City Council Agenda

Regular Meeting

Wednesday, September 14, 2011
7:00 PM

Bell Community Center
6250 Pine Avenue

Ali Saleh
Mayor

Danny Harber
Vice Mayor

Violeta Alvarez
Council Member

Ana Maria Quintana
Council Member

Nestor E. Valencia
Council Member

Welcome to the City Council Meeting

The Bell City Council and staff welcomes you. This is your City Government. Individual participation is a basic part of American Democracy and all Bell residents are encouraged to attend meetings of the City Council.

Regularly City Council meetings are held the second and fourth Wednesday of the month at 7:00 p.m., Bell Council Chambers, 6330 Pine Avenue. For more information, you may call City Hall during regular business hours 8:00 a.m. to 4:00 p.m., Monday through Friday at (323) 588-6211 Extension 217.

City Council Organization

There are five City Council members, one of whom serves as Mayor and is the presiding officer of the City Council. These are your elected representatives who act as a Board of Directors for the City of Bell. City Council members are like you, concerned residents of the community who provide guidance in the operation of your City.

Addressing the City Council

If you wish to speak to the City Council on any item which is listed or not listed on the City Council Agenda, please complete a *Request to Speak Card* available in the back of the City Council Chambers. Please submit the completed card to the City Clerk prior to the meeting.

The Mayor will call you to the microphone at the appropriate time if you have filled out a *Request to Speak Card.* At that time, please approach the podium, clearly state your name and address, and proceed to make your comments.

Compliance with Americans with Disabilities Act

The City of Bell, in complying with the Americans with Disabilities Act (ADA), request individuals who require special accommodation(s) to access, attend, and or participate in a City meeting due to disability. Please contact the City Clerk's Office, (323) 588-6211, Ext. 217, at least one business day prior to the scheduled meeting to insure that we may assist you.

Regular Meeting of
Bell City Council
Bell Community Redevelopment Agency
Bell Community Housing Authority
Planning Commission

September 14, 2011
7:00 PM

Bell Community Center
6250 Pine Avenue

I. Call to Order

1.01 Pledge of Allegiance to the Flag.

1.02 Moment of Remembrance for those who parished on September 11, 2001.

1.03 Roll call of City Council in their capacities as Councilmembers, Community Redevelopment Agency Members, Community Housing Authority Commissioners and Planning Commissioners.

Ms. Alvarez _____
Ms. Quintana _____
Mr. Harber _____
Mr. Valencia _____
Mr. Saleh _____

II. Presentation

2.01 Presentation of certificates to Bell High School Teacher Ms. Cindy Herrera and Bell High School students Rebecca Sanchez, Bryant Gaxiola, Ernesto Figueroa and Josefina Ortiz on the Student Exposition.

III. Communications From The Public on Agenda Items Only

This is the time for members of the public to address the City Council, Community Redevelopment Agency, the Community Housing Authority, the Public Finance Authority and the Bell Solid Waste Authority on items that are listed on the open session agenda.

State law prohibits the Council and/or its related authorities and agencies from taking any action on a matter not on this Agenda. Any matter may be referred to the Interim Chief Administrative Officer to submit a report to the Council and/or its related authorities and agencies at the next meeting.

Persons wishing to address the Council and/or its related authorities and agencies during "Communications from the Public" must submit a request on the "blue form" provided by the City Clerk; these requests may be submitted at any time before the beginning of Communications from the Public; provided, however, that requests must be submitted prior to the beginning of the first speaker's remarks.

IV. Public Hearing of the Planning Commission

The following items have been posted as a Public Hearing as required by law. The Chair will open the Public Hearing to receive testimony from the members of the public.

4.01 Consideration of Resolution No. 2011-39 Approving Conditional Use Permit No. 2011-03 to Allow a Private Vocational Nursing School (CIT Nursing College) to be Established at 4126 Gage Avenue, Bell, Ca 90201. **1-23**

Recommendation: After receiving public testimony and closing the Public Hearing, adopt the resolution and approve the conditional use permit.

V. Council Business

The following items have no legal publication requirements. Pursuant to the Ralph M. Brown Act, public comments may be received on these items prior to the time action is taken by the City Council.

5.01 Consideration of Bell City Council Special Minutes dated July 22, 2011 and Bell City Council, Bell Community Redevelopment Agency, Bell Community Housing Authority, Planning Commission, Bell Public Finance Authority and Bell Solid Waste Authority Minutes dated July 27, 2011. **24-44**

Recommendation: Approve the minutes.

5.02 Consideration of Warrants Dated August 24, 2011 through September 14, 2011. **45-54**

Recommendation: Approve the warrants.

5.03 Consideration of Agreement with a Financial Advisor With Reference to Bond Workout Plan. (Proposals from Financial Advisors are under review. The staff report will be provided prior to the Council meeting)

Recommendation: Approve the agreement and authorize the Mayor to execute upon approval as to form by the City Attorney.

5.04 Report from ICAO on work program objectives for 2011-12 and long term objectives **55-64**

Recommendation: The City Council provide the CAO with direction on priorities for the current fiscal year and provide feedback on long-term priorities

VI. Community Redevelopment Agency

The Bell Community Redevelopment Agency will convene to conduct their business meeting. Pursuant to the Ralph M. Brown Act public comments may be received on agenda items prior to the Board of Directors taking action.

6.01 Consideration of warrants Dated August 24, 2011 through September 14, 2011. **65-66**

Recommendation: Approve the warrants.

6.02 Identification of items for next Community Redevelopment Agency Meeting.

VII. Community Housing Authority

The Bell Community Housing Authority will convene to conduct their business meeting. Pursuant to the Ralph M. Brown Act public comments may be received on agenda items prior to the Board of Directors taking action.

7.01 Consideration of warrants Dated August 24, 2011 through September 14, 2011. **67-70**

Recommendation: Approve the warrants.

7.02 Identification of Items for next Community Housing Authority.

VIII. Communications From The Public

This is the time, members of the public may address the City Council, Community Redevelopment Agency, the Community Housing Authority, the Public Finance Authority and the Bell Solid Waste Authority on non-agenda items that are under the subject matter jurisdiction of City Council and/or its related authorities and agencies.

State law prohibits the Council and/or its related authorities and agencies from taking any action on a matter not on this Agenda. Any matter may be referred to the Interim Chief Administrative Officer to submit a report to the Council at the next meeting.

Each person who addresses the Council must do so in an orderly manner and must not make personal, impertinent, slanderous or profane remarks to any member of the council, staff or general public. Any person who makes such remarks, or utters loud, threatening, personal or abusive language or who engages in any other disorderly conduct that disrupts, disturbs or otherwise impedes the orderly conduct of the Council meeting will, at the discretion of the presiding officer or a majority of the Council, be barred from further audience before the Council during that meeting.

IX. Mayor and City Council Communications

Pursuant to Assembly Bill 1234, this is the time and place to provide a brief report on meetings, seminars and conferences attended by the Mayor and City Councilmembers.

X. Identification of Items for Next City Council Meeting.

The City Council will now reconvene to identify items they wish to discuss at the next meeting. These items will not be acted on at this meeting, only identified for the next meeting.

XI. Adjournment

Next Regular Meeting, Wednesday, September 28, 2011 at 7:00 P.M.

I, Rebecca Valdez, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted on September 9, 2011, Seventy-Two (72) hours prior to the meeting as required by law.

Rebecca Valdez, CMC
City Clerk

City of Bell
Agenda Report

DATE: September 14, 2011

TO: Honorable Chair and Planning Commission Members

FROM: Arne Croce, Interim Chief Administrative Officer

BY: Carlos M. Chacon, Assistant City Planner

SUBJECT: PUBLIC HEARING FOR AND CONSIDERATION OF CONDITIONAL USE PERMIT NO 2011-03 TO ALLOW A PRIVATE VOCATIONAL NURSING SCHOOL (CIT NURSING COLLEGE) TO BE ESTABLISHED AT 4126 GAGE AVENUE IN BELL, CA.

RECOMMENDATION

Staff recommends that the application be reviewed, the public hearing be conducted, and that the Planning Commission adopt Planning Commission Resolution No. PC 2011-39 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING CONDITIONAL USE PERMIT NO. 2011-03 TO ALLOW A PRIVATE VOCATIONAL NURSING SCHOOL (CIT NURSING COLLEGE) TO BE ESTABLISHED AT 4126 GAGE AVENUE IN BELL CA.

SUMMARY

The applicant, Rene Aguero, on behalf of CIT Nursing College, is requesting that the City of Bell Planning Commission consider a request for Conditional Use Permit (Conditional Use Permit (CUP 2011-03) to allow a private vocational nursing school pursuant to Bell Municipal Code, Chapter 17.96.030 pursuant to Bell Municipal Code, Chapter 17.96.030.

BACKGROUND

CIT Nursing College is an educational provider founded in 1998 currently located in the City of Los Angeles. They offer both computer related and Allied Medical Training programs. Their curriculum offers certification preparation in Vocational Nursing,

Medical Assistant, Phlebotomy Technician, Psychiatric Technician, and Nurse Assistant-Home Health Aide. Bilingual medical support is available in Spanish. All training at CIT is offered seven days a week. Their educational model provides a theoretical and practical approach. Upon completion of program, placement assistance services are offered to the graduates. The school is interested in reaching the community of Bell and establishing their business to cater to the ever growing need of post high school education.

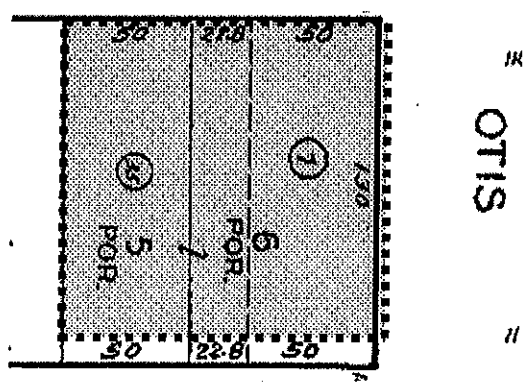
The building located at 4126 Gage Avenue, on which the school proposes to locate on, was previously occupied by Cynthia's Beauty Academy. This beauty vocational school expanded to 4210 Gage Avenue (across the street) with an approval of Conditional Use Permit 2002-04 only for the site located at 4210 Gage Avenue, east of Otis Avenue as an annexation. When Cynthia's Beauty Academy eventually vacated from the building located at 4126 Gage Avenue due to lack of enrollment, the building remained vacant for a period longer than six months. Pursuant to section 17.100.060(A) (5), voluntary discontinuance of the utilization of a pre-existing legal non-conforming use (due to the fact that the existing school at 4126 Gage Avenue did not have a valid CUP), for a period over six months or more, deems the use of the building for that use as abated. Therefore, any new use of the property located at 4126 Gage Avenue requires a Conditional Use Permit pursuant to section 17.96.030(9).

DESCRIPTION OF PROPERTY AND IMPROVEMENTS

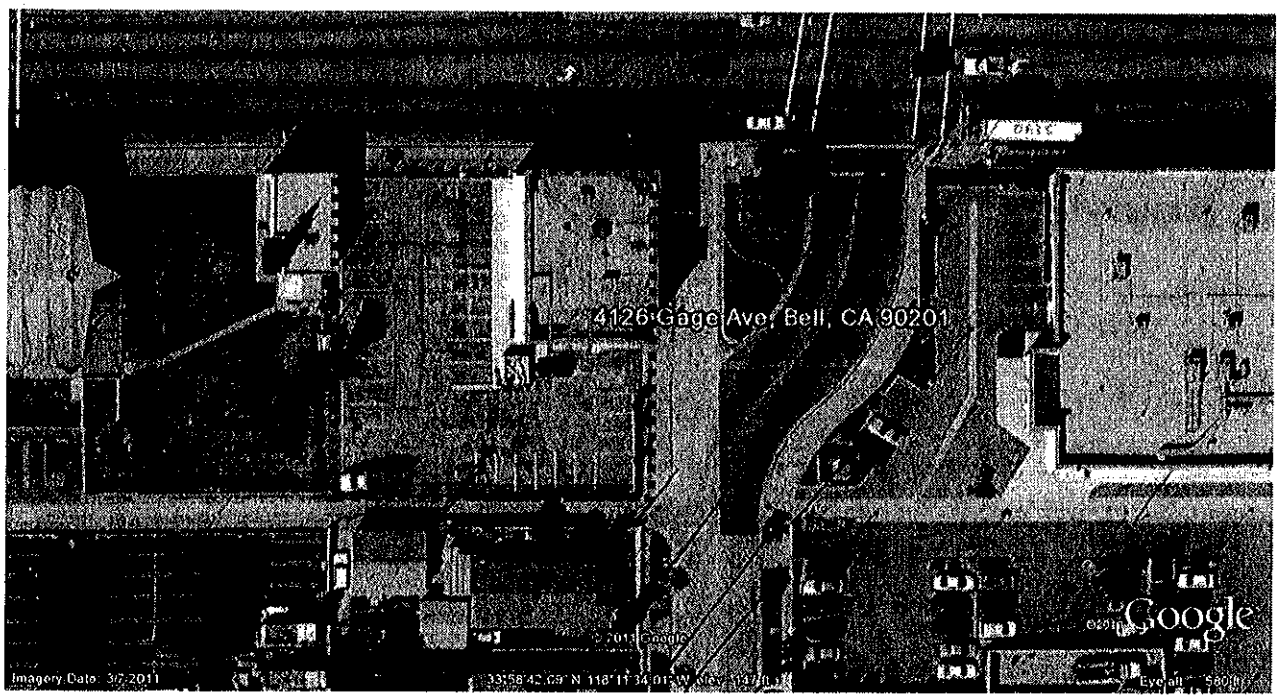
The property is located on the south side of Gage Avenue East of Gifford Avenue and West of Otis Avenue. The property consists of two lots, Parcel Numbers 6325-007-007 and 6325-007-035, for a total of 15,964 square feet. Together the lots have approximately 122 linear feet of street frontage along Gage Avenue and 130 linear feet facing Otis Avenue. The site is currently developed with a two story 6,600 square foot commercial building. The building has individual access to the second story independent of the first floor. The Nursing College will offer classes from Monday through Friday, 8:00 AM to 4:00 PM. The Classes are arranged smaller for better efficient use of time and to ensure a high rate of certification for the students. The class size will not exceed 15 students per class with no more than 2 classes at any given time for total classroom occupancy of no more than 30 students.

Pursuant to Bell Municipal Code section 17.76.020 (8), educational institutions, including colleges, will require a parking ratio of 1 parking space for every 3 students and 1 parking space for every staff member or faculty member and employee on site. The proposed site has more than ample parking available for the 30 students and the three faculty members (teacher, Operations officer, and registrar) employed on site.

