funds		\$ 25,245,337	\$ 53,330,360	\$ 43,034,002	\$ 9,771,288	\$ 52,805,290	\$ 25,770,407

Fund No.	Fund Name	Projected Fund Balance 7/1/2019	FY 2019-20 Estimated Revenues	Budgeted Expenditures (excluding CIPs)	FY 2019-20 CIP Projects	FY2019-20 Total Budgeted Expenditures	Estimated Fund Balance 6/30/2020
900	CDC Capital Projects	(1,669,984)	45,449	125,000	-	125,000	(1,749,535)
901	Project Area #1	(2,440,708)	25,000	723,408	-	723,408	(3,139,116)
903	CDC Special Fund-Area #1	13,833,262	3,264,261	-	-	-	17,097,523
930	CDC Central City Capital Proj	(39,631,816)	180,000	125,000	-	125,000	(39,576,816)
931	Central City Project Area	(9,942,988)	88,000	1,802,664	-	1,802,664	(11,657,652)
932	Low & Mod Income Housing	16,554	-	-	-	-	16,554
933	CDC Special Fund-Area #1	4,647,708	-	-	-	-	4,647,708
934	CDC Debt Service Marketplace	(16,223,868)	-	-	-	-	(16,223,868)
Total Successor Agency Funds		\$ (51,411,840)	\$ 3,602,710	\$ 2,776,072	\$ -	\$ 2,776,072	\$ (50,585,202)

City of Bell Gardens

Expenditures Summary by Fund

Fund No.	Fund Name	FY 2017-18 Actual Expenditures	FY 2018-19 Adopted Budget	FY 2018-19 Estimated Expenditures	FY 2019-20 Adopted Budget
110	General Fund	32,267,753	32,263,000	30,846,008	31,716,000
115	General Fund Capital Projects	4,742,630	3,992,468	771,574	7,106,000
116	Officer Traffic Safety (OTS)	75,543	80,000	80,000	128,856
151	Public Safety Augmentation	265,156	271,440	281,388	258,596
152	SLESF	100,000	100,000	100,000	101,500
153	COPS 2010	-	78,155	77,702	-
154	ABC Grant	8,021	77,000	-	31,500
210	Gas Tax	1,525,981	1,763,554	1,592,822	1,620,220
211	SB1 Transportation	250,930	-	729,509	756,087
212	TCRF Loan Repayment	48,639	-	-	-
240	Residential Waste Management	2,581,735	2,864,893	2,690,603	2,992,407
250	Industrial Waste Management	283,827	303,740	300,893	292,504
260	CDBG	-	586,360	586,360	708,288
280	Proposition A Sales Tax	720,458	969,343	903,767	1,344,116
281	Proposition C Sales Tax	821,362	1,701,244	1,396,723	853,586
282	Air Quality Improvement	54,170	158,300	146,500	137,300
283	Used Oil Recycling Grant	9,975	12,619	11,594	12,963
284	Beverage Container Recycling	11,162	10,000	10,000	10,000
285	Measure R Sales Tax	1,024,047	847,913	936,785	505,218
286	Measure M Sales Tax	45,240	1,126,058	1,080,818	548,000
300	Acade,oc Persuit	613,493	-	-	-
340	TDA	98,748	-	-	59,000
361	Anson Ford Park	364,932	345,000	464,955	290,200
510	Water	1,272,688	1,657,330	1,639,455	1,814,500
520	Golf Course	246,101	280,815	249,362	274,978
819	Retiree Benefits	651,488	707,435	652,360	820,471
830	Asset Seizure & Forfeiture	198,151	402,000	280,877	423,000
935	Low Mod Income Housing Asset	8,000	-	-	-
Total City Funds		\$ 48,290,230	\$ 50,598,667	\$ 45,830,055	\$ 52,805,290
900	RDA Capital Projects Area 1	268,266	125,000	125,000	125,000
901	RDA Tax Increment Area1	113,366	732,638	720,371	723,408
930	RDA Capital Projects Central Area	402,867	125,000	125,000	125,000
931	RDA Tax Increment-Central Area	961,102	1,788,341	1,798,571	1,802,664
934	Successor to RDA Mkt place Note	1,445	-	-	-
Total Successor Agency Funds		\$ 1,747,046	\$ 2,770,979	\$ 2,768,942	\$ 2,776,072
Total All Funds		\$ 50,037,276	\$ 53,369,646	\$ 48,598,997	\$ 55,581,362

City of Bell Gardens

Revenues Summary by Fund

Fund No.	Fund Name	FY 2017-18 Actual	FY 2018-19 Adopted	FY 2018-19 Projected	FY 2019-20 Adopted
110	General Fund	30,713,705	29,613,617	30,960,861	31,756,110
111	Contingency Reserves	200,000	200,000	200,000	200,000
115	General Fund Capital Projects	4,258,307	-	771,574	7,992,954
116	Officer Traffic Safety (OTS)	74,695	-	80,000	133,862
151	Public Safety Augmentation	265,132	266,223	238,322	259,596
152	SLESF	103,347	100,150	150,247	101,500
153	COPS Grant	916	300	750	-
154	ABC Grant	13	77,000	80,002	31,500
180, 181, 182	Capital Replacement Fund	516	418,433	335,124	336,538
210	Gas Tax	1,525,983	1,794,281	1,621,126	1,830,212
211	SB1 Transportation	-	-	729,509	756,087
240	Residential Waste Management	2,711,458	2,998,838	2,830,201	3,130,902
250	Industrial Waste Management	206,251	182,083	204,500	210,600
260	CDBG	586,451	586,057	586,057	708,288
280	Proposition A Sales Tax	804,297	903,794	909,394	940,000
281	Proposition C Sales Tax	774,918	816,251	808,678	798,315
282	Air Quality Improvement	57,764	55,800	54,800	55,500
283	Used Oil Recycling Grant	10,183	13,050	12,000	12,000
284	Beverage Container Recycling	12,771	12,500	13,750	13,250
285	Measure R Sales Tax	503,613	525,949	529,449	546,794
286	Measure M Sales Tax	453,804	590,964	598,964	620,967
340	TDA	98,715	29,057	29,217	31,215
361	John Anson Ford Park	368,535	354,400	344,553	293,200
510	Water	1,180,535	1,217,519	1,199,971	1,243,019
520	Golf Course	246,102	143,300	190,546	274,977
819	Retiree Benefits	651,368	707,435	500,517	820,471
830	Asset Seizure & Forfeiture	61,840	77,500	153,966	111,500
935	Low Mod Housing	142,917	120,600	102,628	121,003
Total City Funds		\$ 46,014,136	\$ 41,805,101	\$ 44,236,706	\$ 53,330,360
900	Project Area #1-CP Fund	45,449	-	45,449	45,449
901	RDA Tax Increment Area1	22,706	-	25,000	25,000
903	Successor to RDA Special Fund-Area 1	3,359,897	3,227,150	-	3,264,261
930	CDC Cap. Proj. Central City Fund	180,000	-	180,000	180,000
931	RDA Tax Increment Central Area	87,683	-	88,000	88,000
934	CC Marketplace	(87,276)	-	-	-
Total Successor Agency Funds		\$ 3,608,459	\$ 3,227,150	\$ 338,449	\$ 3,602,710
Total All Funds		\$ 49,622,595	\$ 45,032,251	\$ 44,575,155	\$ 56,933,070