



**CITY OF BELL GARDENS  
CITY COUNCIL  
REGULAR MEETING  
MONDAY, JUNE 10, 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

**PRESENTATIONS**

- **Certificate of Recognition for BGHS Teacher Mr. William Renner**  
Mayor Cortez presented a certificate of recognition and Chief of Police Scott Fairfield presented a plaque.
- **Certificate of Recognition for BGHS Student Miguel Sanchez**  
Mayor Cortez presented a certificate of recognition to Miguel Sanchez. Mayor Pro Tem Flores commended Mrs. Sanchez.
- **Recognition of Shirley Romero**  
Mayor Cortez presented a certificate of recognition to Shirley Romero. Recreation Supervisor Ana Avalos commended Ms. Romero for her years of dedication to the community.
- **Introduction of New Promoter for Fiestas Patrias Event**  
Director of Marketing for LA Fusion, Rafael Oscar, introduced himself and provided the City Council with past events LA Fusion has put together. Council Member Rodriguez thanked Mr. Oscar for partnering with the City and with the community. Mayor Cortez asked that Mr. Oscar tie the events with the community's cultural heritage.

**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

Regular City Council Meeting  
Minutes June 10, 2019

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.

Mayor Cortez announced that this item would be continued to the meeting of June 24, 2019.

A motion was made by Mayor Cortez, and seconded by Council Member Barcena, to continue the public hearing to the June 24, 2019 City Council Meeting.

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 AGENDA ITEMS ONLY**

Laura Cortez commented on Item No. 11. She commended the City Council for working on ways to stabilize the community. She stated that as a resident she repeatedly hears more and more stories of evictions and exaggerated rent increases. She championed not just financial stability but community stability and she offered the resources of East Yard Communities for Environmental Justice to the City to combat this problem.

**CONSENT CALENDAR (Items No. 2-9)**

Council Member Rodriguez pulled Item No. 7 for further discussion.

A motion was made by Mayor Pro Tem Flores, and seconded by Mayor Cortez, to approve the consent calendar with the exception of Item No. 7.

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 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.

Council Member Rodriguez asked to table this item to the next Council meeting so that she could visit the site before it is approved.

A motion was made by Council Member Rodriguez, and seconded by Mayor Pro Tem Flores, to table this item to the June 24, 2019 City Council meeting.

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

**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 Resolution No. 2019-23 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.

City Manager Michael O'Kelly introduced the item and called on Interim Assistant City Attorney Joaquin Vazquez to give an oral report.

After some discussion by the City Council, a motion was made by Council Member Rodriguez, and seconded by Mayor Pro Tem Flores, to table this item to next council meeting of June 24, 2019.

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. 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.

City Manager Michael O'Kelly gave a PowerPoint presentation.

Council Member Rodriguez stated that each Council Member was to appoint one property owner, one renter and one law/real estate professional to the Ad Hoc Committee.

City Manager O'Kelly asked interested parties to inquire with the City Clerk's Office and asked that all applications be forwarded to the City Council for appointment to the committee.

A motion was made by Mayor Cortez, 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

**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.

Director of Public Works Chau Vu gave an oral report.

Mayor Pro Tem Flores volunteered to serve on the committee.

A motion was made by Mayor Cortez, and seconded by Council Member Rodriguez to adopt Resolution No. 2019-24 approving the Implementation Agreement with Gateway Cities Council of Governments (GCCOG) and the City of Bell Gardens for Florence Avenue Corridor Study; authorizing the City Manager or designee to execute the agreement; and designating Mayor Pro Tem Lisseth Flores to serve on the Florence Avenue Corridor Cities Committee.

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. 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.

Director of Finance and Administration Will Kaholokula gave a PowerPoint presentation.

After some discussion by the City 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

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

Bell Gardens High School students Nick Jimenez and Alyssa Cruz provided the Mayor with a proposal regarding traffic congestion in the City. They described the traffic problem at the High School and they asked the Council for traffic calming measures such as yellow paint on drop off zones and a Police Traffic Officer to direct traffic.

Francisco Moreno commented on the Fiestas Patrias event and services to the community. He commented on his meeting with Mayor Pro Tem Flores and Council Member Rodriguez and the memorandum read to him regarding the allegations against him. He claimed that the denial was based on a personal incident.

#### **CITY COUNCIL MEMBER COMMENTS**

Council Member Rodriguez welcomed the new Fiestas Patrias promoters to the City. She commented on Mr. Francisco Moreno's fractured working relationship with the City and she wished him luck on his future endeavors. She welcomed City Manager Michael O'Kelly to the community and she read a list of items that she would like addressed:

1. Major street issues on Perry Road and Kress Avenue
2. Parking issues in the City
3. Pool Ad Hoc Committee
4. Update on what has been done with lifted sidewalks
5. Bringing back the Miss Bell Gardens Pageant
6. Options the City has to combat Homeless issues in our parks and throughout the City.
7. Rent control
8. Revamping the Youth programming to include a new dance instructor, an arts department for music, painting, and other resources that more affluent communities have and that the City used to have.

Council Member Barcena thanked the Finance Department, the Director of Finance Will Kaholokula and City Manager Michael O'Kelly for putting together the budget presentation. He encouraged staff to propose creative ways to deal with the volatility of casino revenue and to diversify the City's revenue sources. He asked that staff bring back the top four ideas including a tax increase, and water rate increase.

Mayor Pro Tem Flores thanked the Director of Finance Will Kaholokula for his presentation. She welcomed City Manager Michael O'Kelly and she thanked Bell Gardens High school Teacher Mrs. Jimenez for introducing her students to the democratic process. She encouraged the students to continue attending Council Meetings and to bring their friends and family members with them. She encouraged everyone to shop and eat in Bell Gardens to keep tax dollars in Bell Gardens.

Regular City Council Meeting  
Minutes June 10, 2019

She asked for the creation of a Beautification Taskforce, to include the Director of Public Works and the Director of Community Development, to improve the quality of life for residents by focusing on Garfield Avenue and Eastern Avenue. She asked the Director of Recreation and Community Services to reassess the fees for non profit organizations at Ford Park. Lastly, she thanked everyone for attending the Council meeting.

Mayor Cortez thanked the students for attending the Council meeting and she encouraged them to stay involved and to apply to serve on the City's forthcoming Youth Commission. She asked the City Manager to schedule a summer date for a Council retreat. She asked the City Attorney to add an agenda item for the next Council Meeting adopting a resolution in support of the 2020 Census and creating a Complete Count Committee. She commented on the City's first ever 5k run and health exposition being planned for October and possible half marathon crossing the southeast cities as well. She thanked everyone for attending the meeting and wished everyone a good evening.

**ADJOURNMENT** – Mayor Cortez adjourned the City Council meeting at 7:50 p.m.

  

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Kristina Santana  
City Clerk