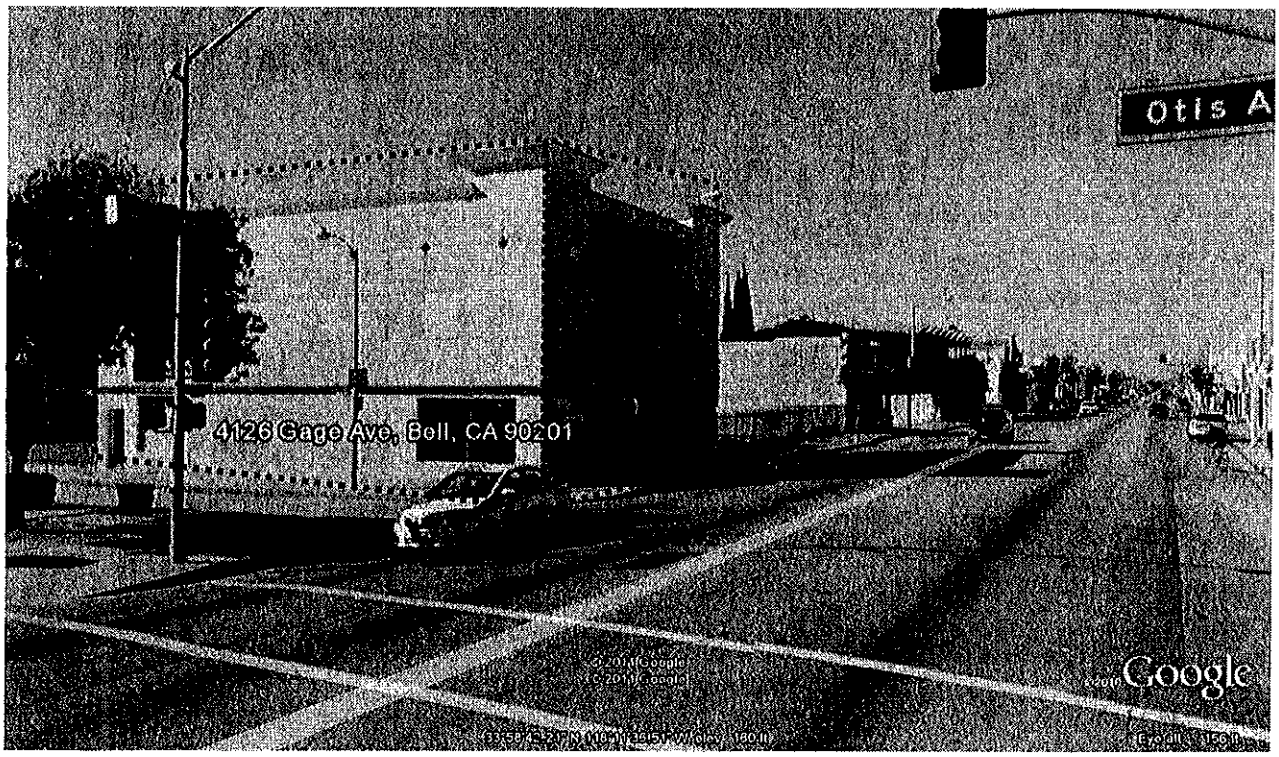
LA COUNTY ASSESOR'S PARCEL MAP



AERIAL PHOTO



STREET VIEW



SURROUNDING LAND USES

Direction	Land Use Designation	Use
North	C-3R	Commercial Mixed Use
South	R-3	High Density Multi Family Residential
East	C-3R	Commercial Mixed Use
West	C-3R	Commercial Mixed Use

LAND USE STATISTICS

Total Lot Area (square feet)	15,964 sq. ft.
Building Area (square feet)	6,600 sq. ft.
Total Number Parking Spaces Required	11 spaces
Total Number of Parking Spaces Existing	28+2HC= 30 spaces

GENERAL PLAN CONSISTENCY

The City's General Plan Land Use Element designates the subject property for Commercial use. The proposed use would be consistent with the General Plan and does not conflict with the established goals and objectives of the Land Use Element which states that Vocational Schools are a permitted use in the C-3R zone in which the subject property is located. Pursuant to Section 17.96.030.09 of the Bell Municipal Code, any vocational college may be permitted with a valid Conditional Use Permit.

ARCHITECTURAL REVIEW

The structure is a pre-existing commercial building with access being provided by an existing parking lot at the rear of the property on Otis Avenue. There will be no additions made to the building. The only modification that will be made to building will be the remodel of existing square footage to be utilized as an enrollment office for new students.

PUBLIC NOTICE

In conformance with applicable law, staff sent out notices to all the surrounding property owners within 300 feet of the project location. A total of 37 owners were notified of the proposed application and project proposal. The notices were also posted at three specific sites and were published on September 1, 2011 in a newspaper of general circulation which is adjudicated in the city for public notice.

ENVIRONMENTAL REVIEW

Staff has reviewed the Conditional Use Permit application and determined that the proposed project qualifies for a Class 1 Categorical Exemption pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act ("CEQA") Guidelines, Title 14, Chapter 3 of the California Code of Regulation and is thereby exempt from CEQA, Public Resources Code Sections 21000 et seq. Consequently, the staff has prepared a Notice of Exemption.

FINDINGS OF FACT

Pursuant to Chapter 17.96.040 of the Bell Zoning Code, staff has provided the following findings that the following circumstances are applicable to the subject site:

1. The proposed use is consistent with the project site being that the proposed site plan showed no substantial modifications to the current layout of existing building. The approval of the use will be similar in nature as the previously approved school and therefore will not be considered as an intensification of such use.

2. The subject site has sufficient access to public streets and highways adequate in width and pavement type, to carry the quantity and quality of vehicular and pedestrian traffic expected to be generated by the proposed use. The subject site is located on Gage Avenue which is a major arterial street that can handle the current and future generated traffic for this existing facility. Additionally, the site is arranged to provide adequate circulation for ingress and egress from Otis Avenue, effectively eliminating any direct traffic incidents on Gage Avenue.

3. The location of the proposed use on the site is compatible with existing and proposed uses along the commercial corridor along Gage Avenue. The proposed nursing School will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare in that the surrounding area is composed of other similar vocational schooling uses that will complement the proposed use. Furthermore, the surrounding commercial/retail businesses and restaurants will benefit from the patronization of the pedestrian traffic generated by the school attendees.

4. The conduct of the proposed use is in compliance with the applicable provisions of the general plan of the City of Bell. The proposed use will be promoting economic stability through the provision of an additional service to patrons which will result in the diversification of the commercial base along the Gage Avenue corridor.

CONDITIONS OF APPROVAL

If the Conditional Use permit is granted, that the following conditions be attached to the Conditional Use Permit:
That the property shall be maintained in accordance with:

A. The Applications and Exhibits thereto, "A" through "D" included in this report on file in the office of the Clerk of the City of Bell; and

B. All applicable laws, including, but not limited to, Bell Municipal Code and the Bell Zoning Code, Specifically Chapter 17, as the same exist as of the date of approval of this Application or as the same may hereafter be amended; and

C. All of the conditions of approval as set forth in this Conditional Use Permit No. 2011-03; and

1. That CIT Nursing College Inc. is the sole holder of this entitlement; and

2. That CIT Nursing College shall hold an accreditation program to provide Nursing certifications as a Vocational School only with a valid conditional use permit (CUP No. 2011-03); and

3. This Conditional Use Permit is subject to annual review by the appropriate City of Bell Department, including but not limited to Police, Building and Safety, Planning, Public Works, Finance, CAO; and

4. That any violation of any of the conditions of approval shall constitute a revocation of this permit; and

5. That any increase in the use permitted as a part of this Conditional Use Permit shall be cause to review the Conditional Use Permit; and

6. That before the issuance of any permits for this project, that the applicant shall consolidate the lots with parcel numbers 6325-007-007 and 6325-007-035 to be held as one by filing a lot merger application with the City Engineer's Office; and

7. That prior to the issuance of building permits the applicant will submit two sets of plans to the department of building and safety for plan check review and shall obtain approval of such plans by all agencies pertinent to the project proposal; and

8. That all conditions of approval, as requested in writing by the Los Angeles County Fire Department, the Los Angeles County Health Department, and in compliance with the California Building Code 2010, regarding but not limited to hazardous/flammable storage of chemicals and/or materials, access, fire flow, and maximum occupancy requirements for the property shall be complied with or guaranteed prior to the issuance of building permits for improvements of the property; and

9. Any graffiti placed on any building or structure located on the property shall be removed promptly after its placement; failure on the Applicant's behalf to remove such graffiti upon twenty-four (24) hours written notice shall empower the City to enter upon the property and cause such removal, or painting over, of said graffiti, at the expense of the Applicant. The Applicant shall promptly pay, upon receipt of an invoice from the City, all the City's reasonable costs of such work; and

10. That no vehicles (commercial or otherwise) shall be:

    a. Parked on the property except in marked parking spaces; and

    b. Parked on the property unless owned and operated by patrons and/or employees of the building; and

    c. Parked overnight; and

11. That all exterior building surfaces, including but not limited to doors and windows shall be properly cleaned and maintained at all times, and

12. That all textures, materials, and colors utilized on exterior elevations of the building are subject to review by the City of Bell Architectural Review Board; and

13. That the applicant guarantees that there will be no deviation from the approved number of parking spaces, including reserved parking, compact parking, loading spaces, car and vanpool parking and any other ancillary forms of parking provided; and

14. That the applicant agrees to maintain proper lighting on the property that promotes a secure and safe environment; and

15. That the Applicant agrees that all tenant improvements shall be in accordance with all necessary local, state and federal guidelines for handicapped access including, but not limited to the Americans with Disabilities Act, and the 2010 California Building Code; and

16. That there shall be no public telephones located on the property except within an enclosed building. Building as used herein shall not include telephone booths; and

17. That all trash enclosures shall be maintained in accordance with the standards of the City and shall be architecturally compatible with principal structures and shall be located in a manner that will not impede vehicular motion on the property; and

18. That any signage shall require that a signage plan be submitted separately and approved by the Architectural Review Board, pursuant to the provisions outlined in the Bell Zoning Code; and

19. That the applicant and each of his agents, contractors, and subcontractors engaged in construction activities on the property shall obtain proper business and contractor's licenses from the City of Bell; and

20. That copies of said licenses and certifications shall be maintained on file with the City of Bell in perpetuity; and

21. That it shall be the responsibility of the Applicant to obtain a resolution pertaining to this Planning Commission action, Conditional Use Permit No. 2011-03; and

22. That the Applicant or a representative shall execute an Affidavit indicating that he/she is aware of all of the terms and accepts all the conditions imposed upon this Conditional Use Permit; and

23. That the Applicant shall be responsible for filing any and all pertinent documents with the Los Angeles County Recorder's Office.

24. That the applicant shall comply with all Federal, State, County, and Local laws and ordinances that may apply to this permit.

Attachments

Exhibits:
- "A" – Conditional Use Permit Application
- "B" – Environmental Notice of Exemption
- "C" – Floor Plan
- "D" – Radius Map

THE CITY OF BELL

6330 Pine Avenue
Bell, CA 90201-1291
(213) 588-6211
Fax: (213) 771-9473

CONDITIONAL USE PERMIT APPLICATION CUP2011-03 receipt 129035

(Note: Obtain instructions as to the preparation of maps and other information required for this application from the Building Department before filing this petition.)

PLANNING COMMISSION,
CITY OF BELL, CALIFORNIA

The applicant (s) Rene Aguero / CIT Nursing College
is/are 132 N. Chicago St. CA. 90033 citnursingcollege.com

(State whether owner, lessee, purchaser, or agent for any of the foregoing. If applicant is the agent for any of the foregoing, written authorization must be attached, together with a copy of the contract to purchase where appropriate.)

of the property situated at 4126 Gage Ave, Bell CA. 90201
(street address)

between Otis Ave (street) and Gage Ave (street)

exact legal description of the said property being Lot 6 Block: C Abbreviated description Lot 6 BLK: C City: Region/cluster: 26/26619 Grider and Hamiltons Sub of Easterly Portion of Bell TR E 50 FT EX of St and Alley of Lot 6 Block C City/Mum/Twp: Region/cluster: 26/26619
(take legal description from deed or policy of title insurance)

A. Above described property was acquired by applicant on 01/01/2011
(month, day, year)

B. What original deed restrictions concerning type of improvements permitted, if any, were placed on the property involved? Give date said restrictions expire. none N/A

(You may attach copy of original printed restrictions in answer to this question after properly underscoring those features governing the type and class of uses permitted thereby.)

C. REQUEST: The applicant requests that a Conditional Use Permit be granted to use the above described property for the following purposes:

1. PROPOSED USE: Vocational school

2. PRESENT ZONING: BLC 3R

3. NATURE OF BUSINESS: Nursing Education

(Use this space ONLY to state exactly what is intended to be done on or with the property which does not conform with existing zoning regulations. If a building is involved, a sketch or plan to scale with photographic or other suitable description should accompany this application.)

CITY OF BELL

NOTE: The Code requires that the conditions set forth in the following three Sections 1, 2, 3, below MUST be established before a Conditional Use Permit can be granted. (Explain in detail wherein your case conforms to the following requirements.)

I. THAT THE SITE FOR THIS PROPOSED USE IS ADEQUATE IN SIZE AND SHAPE AND TOPOGRAPHY: (EXPLAIN)

The size of the building is appropiate for the proposed used. The parking is appropiate (32 spaces) The number of students per class is (20-25) The square footage is enough to provide the training.

II. THAT THE SITE HAS SUFFICIENT ACCESS TO STREET AND HIGHWAYS, ADEQUATE IN WIDTH AND PAVEMENT TYPE TO CARRY THE QUANTITY AND QUALITY OF TRAFFIC GENERATED BY THE PROPOSED USE: (EXPLAIN)

The site has access to the parking lot. The width and pavement has been carefully measured and it is sufficient to accomodate the quantity of traffic.

III. THAT THE PROPOSED USE WILL NOT HAVE AN ADVERSE EFFECT UPON ADJACENT PROPERTIES: (EXPLAIN)

The proposed used does not pose an adverse traffic or noise Condition since the population using the building is composed of adult nursing students. They start classes in the morning and finishing in the afternoon. Entering of leaving the building in a orderly fashion from The parking lot.

OWNER'S AFFIDAVIT

COUNTY OF LOS ANGELES)
) SS.
STATE OF CALIFORNIA)

I Juana Roman, Being duly sworn depose and say that I am an owner of property involved in this petition and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Signed Juana Roman

Mailing Address
16538 Elmont ave
Cerritos Ca 90703
City State Zip

Phone Number 5624805601

Subscribed and sworn to before me this 29 day of november, 2010

Notary Public

MICHAEL F. FLORES BADILLA
Commission # 1913056
Notary Public - California
Los Angeles County
My Comm. Expires Nov 12, 2014

Petitioner not to write in this space

This is to certify that the foregoing petition has been inspected by me and was filed with the office of the City Clerk in accordance with provisions of Part 5, ordinance No. 707, City of Bell.

Filed _____, _____

Fee $ _____

Receipt No. _____

Case No. _____

By _____

Date of Hearing _____

ENVIRONMENTAL INFORMATION FORM
(To be completed by applicant)

Date filed 7/8/11

Project Permit Number CUP 2011-03

Subject Site Zone C-3R

GENERAL INFORMATION

1. Name, address, and telephone number of developer or project sponsor:
Rene Aguero 11631 Victory Blvd #203
North Hollywood CA. 91606 (818) 980-0415

2. Name, address, and telephone number of person to be contacted concerning this project if different from above:
same

3. Address of project:
Assessor's Block and Lot Number:

4. Proposed project description:
Renovation → please refer to set of plans

5. List and describe any other related permits and/or other public approvals required for this project, including those required by city, regional, state and federal agencies:
N/A

PROJECT DESCRIPTION

6. Site Size: 6495 sf.

7. Square footage: 6,600 sf

8. Number of floors of construction: 1

9. Amount of off-street parking provided: none

10. Attach plans:

11. Proposed scheduling:

12. Associated projects: none

13. Anticipated incremental development: N/A

14. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected: N/A

15. If commercial, indicate the type, whether neighborhood, city, or regionally oriented, square footage of sales area, and loading facilities: N/A

16. If industrial, indicate type, estimated employment per shift, and loading facilities: N/A

17. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project:
Nursing class, Estimated employment per shift=2
Capacity per class=20

18. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required: N/A

Are the following items applicable to the project or its effects? Discuss below all the items checked YES (attach additional sheets as necessary)

YES	NO	
	✓	19. Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of ground contours.
	✓	20. Change in scenic views or vistas from existing residential areas or public lands or roads.
	✓	21. Change in pattern, scale or character of general area of project.
	✓	22. Significant amounts of solid waste or litter.
	✓	23. Change in dust, ash, smoke, fumes or odors in vicinity.
	✓	24. Change in ocean, bay, lake, stream or round water quality or quantity, or alteration of existing drainage patterns.
	✓	25. Substantial change in existing noise or vibration levels in the vicinity.
	✓	26. Site on filled land or on slope of 10 percent or more.
	✓	27. Use of disposal of potentially hazardous materials such as, toxic substances, flammables, or explosives.
	✓	28. Substantial change in demand for municipal services (police, fire, water, sewage, etc.)

___ ✓ 29. Substantially increased fossil fuel consumption (electricity, oil, natural gas, etc.)

___ ✓ 30. Relationship to a larger project or series of projects.

ENVIRONMENTAL SETTING

31. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.

Lote size 6,495 sf. flat surface., stable soil no plants, no animals, no cultural, historical or scenic aspects changed

32. Describe the surrounding properties, including information on plants and animals, any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

Single family home, apparments no cultural historical or scenic aspects changed, no changes planned to the building

CERTIFICATION: I hereby certify that the statements furnished above and in the attached exhibits present the date and information required for this initial evaluation to the best of my ability and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: 01-12-2011 Signature: [signature]

Title: School Director

NOTICE OF EXEMPTION

TO: [ ] **Office of Planning and Research**
1400 Tenth Street, Room 121
Sacramento, CA 95814

[X] **County Clerk**
County of Los Angeles
12400 Imperial Highway
Norwalk, CA 90650

FROM: City of Bell
6330 Pine Avenue
Bell, CA 90201

PROJECT TITLE: CUP 2011-03

PROJECT LOCATION - Specific: 4126 Gage Ave

PROJECT LOCATION – City: Bell, CA 90201

PROJECT LOCATION – County: Los Angeles County

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
Project proposes to allow A PRIVATE VOCATIONAL NURSING SCHOOL (CIT NURSING COLLEGE).

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of Bell
NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: City of Bell

EXEMPT STATUS: (Check one)

____ Ministerial (Sec.21080(b))(1):15268);
____ Declared Emergency (Sec. 21080(b)(3); 15269(a));
____ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
_x_ Categorical Exemption. State type and section number: 15301
____ Statutory Exemption. Sate code number:

REASONS WHY THE PROJECT EXEMPT:
The project, as proposed involves negligible or no expansion of an existing commercial building and negligible or no expansion of use as a school beyond that existing at this time. The entitlement permit will only allow the building to be occupied by CIT Nursing College.

LEAD AGENCY CONTACT PERSON: Carlos M. Chacon (323) 588-6211
IF FILED BY APPLICANT:

1. **Attach certified document of exemption finding.**
2. **Has a notice of exemption been filed by the public agency approving the project?**

YES [x] **NO** [ ]

SIGNATURE: _____
DATE: 9/6/11
TITLE: ASSISTANT CITY PLANNER

[x] **Signed By Lead Agency**

Date Received for filing at OPR: _____

[ ] **Signed By Applicant**

PROJECT DATA

JOB ADDRESS:
MR. GUSTAVO LOPES
4126 GAGE AVE
BELL, CA
562-879-2464

STRUCTURAL ENGINEERING
JOSE HERNANDEZ
LICENCE # RCE 69472
(323) 253-8279

LEGAL DESCRIPTION

A.P NO:
PROPERTY BOUNDARY DESCRIPTION

SET BACK:

FRONT	---	---	---	0" FT MAX
REAR	---	---	---	60'-6" FT MAX
SIDE	---	---	---	60'-1" FT MAX

OCCUPANCY

ZONING COMMERCIAL

TYPE of CONSTRUCTION -V

AREA TABULATION

LOT SIZE 130'X128'		16,640 SQFT
EXISTING COMMERCIAL BUILDING	3,344 SQFT	
EXISTING LANDSCAPING TOTAL AREA	918.63 SQFT	
6% OF TOTAL LOT SIZE REQUIRED	998 SQFT	
(WILL LOSE 104'.79 sqft FOR ADDING TO PARKING REDUCING GREEN AREA TOTAL	813'.84)	
WILL ADD 199'.16 SQFT FOR A NEW TOTAL	1'013 SQFT	

(PLANTS WILL BE OF DROUGHT RESISTANT KIND.)

PROPOSED
NEW ADDITION NONE 0 SQFT

TOTAL LOT AREA:		16'640 SQFT
GARBAGE CONTAINER AREA		106 SQFT
EXISTING COMMERCIAL BUILDING	3,344 SQFT	
TOTAL COVERAGE:		3'450 SQFT
LOT COVERAGE		20.73%

APPLICABLE CODES

2010 BUILDING STANDARDS ADMINISTRATIVE CODE,PART 1,TITLE 24 C.C.R. BUILDING CODE VOLUMES 1-3,AND 2010 CALIFORNIA AMENDMENTS.

2010 CALIFORNIA BUILDING CODE, 2, TITLE 24, C.C.R.(1997 UNIFORM ELECTRICAL CODE 2010 CALIFORNIA AMENDMENTS).

2010CALIFORNIA MECHANICAL CODE PART 4, TITLE 24, C.C.R. (2000 UNIFORM MECHANICAL CODE AND 2010 CALIFORNIAAMENDMENTS).

2010 CALIFORNIA PLUMBING CODE, PARTS 5, TITLA 24, C.C.R.(2000 UNIFORM PLUMBING CODE AND 2010 CALIFORNIA AMENDMENTS).

PROJECT SCOPE

A. Adding one additional office space. 107' SQFT

B. Patching and painting all interior walls and capping old non working plumbing

C. Removing any disconnected electrical wires, outlets and phone lines.

D. Service existing heating units.

E. Adding 199'.16 sqft of new land scape area to parking.

F. All parking Surface area to be repaired and resurface with new slurry layer.

G. All new parking spots will be line striped.

H. Clean up all weeds of (west side existing land scape) and new sod to be planted.

I. Cut concrete along the walkway and divider island to provide new landscape areas.

(ADDITIONAL WORK DESCRIPTION ON FLOOR PLANS NOTES.)

SHEET INDEX

1) SP TITLE SHEET AND SITE PLAN

D-1 DEMO and REMOVE SOME STRUCTURES, SITE PHOTOGRAPHS

2) FIRST AND SECOND FLOOR PLAN

3) PARKING PLAN

4) FIRST FLOOR ELEVATION

5) ROOF PLAN

PARKING AREA TABULATION NOTES:

1) PARKING SPACE TOTAL AREA ----------12'094 sqft

2) TOTAL of THIRTY PARKING SPACES.

22 STANDARD PARKING SPACES 9'X20'--------10'585.4 sqft

2 - 9'X20' HANDICAP PARKING SPACES, INCLUDING MIDDLE AREA ----------542 sqft)

6 - 17'.9"X9' COMPACT SPACES ----------968.6 sqft

3) AS PER PARKING REQUIREMENTS ALL NEW PARKING WILL HAVE 24' BACK UP SPACE.

4) PARKING SPACE WILL BE A 20'X9' AREA.

5) 20% OF PARKING WILL BE COMPACT CAR DESIGNATED.

6) PARKING AREA WILL BE OF 1 SPACE FOR EVERY 3 STUDENTS ATTENDING SCHOOL.

PARKING AREA LIGHTING

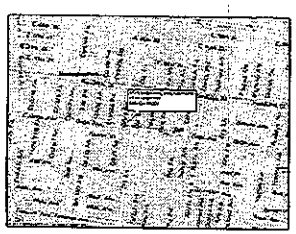
ONE THREE FLOOD LAMPS POLE IN CENTER OF PARKING.

ONE TWO FLOOD LAMPS POLE ON WEST SIDE OF PARKING.

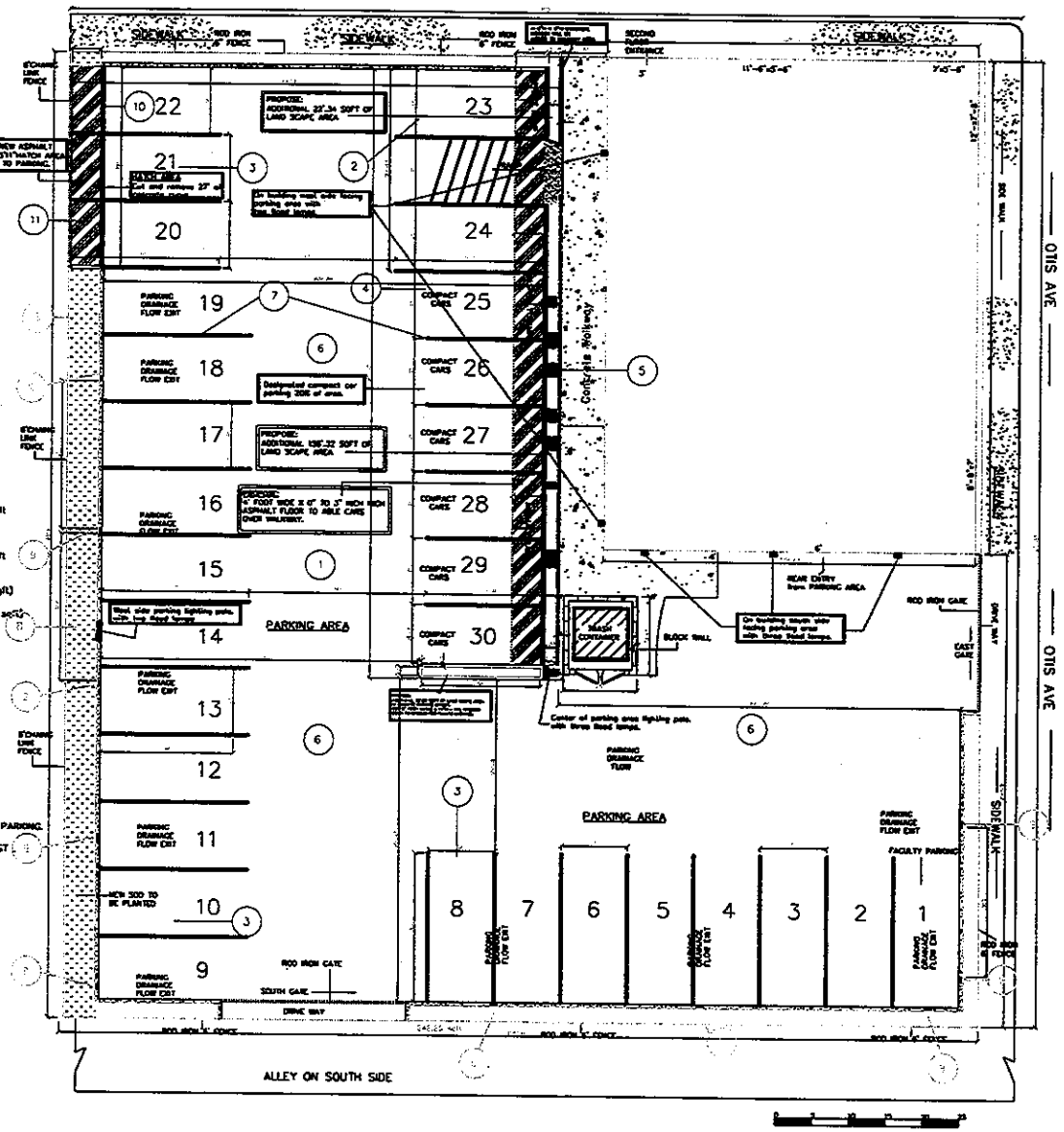
THREE FLOOD LIGHT LAMPS ON SOUTH SIDE OF BUILDING FACING PARKING.

TWO FLOOD LIGHT LAMPS ON WEST SIDE OF BUILDING FACING WEST

DESIGNATED CITY STAMP SPACE



VECINITY MAP



CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. ALL CONSTRUCTION SHALL BE CONFORM TO THE C.B.C.

RESIDENCE SCOPE OF WORK

FLOOR PLAN HOME DESIGNS
DRAFTING SERVICES

2042 Terrebonne ave. San Dimas Ca. 91773
Designer: Roy Iglesias Phone/Fax (909 592-0363
Email: royiglesiasdesign@yahoo.com

PROJECT ADDRESS:
MR. G. S. ABELLPES
4126 GAGE AVE
BELL, CA.
562 879 2464

BUILDING TYPE: V
CONSTRUCTION

S-P

1

SITE PLAN

CITY OF BELL

	APN	Owners	Mail Address	Mail City/State	Mail Zip
1	6317-027-009	SUTTON DAVID T & JUDITH	5101 ALDERDALE ST	DOWNEY CA	90240
2	6317-027-015	BROADWAY CAPITAL LLC	PO BOX 847	HUNTINGTON PARK CA	90255
3	6317-027-014	VIRAMONTES MARIA	14021 BLADESIDE DR	LA MIRADA CA	90638
4	6317-027-015	AGUILERA JAVIER	5328 OTIS AVE	BELL CA	90201
5	6317-027-026	ELIMUSEUM YOUTH CORP	5293 GAGE AVE	BELL CA	90201
6	6317-027-400	HAGOPIAN GEORGE & SONIA	1725 N CATALINA ST	BURBANK CA	91505
7	6317-028-006	WONG GHEUK K & PUI C	19851 SYLVIA AVE	NORTHRIDGE CA	91324
8	6317-028-009, 020	GAGE AVENUE PROPERTIES LLC	5655 E WASHINGTON BLVD #1618	COMMERCE CA	90040
9	6317-028-017	MONTERROSA JOSE & MARTHA	5339 GIFFORD AVE #A	BELL CA	90201
10	6317-028-018	VELASCO PEDRO & SONIA C	5334 GIFFORD AVE	BELL CA	90201
11	6317-029-013	FONSECA JOSE	11017 JINDRICK ST	DOWNEY CA	90242
12	6317-029-022	SAGA MORAD INVESTMENTS CORP	PO BOX 55318	LOS ANGELES CA	90055
13	6317-031-018	PEREZ MARCO & MARIA A	5313 SANTO DOMINGO DR	LADY LAKE FL	32159
14	6325-007-007, 035	ROMAN JUANA	15338 ELMOUNT AVE	CERRITOS CA	90703
15	6325-007-008	AJAMEL ZHAROOOR	5417 OTIS AVE	BELL CA	90201
16	6325-007-009	GONZALEZ JORGE G & ANA M	5413 OTIS AVE	BELL CA	90201
17	6325-007-011	PLEASANT R A LIVING TRUST	5403 JOAQUIN RD	SCHNO CA	91710
18	6325-007-012	KATAYAMA D & C FAMILY TRUST	5403 OTIS AVE	BELL CA	90201
19	6325-007-014	MARQUEZ KRIEBAN & ESTELA R	6133 HEIGHTHOPE AVE	MAYWOOD CA	90270
20	6325-007-015	BORGES FRANCISCO A	26095 LA QUESTA AVE	LAGUNA HILLS CA	92653
21	6325-007-022	RODRIGUEZ BERNABE C	5411 GIFFORD AVE	BELL CA	90201
22	6325-007-023	ESPINOZA FAUSTO & TERESA	5403 GIFFORD AVE	BELL CA	90201

	APN	Owners	Mail Address	Mail City/State	Mail Zip
23	6325-007-024	MOLINA ALEJANDRO & HILDA	5306 GIFFORD AVE	BELL CA	90201
24	6325-007-025	MONTENEGRO MANUEL & ANA	10433 HUNT AVE	SOUTH GATE CA	90280
25	6325-007-028	CALIFORNIA YEARLY MEETING OF FRIENDS CHURCH	4100 GAGE AVE	BELL CA	90201
26	6325-007-034	EVANGELICAL FRIENDS CHURCH	PO BOX 1807	WHITTIER CA	90609
27	6325-009-002 *Pt 007	ROMAN JUANA	PO BOX 796	BELL CA	90201
28	6325-009-010	RODRIGUEZ JOSE & SILVIA	5404 OTIS AVE #A	BELL CA	90201
29	6325-009-011	RASCON MARIA R	5315 CANYELITA AVE	BELL CA	90201
30	6325-009-012	MONO EUGENE	13365 CRISTALINO ST	MACHUCA HEIGHTS CA	91748
31	6325-009-017	ELRECA MOHAMAD Y	5318 OTIS AVE	BELL CA	90201
32	6327-029-018	GALLEGOS RAMON	2443 E 61 ST ST	HUNTINGTON PARK CA	90255
33	6327-031-009	CORRAL RAMORA L	12512 PANGBORN AVE	DOWNEY CA	90241
34	6327-031-011	DIAZ ABEL & MARTHA	1443 W FLORENCE AVE	LOS ANGELES CA	90047
35	6325-001-033, 037	LA GLORIA DE DIOS CONCILIO E	5433 GIFFORD AVE	BELL CA	90201
36	6325-001-035	AGUILAR MIGUEL A	5405 FLORA AVE	BELL CA	90201
37	6325-001-800	SO CALIF WATER CO	P.O. Box 6010	SAN DIMAS CA	91773

6325-003-013 SAME AS # 25

300' RADIUS MAP

GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080 FAX (626) 441-8850
gcmapping@radiusmaps.com

LEGEND

(14) OWNERSHIP NO.

OWNERSHIP HOOK

CASE NO.

DATE: 02-02-2011

SCALE: 1" = 100'

OWNERSHIP MAP

C. .RTIFIED PROPERTY OWNE.
AFFIDAVIT

STATE OF CALIFORNIA
CITY OF BELL
COUNTY OF LOS ANGELES

I, **ROBERT E. CUELLAR,** hereby that the attached list contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described on the attached application and for a distance of (300) feet from the exterior boundaries of the property described on the attached application.

I, certify under penalty of perjury that the foregoing is true and correct.

Robert E. Cuellar

Signed

FEBRUARY 3, 2011

Date

4126 E. GAGE AVENUE

RESOLUTION 2011-39

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL, APPROVING CONDITIONAL USE PERMIT NO. 2011-03 TO ALLOW A PRIVATE VOCATIONAL NURSING SCHOOL (CIT NURSING COLLEGE) TO BE ESTABLISHED AT 4126 GAGE AVENUE IN BELL, CA.

A. RECITALS

WHEREAS, Rene Aguero, on behalf of CIT Nursing College (the Applicant") filed a complete application requesting the approval of Conditional Use Permit 2011-03 described herein ("Application");

WHEREAS, the Application pertains to an approximate 6,600 square foot property on Los Angeles County Assessor's Parcel numbers 6325-007-007 and 6325-007-035, more commonly known as 4126 Gage Avenue, Bell, California ("Property");

WHEREAS, the Applicant requests approval of a Conditional Use Permit to allow a private vocational nursing school pursuant to Bell Municipal Code, Chapter 17.96.030.; and

WHEREAS, an environmental assessment form was submitted by the Applicant pursuant to pertinent City requirements. Based upon the information received and Staff's assessment, the project was determined not to have a significant environmental impact on the environment and is categorically exempt from the California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 *et seq.*) and pursuant to Section 15301 of the CEQA guidelines, Title 14, Chapter 3 of the California Code of Regulation; and

WHEREAS, on September 14, 2011, the Planning Commission of the City of Bell conducted a duly noticed Public Hearing on the Application, and all legal pre-requisites to the adoption of this resolution have occurred.

B. RESOLUTION

NOW, THEREFORE, THE PLANNING COMMISSION DOES HEREBY FIND, DETERMINE AND DECLARE AS FOLLOWS:

1. All of the facts set forth in the recitals, Part A of this resolution, are true and correct and are incorporated herein by reference.

2. All necessary public hearings and opportunities for public testimony and comment have been conducted in compliance with State law and the Municipal Code of the City of Bell.

3. Upon independent review and consideration of all pertinent information and the information contained in the Notice of Exemption for the CUP, the Planning Commission hereby finds and determines that the proposed project is exempt from California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 et seq.) pursuant to the Class 1 categorical exemption in Section 15301(a) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) in that the project involves the occupation of an existing building. The Planning Commission further finds that

the proposed project will not result in direct or indirect significant impact on the environment. Accordingly, the Planning Commission adopts the Notice of Exemption and directs the Staff to file the Notice of Exemption as required by law.

4. Based upon substantial evidence presented to this Commission during the September 14, 2011 public hearing, including public testimony and written and oral staff reports, this Commission finds as follows:

   a) The proposed use is consistent with the project site in that the proposed site plan shows no substantial modifications to the current layout of existing building. The use will be similar in nature to the previously approved school and therefore will not be considered as an intensification of such use.

   b) The subject site has sufficient access to public streets and highways adequate in width and pavement type, to carry the quantity and quality of vehicular and pedestrian traffic expected to be generated by the proposed use. The subject site is located on Gage Avenue which is a major arterial street that can handle the current and future generated traffic for this existing facility. Additionally, the site is arranged to provide adequate circulation for ingress and egress from Otis Avenue, effectively eliminating any direct traffic incidents on Gage Avenue.

   c) The location of the proposed use on the site is compatible with existing and proposed uses along the commercial corridor along Gage Avenue. The proposed nursing School will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare in that the surrounding area is composed of other similar vocational schooling uses that will complement the proposed use. Furthermore, the surrounding commercial/retail businesses and restaurants will benefit from the patronization of the pedestrian traffic generated by the school attendees.

   d) The conduct of the proposed use is in compliance with Policy 2 and 7 of applicable land use goals of the general plan of the City of Bell. The proposed use will be promoting economic stability through the provision of an additional service to patrons which will result in the diversification of the commercial base along the Gage Avenue corridor. The proposed project will also upgrade and strengthen this existing vacant commercial building through its redevelopment.

Based upon the foregoing findings, the Planning Commission hereby approves Conditional Use Permit No. 2011-03, subject to the following conditions:

C. CONDITIONS OF APPROVAL

The property shall be maintained in accordance with:

A. The Applications and Exhibits "A" through "D" included in the agenda report for this item on file in the office of the Clerk of the City of Bell;

B. All applicable laws, including, but not limited to, Bell Municipal Code and the Bell Zoning Code, Specifically Chapter 17, as the same exist as of the date of approval of this Application or as the same may hereafter be amended; and

C. All of the conditions of approval as set forth in this Conditional Use Permit No. 2011-03:

1. That CIT Nursing College Inc. is the sole holder of this entitlement; and

2. That CIT Nursing College shall hold an accreditation program to provide Nursing certifications as a Vocational School only with a valid conditional use permit (CUP No. 2011-03); and

3. This Conditional Use Permit is subject to annual review by the appropriate City of Bell Department, including but not limited to Police, Building and Safety, Planning, Public Works, Finance, CAO; and

4. That any violation of any of the conditions of approval shall constitute a revocation of this permit; and

5. That any increase in the use permitted as a part of this Conditional Use Permit shall be cause to review the Conditional Use Permit; and

6. That before the issuance of any permits for this project, that the applicant shall consolidate the lots with parcel numbers 6325-007-007 and 6325-007-035 to be held as one by filing a lot merger application with the City Engineer's Office; and

7. That prior to the issuance of building permits the applicant will submit two sets of plans to the department of building and safety for plan check review and shall obtain approval of such plans by all agencies pertinent to the project proposal; and

8. That all conditions of approval, as requested in writing by the Los Angeles County Fire Department, the Los Angeles County Health Department, and in compliance with the California Building Code 2010, regarding but not limited to hazardous/flammable storage of chemicals and/or materials, access, fire flow, and maximum occupancy requirements for the property shall be complied with or guaranteed prior to the issuance of building permits for improvements of the property; and

9. Any graffiti placed on any building or structure located on the property shall be removed promptly after its placement; failure on the Applicant's behalf to remove such graffiti upon twenty-four (24) hours written notice shall empower the City to enter upon the property and cause such removal, or painting over, of said graffiti,

at the expense of the Applicant. The Applicant shall promptly pay, upon receipt of an invoice from the City, all the City's reasonable costs of such work; and

10. That no vehicles (commercial or otherwise) shall be:

    a. Parked on the property except in marked parking spaces; and

    b. Parked on the property unless owned and operated by patrons and/or employees of the building; and

    c. Parked overnight; and

11. That all exterior building surfaces, including but not limited to doors and windows shall be properly cleaned and maintained at all times, and

12. That all textures, materials, and colors utilized on exterior elevations of the building are subject to review by the City of Bell Architectural Review Board; and

13. That the applicant guarantees that there will be no deviation from the approved number of parking spaces, including reserved parking, compact parking, loading spaces, car and vanpool parking and any other ancillary forms of parking provided; and

14. That the applicant agrees to maintain proper lighting on the property that promotes a secure and safe environment; and

15. That the Applicant agrees that all tenant improvements shall be in accordance with all necessary local, state and federal guidelines for handicapped access including, but not limited to the Americans with Disabilities Act, and the 2010 California Building Code; and

16. That there shall be no public telephones located on the property except within an enclosed building. Building as used herein shall not include telephone booths; and

17. That all trash enclosures shall be maintained in accordance with the standards of the City and shall be architecturally compatible with principal structures and shall be located in a manner that will not impede vehicular motion on the property; and

18. That any signage shall require that a signage plan be submitted separately and approved by the Architectural Review Board, pursuant to the provisions outlined in the Bell Zoning Code; and

19. That the applicant and each of his agents, contractors, and subcontractors engaged in construction activities on the property shall obtain proper business and contractor's licenses from the City of Bell; and

20. That copies of said licenses and certifications shall be maintained on file with the City of Bell in perpetuity; and

21. That the Applicant or a representative shall execute an Affidavit indicating that he/she is aware of all of the terms and accepts all the conditions imposed upon this Conditional Use Permit; and

22. That the Applicant shall be responsible for filing any and all pertinent documents with the Los Angeles County Recorder's Office.

23. That the applicant shall comply with all Federal, State, County, and Local laws and ordinances that may apply to this permit.

D. That the City of Bell Clerk shall certify the adoption of this Resolution and shall forward a copy of this Resolution to CIT Nursing College Inc.

ADOPTED this 14th Day of September, 2011

_____
Mayor

ATTEST:

_____
Rebecca Valdez
City Clerk

I CERTIFY that the foregoing Resolution No. 2011-39 was adopted by the Planning Commission of the City of Bell at a regular meeting thereof held on the 14Th day of September, 2011 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Rebecca Valdez
City Clerk

Special Minutes of the
Bell City Council

July 22, 2011–6:00 P.M.

City Council Chambers
6330 Pine Avenue

Meeting was called to order by Mayor Saleh at 6:02:43 PM.

Roll call of City Council in their capacities as Councilmembers.

6:03:00 PM

Present:	Mayor Saleh, Vice Mayor Harber, Councilwoman Alvarez and Councilwoman Quintana
Absent:	None
Also Present:	Interim City Attorney Casso, City Clerk Valdez and Captain Miranda.

Communications from the Public

6:03:36 PM Trina Corado, no address stated, thanked Mr. Carrillo for his time as the Interim CAO and also thanked Mr. Casso. Ms. Corado expressed that it was time for Mr. Carrillo to move on and hire a new CAO.

6:05:57 PM Ismael Morales, no address stated, stated that he knew that Mr. Carrillo was hired on this day and a year later there is now a transition into a new city manager. Mr. Morales expressed concern about the process and stated that it should have been done a long time ago.

6:07:43 PM Antonia Gonzalez, 6303 Bear Avenue, thanked Mr. Carrillo for his time and his work. She stated that she trusts that the council will put a good administrator.

6:09:38 PM Donna Gannon, no address stated, expressed concern about the past Council and she also expressed that the community wants a lot and with many changes coming up, she encouraged the council to make decisions on what is needed instead of what is wanted.

6:10:59 PM Sandy Orozco, 4108 E. 54th St., expressed that she had previously come in and shared her thoughts on Mr. Carrillo. She requested the Council to make a good decision and not extend the contract with Mr. Carrillo. She also expressed concern about certain individuals that are still working for the city and expressed concern about comments made from Councilman Valencia.

6:13:50 PM Alfredo Meza, 4874 Gage Avenue, requested a status from the Council if they had met any of their goals.

6:16:42 PM Carmen Bella, 6332 Palm Avenue, expressed concern about Mr. Carrillo and the complaints many business have raised regarding their signs taken away.

6:19:12 PM Susana Lopez, no address stated, expressed concern about Mr. Carrillo and requested the Council not to extend his contract.

Councilman Valencia arrived at 6:20:24 PM.

6:09:20 PM Nora Saenz, no address stated, expressed concern about the CAO position.

6:13:42 PM Alfred Areyan, 7008 Vinevale Avenue, expressed concern about Mr. Carrillo and hoped that the Council make a good decision. Mr. Areyan also asked people to be patient as Council is doing their job.

6:15:15 PM Jose Moreno, no address stated, reminded the audience that when this blew up a year ago, a lot of people were involved, he personally knew that it was going to take at least 6 months or year to make changes. Mr. Moreno requested that the Council be frugal with the community's money and that they make a good decision. He also expressed concern about the high salaries and benefits.

6:17:55 PM Juliana Chico, no address stated, expressed concern about the City Manager the high property taxes and asked the Council that they make commissions and get the input of the community

6:19:48 PM Coco Ceja, 6936 Prospect Avenue, stated that she was glad that the contract with Mr. Carrillo. Expressed concern that there are too many delays and politics, it takes time and time is of the essence and asked the Council to take the recommendations and advice provided.

6:22:35 PM Willie Aguilar, no address stated, commended the council for taking the initiative. Informed the Council that the community is here to support them and requested that they take the recommendations of the community.

6:25:27 PM Councilman Valencia, asked if they were any City managers in the room. He informed the residents that no one here is qualified for the position. He stated that there is a process to get another Interim CAO and then move on to a permanent CAO. He expressed that he lost sleep over the decisions the Council was about to make and that told the community that they have the right to feel how they feel however it does take time

Closed Session

The City Council recessed at **6:29:48 PM** to a closed session to confer with legal counsel regarding the following matters:

PUBLIC EMPLOYMENT
(Government Code Section 54957(b)(1))
Title: Interim Chief Administrative Officer

7:43:22 PM The City Council reconvened to open session.

7:43:28 PM Interim City Attorney Casso provided a report from closed sessions:

As to item 3.01, no appointment was made at this time, per the charter the position would fall to the mayor to serve as the CAO. Mr. Casso advised the Council that they need to consider the brown act and that there were 3 votes with regard to direction. All votes were 5-0. One direction was to the Mayor as the CAO and one direction was given to the Interim City Attorney.

7:45:15 PM Mayor Saleh stated that they are in contact with different leagues to assist the city with the process and that they should have someone soon.

7:46:17 PM Councilwoman Quintana requested the residents that have cameras to provide a copy of the video so that she may post it on her website.

Adjournment

City Council meeting adjourned at 7:46:57 PM.

APPROVED THIS 14th DAY OF SEPTEMBER 2011.

Ali Saleh, Mayor

ATTEST:

Rebecca Valdez, CMC, City Clerk

I, Rebecca Valdez, City Clerk of the City of Bell, California, do hereby certify that the foregoing minutes were approved by the City Council of the City of Bell at a regular meeting held on this 14th day of September 2011 by the following vote.

AYES:

NAES:

ABSTAIN:

ABSENT:

Rebecca Valdez, CMC, City Clerk

Minutes of
Bell City Council
Bell Community Redevelopment Agency
Bell Community Housing Authority
Planning Commission
Bell Public Finance Authority
Bell Solid Waste Authority

July 27, 2011
Closed Session-6:00 P.M.
Open Session-7:00 PM

City Council Chambers
6330 Pine Avenue

Call to Order

Meeting was called to order by Mayor Saleh at 6:01:37 PM.

6:01:41 PM Pledge of Allegiance led by Councilman Valencia led.

Roll call of City Council in their capacities as Councilmembers, Community Redevelopment Agency Members, Community Housing Authority Commissioners, Planning Commissioners, Bell Public Finance Authority Trustees and Bell Solid Waste Authority Commisioners.

Present:	Mayor Saleh, Vice Mayor Harber, Councilwoman Quintana and Councilman Valencia
Absent:	None
Also Present:	Interim City Attorney Casso, City Clerk Valdez, City Engineer Alvarado, Captain Miranda and Assistant Planner Chacon

Communications From The Public on Closed Session Items

6:02:37 PM Jose Carmona, 7016 Crafton Avenue, expressed concern about the conflict of interest discussed at the last meeting. Mr. Carmona urged the council to make the right decision.

6:03:13 PM Councilwoman Alvarez arrived.

6:06:18 PM Alfred Areyan, 7008 Vinevale Avenue, expressed concern about item 3.01 and expressed that they needed to find a new Interim CAO as soon as possible and asked them to make the right decision. He also requested the Council to move on making the decision on voting on the city attorney and thanked them for waiting on the FPPC's response. He also stated that Mr. Aleshire is an honest man and helped out the community.

6:09:17 PM Dr. Richard Espiritu, no address stated, expressed concern about the Interim CAO position and ended his comments with a quote from TS Lewis.

6:12:18 PM Sandy Orozco, 4108 E. 54th St., Maywood, expressed concern about the Council not appointing the Mr. Aleshire as the Attorney. She also stated that the city needs to move on, stop with the BASTA issue and the conflict of interest issue. Ms. Orozco also expressed concern about item 3.01 and requested the Council to appoint someone who has experience.

6:14:55 PM Councilman Valencia responded to Ms. Orozco's comments.

Closed Session

The City Council and the related Authorities and Agencies recessed to a closed session at 6:15:37 PM to confer with legal counsel regarding the following matters:

PUBLIC EMPLOYMENT
(Government Code Section 54957(b)(1))
Title: Interim Chief Administrative Officer

CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION
(Government Code Section 54956.9(a))
Mango v. City of Maywood, et al.
US District Court, Central District, Case No.CV11-5641-GW

CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION
(Government Code Section 54956.9(a))
Ramirez, *et al.* v. County of Los Angeles, *et al.*
US District Court, Central District, Case No.CV11-04057-JHN

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant exposure to litigation
(Government Code Section 54956.9(b))
(Two (2) potential cases)

PUBLIC EMPLOYMENT
(Government Code Section 54957(b)(1))
Title: City Attorney

7:26:42 PM City Council reconvened to open session.

7:27:00 PM Interim City Attorney Casso provided a report from closed session:

Only item 3.01 was discussed. The Council on a 5-0 vote moved to appoint Mr. Ken Hampian as the Interim CAO. Mr. Hampian was to serve on July 28, 2011 until August 24, 2011 to assist the city in finding a longer term Interim CAO and the day to day functions of CAO. The City Council considered to

adjourned the meeting to Friday, July 29, 2011 at 7:30 AM, to approve the contract. Mr. Hampian would serve on a pro-bono basis and would be reimburse for the cost of his accommodations, receive a per diem on his meals, reimbursed for his mileage and be reimbursed for the use of a mobile phone.

7:29:18 PM Mayor Saleh stated that he had been in contact with the League of Cities, California City Management Association and other City Managers Associations. These agencies recommended Mr. Hampian to come in on a short term basis.

7:30:15 PM Mr. Hampian introduced himself to the City Council and the community. He stated that he grew up in the San Joaquin Valley, graduated from Fresno State. He stated that while he was in college the city of Fresno was going through some corruption at that time and that is what inspired him to get into government work. Mr. Hampian worked in the city of Oxnard and San Luis Obispo and stated that he is here to present the large group of professionals. This was a chance to demonstrate what the local management is about and thanked the Council for the opportunity.

Communications From The Public on Agenda Items Only

7:33:30 PM Alfred Areyan, 7008 Vinevale Avenue, urged the Council to appoint the city attorney and thanked the new Interim CAO for coming out and helping out the community.

7:36:52 PM Dr. Richard Espiritu, expressed concern about items 9.01, 9.03 and 9.05. He also questioned item 6.02 and expressed concern about the budget.

7:40:40 PM Nora Saenz, no address stated, addressed the Mayor and Councilwoman Alvarez. She requested them to form a committee for the community to get input on the CAO position. Ms. Saenz also expressed concern about the budget.

7:44:27 PM Donna Gannon, 6601 Prospect Avenue, attended the meeting at the mobile home parks and expressed concern about the expenses there. She also expressed concern about the budget and requested for each council to thoroughly go through the budget.

7:48:42 PM Sandy R. Orozco, Maywood resident, introduce herself to Mr. Hampian and requested the Council to not approved the budget. She also requested them to approve the contract for Mr. Aleshire.

7:52:43 PM Carmen Bella, 6332 Palm Avenue, expressed concern about the trailer parks, the condition of the city and businesses. She also expressed concern about the item of the city attorney and the police department.

7:56:13 PM Juanita Tajimaroa, 4702 Nevada Street, expressed concern about the budget and requested the council to fund more of the programs for the youth and older citizens.

7:58:07 PM Jose Moreno, no address stated, expressed concern about taxes, the 10% users fee, the garbage tax, and also the word levy. Also expressed concern about the budget and would like to have it cut by 20% and cuts in the police department.

8:01:40 PM Juliana Sanchez, 6920 Woodward Avenue, expressed concern about the taxes and high salaries.
8:03:43 PM Ignacio Marquez, 7027 Crafton Avenue, expressed concern about the budget and requested the Council to review the budget. He expressed concern about the Council receiving health benefits and welcomed the new City Manager.

8:06:26 PM Marcos Oliva, 6637 King Avenue, welcomed Mr. Hampian for lending his service to the city. Expressed concern about the budget and audit to take place and requested to have a committee of the community to have input on the budget. He also requested them to move forward on the city attorney.

8:09:09 PM Juan Ortiz, no address stated, expressed concern about not seeing and the problems over at the mobile home parks.

8:11:32 PM Lorenzo Martinez, 6319 Loma Vista Avenue, expressed concern about item 7.04 and requested the council to wait until they have a new City Attorney and a new City Manager.

8:12:54 PM Diane Oliva, no address stated, requested the council to not approve the budget as an audit has not been completed. She requested the new Interim CAO to do an evaluation on all new employees, not just the police department but all employees in the city. Ms. Oliva also expressed concern about the taxes in the city.

8:15:30 PM Ismael Morales, no address stated, expressed concern about the budget and requested the council not to approve the budget. He also requested to have community input and expressed concern about the salaries presented in the budget.

8:18:02 PM Gwilym McGrew, no address stated, expressed concern about the budget and suggested that the Council look into the bonds issue.

8:20:43 PM Jose Magallon, 6227 Vinevale Avenue, expressed concern about the meeting not being held at the Community Center, the taxes, the city charter, the police department and the salaries of employees.

Joint Public Hearing of the City Council and Planning Commission

8:24:53 PM Assistant Planner Chacon provided a staff report regarding the public hearing.

8:28:00 PM Councilman/Commissioner Valencia requested clarification regarding the notice of exemption.

8:28:54 PM Assistant Planner Chacon responded to Councilman/Commissioner Valencia's questions.

Mayor Saleh opened the public hearing at 8:30:14 PM regarding the Consideration of Resolution No. 2011-27 Approving Conditional Use Permit No. 2011-01 to Allow the Installation of a New 12,000-gallon Underground Storage Tank and Designated Pump to Provide E85 (ethanol) and B5 (biodiesel) fuels to an Existing Fuel Service Station; Location: 4965 Florence Avenue, Bell, Ca 90201; 76 Gas Station.

8:30:23 PM Jason spoke in favor of the project.

8:31:25 PM Alfred Areyan, spoke in favor for the project.

8:32:06 PM Ignacio Marquez, expressed concern about the project being closed to the school.

8:34:39 PM Jose Moreno, spoke in favor of the project.

8:35:27 PM Poly Rico, spoke against the project.

Hearing no further testimony for or against this item, Mayor/Chair Saleh closed the Public Hearing at 8:36:55 PM.

8:37:01 PM Discussion ensued among the City Council/Planning Commission.

8:39:10 PM It was moved by Councilwoman/Commissioner Alvarez, seconded by Vice Mayor/Chair Harber, to approve Resolution No. 2011-27 Approving Conditional Use Permit No. 2011-01 to Allow the Installation of a New 12,000-gallon Underground Storage Tank and Designated Pump to Provide E85 (ethanol) and B5 (biodiesel) fuels to an Existing Fuel Service Station; Location: 4965 Florence Avenue, Bell, Ca 90201; 76 Gas Station.

8:40:26 PM

Vote:	5-0
Yes:	Mayor/Chair Saleh, Vice Mayor/Chair Harber, Councilwoman/Commissioner Alvarez, Councilwoman/Commissioner Quintana and Councilman/ Commissioner Valencia
No:	None
Abstained:	None
Absent:	None

Motion Unanimously Passed.

Public Hearing of the City Council

8:41:13 PM Assistant Planner Chacon provided a report on item 6.01.

8:45:22 PM Discussion ensued among the City Council.

Mayor Saleh opened the public hearing at 8:46:23 PM regarding the Consideration of Resolution 2011-26 Finding the City of Bell to be in Conformance with the Congestion Management Program (CMP) and Adopting the CMP Local Development Report, in Accordance with California Government Code Section 65089.

Hearing no further testimony for or against this item, Mayor Saleh closed the public hearing at 8:46:47 PM.

It was moved by Vice Mayor Harber, seconded by Councilwoman Quintana, to approve Resolution 2011-26 Finding the City of Bell to be in Conformance with the Congestion Management Program (CMP) and Adopting the CMP Local Development Report, in Accordance with California Government Code Section 65089.

8:47:13 PM

Vote:	5-0
Yes:	Mayor Saleh, Vice Mayor Harber, Councilwoman Alvarez, Councilwoman Quintana and Councilman Valencia
No:	None
Abstained:	None
Absent:	None

Motion Unanimously Passed.

8:48:09 PM City Engineer Alvarado provided a staff report regarding item 6.02.

9:00:11 PM Discussion ensued among the City Council.

Mayor Saleh opened the public hearing at 9:02:11 PM regarding the Consideration of Resolution Nos. 2011-28 through 2011-31 Confirming Diagram and Assessment and Ordering the Levying of Assessment for the Following Districts for Fiscal Year 2011-2012:

1. Solid Waste Collection, Transfer and Disposal Service (Resolution No. 2011-28)
2. Integrated Waste Management Plan (Resolution No. 2011-29)
3. Landscape and Lighting (Resolution No. 2011-30)
4. Sanitation and Sewer System (Resolution No. 2011-31)

9:02:21 PM Nora Saenz, expressed concern about the assessments.

9:04:18 PM Donna Gannon, expressed concern about the levy's.

9:05:08 PM Ismael Morales, spoke against the assessments.

9:06:29 PM Carmen Bella, 6332 Palm Avenue spoke against the assessments.

9:08:02 PM Dr. Richard Espiritu, expressed concern about the assessments.

9:09:50 PM Jose Moreno, expressed concern about the assessments.

Hearing no further testimony for or against this item, Mayor Saleh closed the public hearing at 9:11:18 PM.

9:11:44 PM Councilman Valencia expressed concern about section two of the resolution.

9:12:40 PM City Engineer Alvarado addressed Councilman Valencia's questions and stated that the mailings were sent out to all properties owners.

9:15:12 PM Councilman Valencia expressed concern about having an accurate rate on how much it would cost for refuse.

9:15:49 PM City Engineer Alvarado addressed Councilman Valencia's question.

9:17:21 PM Councilwoman Quintana stated that Council received the budget at the same time it was available to the community and asked Mr. Bass to meet with the City Engineer to incorporate the assessments.

9:24:05 PM It was moved by Councilwoman Quintana, seconded by Councilman Valencia, to approve Resolution Nos. 2011-28 through 2011-31 Confirming Diagram and Assessment and Ordering the Levying of Assessment for the Following Districts for Fiscal Year 2011-2012:

1. Solid Waste Collection, Transfer and Disposal Service (Resolution No. 2011-28)
2. Integrated Waste Management Plan (Resolution No. 2011-29)
3. Landscape and Lighting (Resolution No. 2011-30)
4. Sanitation and Sewer System (Resolution No. 2011-31)

9:26:29 PM

Vote:	5-0
Yes:	Mayor Saleh, Vice Mayor Harber, Councilwoman Alvarez, Councilwoman Quintana and Councilman Valencia
No:	None
Abstained:	None
Absent:	None

Motion Unanimously Passed.

Council Business

9:27:38 PM Councilwoman Quintana questioned the status of some directives stated in the minutes and have not been followed up.

9:28:51 PM It was moved by Councilwoman Alvarez, seconded by Vice Mayor Harber, to approve the Bell City Council Minutes, Bell Community Redevelopment Agency Minutes, Bell Community Housing Authority Minutes, Bell Public Finance Authority Minutes and Bell Solid Waste Authority Minutes dated June 7, 2011 and Bell City Council Minutes, Bell Community Redevelopment Agency Minutes, Bell Community Housing Authority Minutes and Bell Public Finance Authority Minutes dated June 22, 2011.

9:29:27 PM

Vote:	5-0
Yes:	Mayor Saleh, Vice Mayor Harber, Councilwoman Alvarez, Councilwoman Quintana and Councilman Valencia
No:	None

Abstained:	None
Absent:	None

Motion Unanimously Passed.

The following item was moved to the next Council meeting:

Consideration of Treasurer's Quarterly report ending March 31, 2011.

9:30:24 PM Councilman Valencia requested to have the Council meetings at 7:00 PM instead of 6PM.

9:30:59 PM Councilwoman Quintana expressed that she would like to have the meetings start at 5:00 PM.

9:31:53 PM It was moved by Councilman Valencia, seconded by Councilwoman Quintana, to approve Resolution No. 2011-32, establishing the City Council Meeting Schedule for the month of August 2011 and changing the meeting time to 7:00 PM.

9:32:37 PM

Vote:	4-1
Yes:	Mayor Saleh, Vice Mayor Harber, Councilwoman Quintana and Councilman Valencia
No:	Councilwoman Alvarez
Abstained:	None
Absent:	None

Motion Passed.

9:37:12 PM Mr. Dave Bass provided a brief report on the process of the budget.

9:48:46 PM Councilman Valencia stated that he would like to have a community meeting to have more input from the community.

9:50:46 PM Councilwoman Quintana requested to have a working session and that she would like to see more options and work on it collectively.

9:51:35 PM Interim CAO Hampian gave an example from his former city of adopting a two year budget. He stated that this process was done 11 months prior to the fiscal year. Interim CAO Hampian suggested that the best that they can is to adopt something now as a budget as it is needed, however have a study session, to explain to the Council and the public and address the budget.

9:54:29 PM Mr. Bass informed that he would be able to have something ready by next week but it is important to look at the goals of the city.

9:55:24 PM Interim CAO Hampian stated that he did not have any knowledge of the budget being presented and suggested to have a study session for further discussion.

9:56:56 PM Interim City Attorney Casso suggested to have a study session.
9:58:05 PM Councilwoman Quintana proposed to have a study session on August 5, 2011.

9:59:03 PM Mayor Saleh requested to have a calendar in the Council Chambers.

9:59:17 PM Interim CAO Hampian suggested to have the study session on August 8, 2011 as it would give more time to staff to prepare.

10:00:10 PM The following item was moved to August 8, 2011 at 7:00 PM at the Bell Community Center:

Consideration of Proposed Fiscal Year 2011-2012 Budget.

10:02:03 PM Captain Miranda provided a staff report on item 7.05.

It was moved by Councilman Valencia, seconded by Councilwoman Alvarez, to approve Resolution No. 2011-33 Commending National Night Out for the Relationships and Partnerships it has Built in our Communities and Declaring August 2, 2011 to be "National Night Out Day" in the City of Bell.

10:05:17 PM

Vote:	5-0
Yes:	Mayor Saleh, Vice Mayor Harber, Councilwoman Alvarez, Councilwoman Quintana and Councilman Valencia
No:	None
Abstained:	None
Absent:	None

Motion Unanimously Passed.

10:05:21 PM City Council recessed.

City Council reconvened to open session at 10:20PM.

It was moved by Councilman Valencia, seconded by Councilwoman Alvarez, to approve the Proposal for Audit Services with Macias, Gini & O'Connell.

Vote:	5-0
Yes:	Mayor Saleh, Vice Mayor Harber, Councilwoman Alvarez, Councilwoman Quintana and Councilman Valencia
No:	None
Abstained:	None
Absent:	None

Motion Unanimously Passed.

It was moved by Councilwoman Quintana, seconded by Vice Mayor Harber to approve the warrants dated July 13-27, 2011.

Vote:	5-0
Yes:	Mayor Saleh, Vice Mayor Harber, Councilwoman Alvarez, Councilwoman Quintana and Councilman Valencia
No:	None
Abstained:	None
Absent:	None

Motion Unanimously Passed.

The following item was moved to the next Council meeting:

Consideration of Agreement with Independent Cities and Finance Authority (ICFA).

It was moved by Vice Mayor Harber, seconded by Councilwoman Alvarez to receive and file the staff report regarding Landscaping Providers to the City of Bell.

Vote:	5-0
Yes:	Mayor Saleh, Vice Mayor Harber, Councilwoman Alvarez, Councilwoman Quintana and Councilman Valencia
No:	None
Abstained:	None
Absent:	None

Motion Unanimously Passed.

It was moved by Councilman Valencia, seconded by Councilwoman Alvarez to approve the Holiday Schedule for Fiscal Year 2011-2012.

Vote:	5-0
Yes:	Mayor Saleh, Vice Mayor Harber, Councilwoman Alvarez, Councilwoman Quintana and Councilman Valencia
No:	None
Abstained:	None
Absent:	None

Motion Unanimously Passed.

It was moved by Councilwoman Alvarez, seconded by Vice Mayor Harber to approve the City Hall Holiday Schedule.

Vote:	5-0

Yes:	Mayor Saleh, Vice Mayor Harber, Councilwoman Alvarez, Councilwoman Quintana and Councilman Valencia
No:	None
Abstained:	None
Absent:	None

Motion Unanimously Passed.

Item 7.12 was moved to after the closed session.

City Council reconvened to closed session at 10:55 PM to confer with legal counsel on the remaining items in closed session.

12:16:48 AM City Council reconvened to open session.

12:17:00 AM City Attorney Casso provided a report from closed session:

12:16:43 AM As to items 3.02 through 3.05 the only item that was discussed was item 3.05. There were two votes, the first vote was 2-3 and it was defeated. The two voting for it were Councilmembers Valencia and Quintana. There was a subsequent vote and that vote was 5-0.

12:17:28 AM Mayor Saleh asked Interim City Attorney to explain the subsequent vote.

12:17:30 AM Interim City Attorney Casso explained that the vote was to waive the attorney client work product and attorney client communication privilege regarding an analysis that was conducted by special counsel Roeca Hass and Hager on the conflict of interest issues involving the selection of Aleshire & Wynder. That document will be provided to members of the public. A summary of Mr. Haggar's analysis was to be reported once the Council got to item 7.12. No final action was taken and nothing further was reported

12:18:43 AM Mayor Saleh moved to discuss item 7.12.

12:19:04 AM Interim City Attorney Casso provided the staff report on item 7.12 and provided the summary of the analysis made by Mr. Haggar.

12:31:47 AM Mayor Saleh asked if Interim City Attorney had looked over the contract.

12:31:48 AM Interim City Attorney Casso responded to Mayor Saleh's question.

12:31:49 AM Mayor Saleh questioned if Mr. Casso made any changes to the contract.

12:31:52 AM Interim City Attorney Casso stated that the changes were negotiated between Mr. Carrillo and Aleshire & Wynder law firm.

12:32:16 AM Councilman Valencia questioned if there were any not to exceed provisions.

12:32:24 AM Interim City Attorney Casso: no there are provisions with not to exceed

12:32:36 AM Councilman Valencia questioned if Mr. Casso was aware of any of the negotiations that took place.

12:32:38 AM Interim City Attorney Casso stated that he did not participate in any of the negotiations.

12:32:46 AM Councilman Valencia questioned who drafted the contract.

12:32:48 AM Interim City Attorney Casso responded that Aleshire & Wynder drafted the contract.

12:33:14 AM Councilman Valencia questioned the darkened provision on page 8 of the contract.

12:33:29 AM Interim City Attorney Casso responded that the provision was stricken during the negotiations.

12:34:18 AM Councilwoman Quintana provided the following directive for Mr. Aleshire to execute a valid waiver to be signed by both parties BASTA and the city.

12:36:57 AM Ed Bertrand, Aleshire & Wynder LLP, requested clarification if the waiver that Ms. Quintana was seeking was specific to the language that was in the outside opinion about matters including the Attorney General's lawsuit that would pertain to BASTA and follow on with Aleshire's interactions with BASTA.

12:38:03 AM Councilwoman Quintana questioned Mr. Bertrand which letter he was you referring to.

12:38:07 AM Mr. Bertrand responded it was the letter that Mr. Casso read.
12:38:07 AM Interim City Attorney Casso stated that Mr. Bertrand was referring to the letter from Haggar.

12:38:11 AM Mr. Bertrand again sought clarification from Councilwoman Quintana and questioned if the waiver she was proposing or requesting is a waiver that tracks Mr. Haggar's language limiting to the matters involving BASTA in the Attorney General's lawsuit or if she was seeking a broader waiver as to all matters.

12:38:59 AM Councilwoman Quintana responded that she would deferred that to the Council.

12:39:02 AM Mayor Saleh clarified that Mr. Bertrand was asking which waiver she was requesting.

12:39:08 AM Councilwoman Quintana referred to when there is a representation to adverse parties there are typical waivers that are signed.

12:39:21 AM Mr. Bertrand clarified if the waiver was to what Mr. Haggar inclined as the adverse and not broader than that.

12:39:24 AM Councilwoman Quintana responded yes.

12:39:24 AM Mayor Saleh clarified that the waiver Ms. Quintana was seeking was between BASTA and the city.

12:39:36 AM Interim City Attorney Casso stated that it was a conflict waiver that is executed by the City –BASTA and BASTA with regard to Aleshire & Wynder representation on the Attorney General's lawsuit.

12:39:57 AM Councilwoman Quintana stated that it was needed as the lawsuit is very much alive.

12:40:08 AM Mr. Bertrand proposed if it would be ok in the recitals to that waiver letter that Aleshire & Wynder deserve the right to memorialize the recital that they disagree with Mr. Haggar's opinion and would provide the waiver at the request of the Council.

12:40:35 AM Interim City Attorney Casso informed the Council that should a waiver be sought it would require direction from the entire Council on that issue.

12:40:48 AM Councilwoman Quintana clarified that this was a directive that was already given and that Mr. Aleshire agreed. However the waiver presented is not a valid waiver.

12:41:01 AM Interim City Attorney Casso responded that it was offered to the Council that a waiver could possibly address the concern. However it was never requested by either BASTA and/or the City sign on to it. Mr. Dale Walker from BASTA offered the waiver a meeting or two ago. The proper way would require the signature of both the city and BASTA on the same waiver letter.

12:42:35 AM Interim City Attorney Casso suggested to the Council that Mr. Haggar be involved in reviewing the waiver between BASTA and the city. It would be most appropriate that the waiver be prepare by Aleshire & Wynder and not necessarily his law firm.

12:43:45 AM Councilman Valencia asked Mr. Bertrand if they were willing to recluse themselves from any discussion or any negotiations with the POA.

12:44:22 AM Mr. Bertrand responded and stated that cannot recluse themselves unless the Council tells them that they want them not to participate in that.

12:44:45 AM Councilwoman Quintana clarified that Mr. Valencia was referring to refusing services or rejecting services.

12:44:47 AM Councilman Valencia stated that they can give that to someone else.

12:44:52 AM Mr. Bertrand responded that this is not something they have proposed. However if the Council should direct them otherwise they would follow Council's direction. The firm is in the opinion that there is not a conflict of interest and certainly not in the Police officers association interest and they would aggressively represent the city's best interest and look forward to representing the interest unless the City Council directs them otherwise.

12:46:03 AM Councilwoman Quintana clarified that in light of transparency and making everyone informed they waived the privilege to this document to be made available to the public.

12:46:26 AM Mr. Bertrand requested further clarification.

12:47:17 AM Interim City Attorney Casso suggested to the City Council to consider having Aleshire and Wynder draft a waiver. The waiver would then be submitted to Mr. Haggar for his review and once he signs off on it and it can be presented to BASTA. BASTA would then sign off on it. Then it would be presented to the Council to be accepted and signed off on it as to the AG's lawsuit. But it would not preclude Aleshire and Wynder from providing other services prior to the conclusion of and the execution of that document

12:48:07 AM Councilwoman Quintana clarified that Council voted to retain the services from Aleshire and Wynder on June 6, 2011. However on June 22, 2011 the process was delayed to get clearance.

12:49:05 AM Councilman Valencia expressed concern about the process.

12:49:54 AM Mr. Bertrand requested the Council to specified the effective date.

12:50:15 AM Councilwoman Alvarez questioned if the letter provided by BASTA was invalid.

12:50:26 AM Mayor Saleh clarified that the letter needed to be between both the city and BASTA.

12:50:57 AM Councilwoman Quintana stated that only Council has the authority.

12:51:09 AM Mayor Saleh asked Mr. Bertrand if he agreed that it should have been a conflict of waiver.

12:51:12 AM Mr. Bertrand did not respond and requested copy of Mr. Haggar's letter.

12:51:33 AM Mayor Saleh responded that he would provide his copy to him.

12:51:44 AM Councilwoman Alvarez questioned if this was something needed in order to hire a new attorney or if this was a new direction to go out to bid.

12:52:23 AM It was moved by Vice Mayor Harber; seconded by Councilwoman Alvarez to the contract with Aleshire & Wynder for City Attorney Services beginning July 28, 2011.

12:53:38 AM Councilman Valencia clarified that it is not a blessing on the conflict of interest and therefore a waiver is needed.

12:54:46 AM Interim City Attorney Casso sought clarification if the motion also included a request that there be a conflict waiver.

12:54:53 AM Mayor Saleh responded that yes the waiver would be between BASTA and the city.

Vote:	4-1
Yes:	Mayor Saleh, Vice Mayor Harber, Councilwoman Alvarez and Councilman Valencia
No:	Councilwoman Quintana
Abstained:	None
Absent:	None

Motion Unanimously Passed.

Community Redevelopment Agency

12:56:03 AM The Bell Community Redevelopment Agency convened to conduct their business meeting.

It was moved by Agency Member Quintana, seconded by Vice Chair Harber to not approve the reconsideration of Warrant No. 5460 and requested to not have it be brought back for approval until a new contract with the Bell Chamber of Commerce is in place.

Vote:	5-0
Yes:	Chair Saleh, Vice Chair Harber, Agency Member Alvarez, Agency Member Quintana and Agency Member Valencia
No:	None
Abstained:	None
Absent:	None

Motion Unanimously Passed.

12:58:01 AM Agency Member Valencia questions the status on the decisions being made in Sacramento.

12:58:27 AM Interim City Attorney Casso responded to Agency Member Valencia's questions.

12:59:33 AM Agency Member Quintana also requested to information on the League of Cities lawsuit.

Community Housing Authority

1:01:20 AM The Bell Community Housing Authority convened to conduct their business meeting.

1:01:55 AM It was moved by Commissioner Quintana, seconded by Commissioner Alvarez to approve the warrants dated July 13-27, 2011.

Vote:	5-0
Yes:	Chair Saleh, Vice Chair Harber, Commissioner Alvarez, Commissioner Quintana and Commissioner Valencia
No:	None
Abstained:	None
Absent:	None

Motion Unanimously Passed.

1:02:17 AM The following items were moved to the next Council meeting:

Consideration of Maintenance Agreement with Jaime Lepe for Janitorial Services at Bell Mobile Home Park and Florence Village.

Consideration of Agreement with Betsy Balderama for After Hours Caretaker Services at Bell Mobile Home Park.

Consideration of Agreement with Olga Rodriguez for After Hours Caretaker Services at Florence Village Mobile Home Park.

Consideration of Agreement with Rudy and Juanita Davila for Interim Residential Managers at Florence Village Mobilehome Park.

No items were identified for the next Community Housing Authority meeting.

Bell Public Finance Authority

1:02:38 AM The Bell Public Finance Authority convened to conduct their business meeting.

No items were identified for the next Public Finance Authority Meeting.

Solid Waste Authority

1:03:38 AM The Bell Solid Waste Authority convened to conduct their business meeting.

1:04:12 AM Commissioner Valencia questioned the status on the refuse collection issues.

Communications From The Public

1:05:03 AM Ed Bertrand, informed the Council that there was a student from the High School that wanted to request from the Council the use of the Community Center for school dances as their facility is under construction.

1:06:34 AM Alfred Areyan, no address stated, thanked the Council for approving the contract with Mr. Aleshire.

1:08:27 AM Richard Espiritu, no address stated, expressed concern about the disaster plan of the city.

1:11:38 AM Sandy Orozco, no address stated, thanked the Council for approving the contract with Mr. Aleshire and thanked the new City Manager.

Interim Chief Administrative Officer's Report

None.

Mayor and City Council Communications

1:13:47 AM Councilman Valencia invited the Council and members of the public to the Bell High School Alumni golf tournament on August 19, 2011.

1:15:18 AM Councilwoman Quintana thanked Larry Savala for providing the livestream services.

1:16:00 AM Councilwoman Alvarez provided a report on a workshop she attended provided by Assembly Member Ricardo Lara. She also requested to present certificates to two companies that complied with the requirements of the County Sanitation District.

1:17:31 AM Mayor Saleh thanked the Council for the opportunity of being the CAO for three days and was very happy that a new Interim CAO was appointed.

Identification of Items for Next City Council Meeting.

None.

Adjournment

Interim City Attorney Casso requested to adjourn the meeting to Friday, July 29, 2011 at 7:30 AM at the Bell Council Chambers with the following items to be discussed:

Closed session items 3.02, 3.03 and 3.04 and in addition concurrent with the adjourned meeting the Council will have a special meeting to consider the agreement with Mr. Hampian setting forth his pro-bono services.

City Council meeting adjourned at 1:19:06 AM.

APPROVED THIS 14th DAY OF SEPTEMBER 2011.

Ali Saleh, Mayor

ATTEST:

Rebecca Valdez, CMC, City Clerk

I, Rebecca Valdez, City Clerk of the City of Bell, California, do hereby certify that the foregoing minutes were approved by the City Council of the City of Bell at a regular meeting held on this 14th day of September 2011 by the following vote.

AYES:

NAES:

ABSTAIN:

ABSENT:

_____

Rebecca Valdez, CMC, City Clerk

General

Warrants for

August 24-September 14, 2011

CHECK NO	DATE	BATCH	VENDOR/DESCRIPTION	AMOUNT
48333	08/31/11	110902	CITY OF BELL PAYROLL FUND PAYROLL DEPOSIT-PAY OF 9/2/11	226,754.32
48334	09/09/11	110902	VOID VOID-TEST PRINT	0.00
48335	09/09/11	110902	VOID VOID-TEST PRINT	0.00
48336	09/09/11	110902	AT&T TELEPHONE BILLING-7/2-8/1/11 6330 PINE AVE	3,537.35
48337	09/09/11	110902	AT&T-LONG DISTANCE TELEPHONE BILLING-7/6-8/2/11 LONG DISTANCE-VARIOUS DEPTS	17.65
48338	09/09/11	110902	HILDA ESTRADA INTERPRETATION SVCS-7/13,7/22, 7/27,7/29,8/8,8/10,8/24/11	4,200.00
48339	09/09/11	110902	THE GAS COMPANY GAS BILLING-7/13-8/10/11 6704 ORCHARD AVE	19.89
48340	09/09/11	110902	SOUTHERN CALIFORNIA EDISON ELECTRICAL BILLING-7/8-8/8/11 6707 BEAR AVE-LB PK ELECTRICAL BILLING-7/13-8/11 6510 CLARKSON AVE ELECTRICAL BILLING-7/13-8/12 4400 GAGE AVE ELECTRICAL BILLING-7/13-8/11 6800 OTIS AVE	1,272.27
48341	09/09/11	110902	WELLS FARGO BANK W.C. ACCT REPLENISH CK#5948-81 W.C.ACCT REPLENISH CK#5982-89	36,616.25
TOTAL	9 CHECKS			272,417.73

46

CHECK NO	DATE	BATCH	VENDOR/DESCRIPTION	AMOUNT
48342	09/14/11	1	MUNICIPAL COURT SOUTHEAST	7,998.35
			COUNTY SURCHARGE-JUL'10	
			COURT CONST FD-GC 76100	
			COUNTY SURCHARGE-JUL'10	
			CJF CONST FD-GC 76101	
			STATE SURCHARGE-JUL'10	
			I&CNF CONST FD-GC 70372b	
			STATE SURCHARGE-JUL'10	
			CF CONST FD-GC 70372b	
			STATE SHARE PARKING REGIST	
			EQUIPMENT VIOLATIONS-JUL'10	
			COUNTY/STATE-HANDICAP FEE	
			STATE LINKAGE FEE-JUL'10	
48343	09/14/11	2	MUNICIPAL COURT SOUTHEAST	6,905.60
			STATE SURCHARGE-AUG'10	
			CF CONST FD-GC 70372b	
			STATE SHARE PARKING REGIST	
			EQUIPMENT VIOLATIONS-AUG'10	
			COUNTY/STATE-HANDICAP	
			STATE LINKAGE FEE-AUG'10	
			COUNTY SURCHARGE-AUG'10	
			COURT CONST FD-GC 76100	
			COUNTY SURCHARGE-AUG'10	
			CJF CONST FD-GC 76101	
			STATE SURCHARGE-AUG'10	
			I&CNF CONST FD-GC 70372b	
48344	09/14/11	3	MUNICIPAL COURT SOUTHEAST	7,269.70
			COUNTY SURCHARGE-SEP'10	
			COURT CONST FD-GC 76100	
			COUNTY SURCHARGE-SEP'10	
			CJF CONST FD-GC 76101	
			COUNTY SURCHARGE-SEP'10	
			I&CNF CONST FD-GC 70372b	
			STATE SURCHARGE-SEP'10	
			CF CONST FD-GC 70372b	
			STATE SHARE PARKING REGIST	
			EQUIPMENT VIOLATIONS-SEP'10	
			COUNTY/STATE-HANDICAP	
			STATE LINKAGE FEE-SEP'10	
48345	09/14/11	4	MUNICIPAL COURT SOUTHEAST	6,159.50
			COUNTY SURCHARGE-OCT'10	
			COURT CONST FD-GC 76100	
			COUNTY SURCHARGE-OCT'10	
			CJF CONST FD-GC 76101	
			STATE SURCHARGE-OCT'10	
			I&CNF CONST FD-GC 70372b	
			STATE SURCHARGE-OCT'10	
			CF CONST FD-GC 70372b	
			STATE SHARE PARKING REGIST	
			EQUIPMENT VIOLATIONS-OCT'10	
			COUNTY/STATE-HANDICAP	

CHECK NO	DATE	BATCH	VENDOR/DESCRIPTION	AMOUNT
			STATE SURCHARGE FEE-OCT'10	
48346	09/14/11	5	MUNICIPAL COURT SOUTHEAST	7,976.90
			COUNTY SURCHARGE-NOV'10	
			COURT CONST FD-GC 76100	
			COUNTY SURCHARGE-NOV'10	
			CJF CONST FD-GC 76101	
			STATE SURCHARGE-NOV'10	
			I&CNF CONST FUND-GC 70372b	
			STATE SURCHARGE-NOV'10	
			CF CONST FD-GC 70372b	
			STATE SHARE PARKING REGIST	
			EQUIPMENT VIOLATIONS-NOV'10	
			COUNTY/STATE-HANDICAP	
			STATE LINKAGE FEE-NOV'10	
48347	09/14/11	6	MUNICIPAL COURT SOUTHEAST	7,205.90
			COUNTY SURCHARGE-DEC'10	
			COURT CONST FD-GC 76100	
			COUNTY SURCHARGE-DEC'10	
			CF CONST FD-GC 76101	
			STATE SURCHARGE-DEC'10	
			I&CNF CONST FD-GC 70372b	
			STATE SURCHARGE-DEC'10	
			CF CONST FD-GC 70372b	
			STATE SURCHARGE-DEC'10	
			COURT FD-GC 70000.3	
			STATE SHARE PARKING REGIST	
			EQUIPMENT VIOLATIONS-DEC'10	
			COUNTY/STATE-HANDICAP	
			STATE LINKAGE FEE-DEC'10	
48348	09/14/11	7	MUNICIPAL COURT SOUTHEAST	9,780.70
			COUNTY SURCHARGE-JAN'11	
			COURT CONST FD-GC 76100	
			COUNTY SURCHARGE-JAN'11	
			CF CONST FD-GC 76101	
			STATE SURCHARGE-JAN'11	
			I&CNF CONST FD-GC 70372b	
			STATE SURCHARGE-JAN'11	
			CF CONST FD-GC 70372b	
			STATE SURCHARGE-JAN'11	
			COURT FD-GC 70000.3	
			STATE/SHARE PARKING REGIST	
			EQUIPMENT VIOLATIONS-JAN'11	
			COUNTY/STATE-HANDICAP	
			STATE LINKAGE FEE-JAN'11	
48349	09/14/11	8	MUNICIPAL COURT SOUTHEAST	12,639.40
			COUNTY SURCHARGE-FEB'11	
			COURT CONST FD-GC 76100	
			COUNTY SURCHARGE-FEB'11	
			CF CONST FD-GC 76101	
			STATE SURCHARGE-FEB'11	
			I&CNF CONST FD-GC 70372b	

48

CHECK NO	DATE	BATCH	VENDOR/DESCRIPTION	AMOUNT
			STATE SURCHARGE-FEB'11	
			CF CONST FD-GC 70372b	
			STATE SURCHARGE-FEB'11	
			COURT FD-GC 70000.3	
			STATE SHARE PARKING REGIST	
			EQUIPMENT VIOLATIONS-FEB'11	
			COUNTY/STATE-HANDICAP	
			STATE LINKAGE FEE-FEB'11	
48350	09/14/11	9	MUNICIPAL COURT SOUTHEAST	16,395.80
			COUNTY SURCHARGE-MAR'11	
			COURT CONST FD-GC 76100	
			COUNTY SURCHARGE-MAR'11	
			CF CONST FD-GC 76101	
			STATE SURCHARGE-MAR'11	
			I&CNF CONST FD-GC 70372b	
			STATE SURCHARGE-MAR'11	
			CF CONST FD-GC 70372b	
			STATE SURCHARGE-MAR'11	
			COURT FD-GC 70000.3	
			STATE SHARE PARKING REGIST	
			EQUIPMENT VIOLATIONS-MAR'11	
			COUNTY/STATE-HANDICAP	
			STATE LINKAGE FEE-MAR'11	
48351	09/14/11	10	MUNICIPAL COURT SOUTHEAST	12,332.05
			COUNTY SURCHARGE-APR'11	
			COURT CONST FD-GC 76100	
			COUNTY SURCHAGE-APR'11	
			CF CONST FD-GC 76101	
			STATE SURCHARGE-APR'11	
			I&CNF CONST FD-GC 70372b	
			STATE SURCHARGE-APR'11	
			CF CONST FD-GC 70372b	
			STATE SURCHARGE-APR'11	
			COURT FD-GC 70000.3	
			STATE SHARE PARKING REGIST	
			EQUIPMENT VIOLATIONS-APR'11	
			COUNTY/STATE-HANDICAP	
			STATELINKAGEFEE-APR'11	
48352	09/14/11	11	MUNICIPAL COURT SOUTHEAST	10,060.50
			COUNTY SURCHARGE-MAY'11	
			COURT CONST FD-GC 76100	
			COUNTY SURCHARGE-MAY'11	
			CF CONST FD-GC 76101	
			STATE SURCHARGE-MAY'11	
			I&CNF CONST FD-GC 70372	
			STATE SURCHARGE-MAY'11	
			CF CONST FD-GC 70372b	
			STATE SURCHARGE-MAY'11	
			COURT FD-GC 70000.3	
			STATE SHARE PARKING REGIST	
			EQUIPMENT VIOLATIONS-MAY'11	
			COUNTY/STATE-HANDICAP	

49

CHECK NO	DATE	BATCH	VENDOR/DESCRIPTION	AMOUNT
			STATE LINKAGE FEE-MAY'11	
48353	09/14/11	12	MUNICIPAL COURT SOUTHEAST	10,174.30
			COUNTY SURCHARGE-JUN'11	
			COURT CONST FD-GC 76100	
			COUNTY SURCHARGE-JUN'11	
			CF CONST FD-GC 76101	
			STATE SURCHARGE-JUN'11	
			I&CNF CONST FD-GC 70372b	
			STATE SURCHARGE-JUN'11	
			CF CONST FD-GC 70372B	
			STATE SURCHARGE-JUN'11	
			COURT FD-GC 70000.3	
			STATE SHARE PARKING REGIST	
			EQUIPMENT VIOLATIONS-JUN'11	
			COUNTY/STATE-HANDICAP	
			STATE LINKAGE FEE-JUN'11	
TOTAL	12 CHECKS			114,898.70

CHECK NO	DATE	BATCH	VENDOR/DESCRIPTION	AMOUNT
48354	09/14/11	110903	COUNTY OF LOS ANGELES PLAN CHECK SVCS-2/1-4/30/11 LAUSD ADULT EDU CTR-RCKN RD	772.84
48355	09/14/11	110903	REPUBLIC ITS INC T/S RESPONSE/REPAIRS-DEC'10	1,322.04
48356	09/14/11	110904	MICHAEL M. VARGAS ID SERVICE AGREEMENT 9/1/11-9/1/12	365.75
48357	09/14/11	110904	AMY'S TROPHIES & SPECIALTIES 2 PLAQUES & ENGRAVING	220.49
48358	09/14/11	110904	DAVID A. BASS CONSULTING SVCS-AUG'11 FY 2011-12 BUDGET APPROPRIATIONS LIMIT FINANCE POLICIES	7,077.50
48359	09/14/11	110904	VERONICA CASTANEDA TUITION-6/21/11	60.00
48360	09/14/11	110904	LUCIA CASTILLO BALLET INSTR-8/8-9/12/11	624.00
48361	09/14/11	110904	CRAFCO, INC. ASPHALT COLD PATCH	2,094.53
48362	09/14/11	110904	ARNE CROCE INTERIM CAO SVCS-8/29-31/11	1,938.48
48363	09/14/11	110904	CSG CONSULTANTS, INC. PLAN CHECK SVCS-JUL'11 PC#45333	140.90
48364	09/14/11	110904	COUNTY OF LOS ANGELES ANIMAL HOUSING SVCS-JUL'11	10,406.43
48365	09/14/11	110904	VINCENT DIAZ KUNG FU INSTR-8/16-9/22/11	246.40
48366	09/14/11	110904	FEDERAL EXPRESS DELIVERY SVCS-8/2/11 BELL P.D.	52.38
48367	09/14/11	110904	FIRST 5 LA REFUND-HALL DEPOSIT 7/25/11	100.00
48368	09/14/11	110904	FLATIRON CAPITAL 2011/2012 LIABILITY INSURANCE 3RD INSTALLMENT PAYMENT	23,305.45
48369	09/14/11	110904	PABLO FRANCO REFUND-HALL DEPOSIT 8/20/11	300.00

CHECK NO	DATE	BATCH	VENDOR/DESCRIPTION	AMOUNT
48370	09/14/11	110904	GALLS UNIFORM-A. RUIZ	84.78
48371	09/14/11	110904	GRAFFITI PROTECTIVE COATINGS GRAFFITI REMOVAL-JUL'11 PAINT REIMB-JUL'11 SIDEWALK STEAM CLEANING-JUL'11 FUEL SURCHARGE-JUL'11 BUS SHELTER CLEANING-JUL'11 FUEL SURCHARGE-JUL'11 STREET SWEEPING-JUL'11 FUEL SURCHARGE-JUL'11	37,912.98
48372	09/14/11	110904	KEN HAMPIAN ICAO SERVICES-7/27-8/25/11	3,442.35
48373	09/14/11	110904	IJSS INC. DBA TONERZONE TONER CARTRIDGE-BELL P.D.	25.39
48374	09/14/11	110904	BILL MCCULLAH POST TRAINING REIMB JUL'10-JUN'11	271.70
48375	09/14/11	110904	MEDINA CONSTRUCTION LANDSCAPING MAINT-SEP'11 CITY FACILITIES	5,300.00
48376	09/14/11	110904	OCE IMAGISTICS INC. COPIER MAINT & SUPPLIES-JUL'11 LB PK COPIER MAINT & SUPPLIES-JUL'11 BELL P.D. COPIER MAINT & SUPPLIES-JUL'11 BELL P.D.	132.07
48377	09/14/11	110904	ORANGE COUNTY SHERIFF'S DEPT TUITION-9/13/11 J.W, L.F.	66.00
48378	09/14/11	110904	PLAN REVIEW CONSULTANTS, INC. PLAN CHECK SVCS-JUN'11 PC#45274, #45270, #45275	4,557.32
48379	09/14/11	110904	ERIK RAMIREZ REFUND-HALL DEPOSIT 8/13/11	200.00
48380	09/14/11	110904	RELIA-TECH COMPUTER-ICAO COMPUTER-DISPATCH SERVICE CALL-ICAO COMPUTER SOFTWARE-MAIN RIMS PC/DISPATCH	3,628.08
48381	09/14/11	110904	JOSEFINA RIVAS AEROBICS INSTR-8/8-9/15/11 VETS PK & LB PK	996.00

52

CHECK NO	DATE	BATCH	VENDOR/DESCRIPTION	AMOUNT
48382	09/14/11	110904	RIVERSIDE COUNTY SHERIFF'S TUITION-10/3-5/11 V.C. TUITION-9/15/11 B.H.	183.00
48383	09/14/11	110904	YESENIA RODRIGUEZ REFUND-HALL DEPOSIT 8/16/11	50.00
48384	09/14/11	110904	RSCC ENGINEERING, INC ENGINEERING SVCS-AUG'11 BELL SPORT COMPLEX FLORENCE AC OVERLAY PROJ. WATERLINE INSTALLATION	17,253.50
48385	09/14/11	110904	RSCC ENGINEERING, INC 2011-2012 ASSESSMENT ENG SVCS SEWER MAINTENANCE LIGHTING AND LANDSCAPE WASTE COLLECTION,RECYCLING	16,000.00
48386	09/14/11	110904	TOSHIBA AMERICA BUSINESS SOLUT COPIER LEASE-SEP'11 C.H.	391.50
48387	09/14/11	110904	TRANSTECH PLAN CHECK SVCS-#45364,#45366	271.91
48388	09/14/11	110904	ANTOINETTE E. VELIZ REFUND-HALL DEPOSIT 8/26/11	300.00
48389	09/14/11	110904	WHITTIER POLICE DEPARTMENT ANNUAL VEHICLE MAIN-MUTUAL AID	500.00
TOTAL	36 CHECKS			140,593.77
W0000625	08/25/11	110906	CAL-PUBLIC EMPLOYEE RETIREMENT RTRMNT PMT-PAY OF 8/19/11	61,621.27
W0000626	09/07/11	110906	CITY OF BELL PAYROLL FUND FICA & MEDI TAXES-PAY 9/2/11	9,841.06
W0000627	09/07/11	110906	PUBLIC EMPLOYEES' RETIREMENT HEALTH PREMIUM-SEP'11	99,610.25
W0000628	09/07/11	110906	PUBLIC EMPLOYEES' RETIREMENT HEALTH PREMIUM-SEP'11	3,570.15
W0000629	09/09/11	110906	CAL-PUBLIC EMPLOYEE RETIREMENT RTRMNT PMT-PAY OF 9/2/11	63,299.06

CHECK NO	DATE	BATCH	VENDOR/DESCRIPTION	AMOUNT
TOTAL		5 WIRES		237,941.79
TOTAL				378,535.56

City of Bell

Agenda Report

DATE: September 14, 2011

TO: Mayor and Members of the City Council

FROM: Arne Croce, Interim Chief Administrative Officer

SUBJECT: 2011-12 Work Program Objectives

RECOMMENDATION

The City Council provide the CAO with direction on priorities for the current fiscal year and provide feedback on long-term priorities

BACKGROUND

The new City Council has pledged to reform City government to be transparent, ethical, focused on serving the community, professional in operations and effective in the use of financial resources. This cannot be achieved without embarking on a difficult and sometimes controversial journey. The fundamental purpose of this report is to begin to collectively chart a path for the balance of the fiscal year to assure that we are stepping in the right direction and tackling the priority reform issues in Bell – and that we are doing so in a thoughtful and methodical way.

In support of the community's overall reform effort, the City Council has retained an interim CAO (Chief Administrative Officer) to fulfill three objectives:

- Provide professional management and direction to the city organization
- Support the City Council in their initiative to reform City government operations
- Establish a stable City government environment that will support the recruitment and selection of a qualified professional permanent CAO and other staff

The Interim CAO position was filled by Ken Hampian from July 27—August 24, 2011. I assumed the position on August 25. Over the past six weeks pro bono experts have been brought in to analyze the condition of various aspects of the City's operations. These have included general finance and budget, debt, community development functions and human resource policies and practices. These pro bono reviews are continuing, with ones scheduled for the City Clerk/records management function, technology use and infrastructure, and for parks, recreation and community services.

The assessments have confirmed that the City could use improvement in its fundamental infrastructure to assist it to become a more contemporary, professional organization:

- The budget process and document could be more transparent, which will encourage public input and be more understandable. The City should strive to solicit and obtain greater input from departmental staff responsible for the running of programs and services.
- The City should analyze and update its key policy documents including the City's General Plan and Zoning Code.
- The City should analyze and update and/or create standard policies and procedures to reflect best contemporary management practices, such as purchasing and human resources policies
- With the exception of required police training, training and development of the workforce could be enhanced
- Many of the funds that the City receives from other governmental sources have been put in jeopardy, due to lack of policies and procedures, proper bidding procedures, and appropriate record keeping.
- A review of the City's contracts and agreements for services to determine whether they have expired.
- All but one of the City's department head positions is vacant, which could result in a lack of management oversight, the centralization of nearly all decisions in the CAO's office and the lack of capacity to implement the City Council's reform program and build a contemporary organization.

As a result of these assessments, the actions and expressed interests of the City Council, and observations by the interim CAO, specific objectives for the City emerge. Objectives are placed into three categories:

- Currently underway
- Recommended by the CAO as high priorities, including a recommended approach
- Longer term objectives that will span the current fiscal year.

This report is not inclusive of all current initiatives including the litigation and negotiations being conducted by the City Attorney on a number of cases. Other priorities will emerge during the year that will require staff and council attention.

OBJECTIVES CURRENTLY UNDERWAY

Staff is currently working on some objectives

Prevent or minimize further tax increases for general obligation bond debt

The issuance of bonds for various community improvement projects by the previous Council and administration have resulted in annual increases in property tax levies to pay back the bonds. Maintaining the status quo with the bonds will result in another significant tax rate increase in 2012 and the continuation of the increased rate for many years.

Status

- At the August 24, 2011 meeting, Council directed staff to develop a plan within sixty days to restructure the existing general obligation bond debt with the goal of avoiding or minimizing the need for a future increase in the property tax levy.

Request proposals for transit, public works and engineering services

The City has had long term agreements for the provision of transit, public works maintenance and City engineering services. In the interest of assessing the market for these services the City Council directed the previous interim CAO to issue RFPs (request for proposals) for these three services. RFP's were issued in mid July. After expert review of the RFPs the acting interim CAO recommended to the council that the RFPs for transit and public works services be cancelled and rewritten, and the response deadline for the engineering be extended to September 31.

Status

- At the August 24, 2011 meeting the City Council approved the recommendation. The CAO is securing professional assistance to rewrite the public works and transit RFPs and establishing a review process for the responses to provide engineering services.

Eliminate or reduce supplemental retirement plan for miscellaneous employees

In 2003 the City implemented a supplemental retirement plan for miscellaneous employees. This plan provides an additional defined benefit amount to eligible employees beyond the benefit paid by Cal PERS (the California Public Employees Retirement System). This plan was closed to new enrollees hired after June 30, 2005. Currently there are 5 retirees drawing on the plan. Four applications from retirees have been submitted. These applications have not been accepted or provided pending a review of legal options available to the City. The applicants have retained legal representation in an effort to get their applications approved and begin drawing on the plan. As of the closing of the plan to new enrollees, a total of 46 employees were eligible under the plan. The cost of this plan fluctuates yearly based upon actuarial evaluation. In recent years the annual cost to the City has ranged from $380,000 to $900,000.This is a very generous and costly benefit and the City Council seeks to eliminate or reduce plan benefits and cost. Given the nature of retirement laws there are significant legal issues associated with eliminating or modifying the plan.

Status

- The options and impacts available to the City regarding the plan are being reviewed by the City Attorney's Office. Staff will return to the Council to review the options when the analysis is complete.

Disposition of solid waste contract

The City administrator and City Attorney have had discussions with management from Consolidated Disposal, the City's long-time contractor for solid waste collection services, regarding the status of the collection contract. If a decision is made to initiate a competitive selection process for solid waste services, this will be a significant undertaking.

- ***Status***

Staff will be coming to the Council for direction on this matter at your September 28, 2011 meeting.

CAO Recommended Priorities

The following objectives are recommended for inclusion in the City's work program for the 2011-12 fiscal year. For each objective a recommended approach is outlined. Once direction has been given by the Council on the objectives and recommended approach, the 2011-12 objectives will be prepared in a work program document that includes a tentative schedule; and the CAO will begin the execution of the objectives. Subsequent approvals required of the Council will be placed on future agendas.

Improve communication with the public and availability of city documents

An important objective of the City Council is to increase communication between the City and the public and ensure ease of access to documents and records. Primary responsibility for public information is shared by the City Clerk and a senior management analyst in the CAO's office. The City currently maintains two websites. One is a general website with limited information on the City and services. A second website is maintained by the City Clerk; this site provides access to City Council meeting information and a variety of public documents

Recommended approach

- Assess the city's current public information infrastructure, practices and cost including: website, press relations, meeting notification, publications, and general public communications (including the use of social media).
- Develop a single website for the City that is comprehensive, provides timely information, and is easy to use
- Develop a recommended organizational structure, staffing and budget to support public communication activities

Staff is determining what external expertise is required for this objective including available vendors and cost.

Ensure quality cost effective police services

The emergency response, crime prevention and community services performed by the Bell Police Department are critical to the community. The Police Department is the largest department in the City and consumes the largest portion of the General Fund. In fiscal year 2011-12, the Police Department budget is $4.6 million, constituting 46% of General Fund expenditures excluding debt service. In recent years personnel in the police department have been reduced; additionally the former interim CAO recommended reductions in command positions in the department.

Given the critical nature of the functions and the high cost of operations, the City must ensure that adequate resources and supporting infrastructure are provided to the police function and that the services desired are obtained in the most cost effective manner. Alternatives to providing police services through a City-operated department exist. Close to half of Los Angeles County cities contract with the County Sheriff for police services. Given the density and close proximity of neighboring communities, a regional policing approach may be another alternative. The Council and community can make an informed decision on the preferred way to provide police services by conducting both an assessment of the current department and an analysis of the service delivery options.

Recommended approach

- Retain an interim Chief of Police with experience outside of the police department to conduct an assessment of the current department. Resources to assist in this review are available at no cost to the City through POST (the California State Commission on Police Officer Standards and Training). The review would include current service demand and response, management structure, staffing, policies and procedures, service provision methods and support infrastructure (technology, vehicles, equipment, and training). In accordance with the City's charter, appointment of an interim Chief of Police is subject to approval by the City Council.

- Based upon this review, develop recommended changes to the police department and a budget sufficient to sustain desired service levels.

- Retain an individual or firm with experience in comparing the costs and services of City-operated and contract operated police departments to conduct an analysis of the service and cost implications of maintaining an in-house police department, contracting with the County Sheriff, or establishing a joint policing organization with adjacent communities. This would be done after establishing the base line of services and costs for the Bell PD.

Develop sound human resource policies and practices

City operations are labor intensive. The services provided and functions performed by the City require a work force that is appropriately staffed to meet service demands, has a clear understanding of their jobs with the City, are properly trained, supervised and evaluated. The status of the City's current human resource functions is based largely on processing forms: new hires forms, leave requests, payroll changes, etc. Elements of a basic human resource are not in place. For example:

- There is no record of the City ever undertaking a classification and compensation study. This is a standard process used to identify the tasks and responsibilities of the City employees, compare the compensation for the work with competitive employers in the labor market.

- With the exception of required training in the Police Department, the training and development needs of the workforce have been neglected.

Recommended approach

- Retain the services of a Human Resources (HR) Director or Manager for six months. Task the temporary HR professional with:

    - Developing contemporary personnel policies, practices and programs in areas including performance evaluation, training and development, maintenance of job classifications, salary and benefits administration

    - Developing a recommended structure and budget to meet the on-going HR support requirements of the City.

    - Conduct a classification and compensation study to determine the jobs of current City employees, the compensation (salary and benefits) paid for

current employees and compare compensation with peer employers. Use the results of the classification and compensation study to develop current job descriptions and compensation policies that are competitive to attract and retain a qualified municipal workforce.

- Conduct a training needs assessment of the organization, identify general and specific training needs and develop appropriate training programs for employees. This objective would be accomplished by the temporary human resource director/manager.

Begin negotiations with the Bell POA (Police Officers Association) and Bell Police Management Association on new MOUs (Memoranda of Understanding)

The City has two recognized bargaining groups for police personnel: the Bell Police Officers Association and the Bell Police Management Association. The memoranda of understanding that contains compensation and working conditions for these employees expired June, 2010. State law requires the City to meet and confer with employees.

Recommended approach

- Develop a schedule to conduct negotiations
- Gather required information for negotiations
- Meet with the City council to receive direction on negotiation objectives

Much of the information needed for these negotiations will be obtained through the classification and compensation study referenced in the previous objective.

Review contracts and purchasing/procurement procedures

The City maintains a number of contracts for community services and support services. Examples are animal services through the County of Los Angeles), crossing guard services, trash services, graffiti removal, landscape services for medians and slopes, etc. Support contracts include Community Development Block Grant services, liability self-insurance, etc. A cursory review of various contracts indicates that many have expired and that required insurance coverage has lapsed. Additionally, the City's purchasing policies have not been reviewed or updated in at least 14years.

Recommended approach

- Retain a temporary professional purchasing manager for up to six months to: review all contracts, identify those that are expired and that lack current insurance, develop and implement a corrective action plan for expired and non current contracts; to review the organization's current purchasing policies and procedures and draft recommended policies and procedures.

Provide leadership and direction to the City's community development and community services functions

Community development and community service functions are core responsibilities of the City. These include: planning building, code enforcement; maintenance of public works, parks and landscape, buildings and fleet; provision of recreation and community

programs, transit service and property management, There are no department directors for the community development and community services functions. Restoration of department head positions will provide necessary, stable leadership and support to the line staff, provide the ability to begin to address priority issues in these functions and begin to create the infrastructure that will be important to attract qualified applicants for the permanent CAO position.

Recommended approach

- Hire a Community Development Director (CDD) and assign the following functions to the CDD: planning, building, code enforcement, housing authority, and City engineer. The priority tasks of the CDD are to:
    - Assess the structure, staffing and organization of the community development functions
    - Assess current policies, procedures, management reporting and performance monitoring in the CDD functions
    - Begin to develop contemporary recommended policies, procedures and systems for CDD functions
    - Assess the General Plan, zoning code and other planning/building policy documents
    - Develop a recommended structure, staffing plan, service delivery plan (contract vs. in-house) and budget for a community development department
- Hire a Community Services Director (CSD) and assign the following functions to the CSD: all maintenance including public works, park and landscape, building and fleet; recreation and community programs, transit and property management. The priority tasks of the CSD are to:
    - Assess the structure, staffing and organization of the community services functions
    - Assess current policies, procedures, management reporting and performance monitoring in the community service functions
    - Begin to develop contemporary recommended policies, procedures and systems for community services functions
    - Develop a recommended structure, staffing plan service delivery plan (contract vs. in-house) and budget for community services functions
- Solicit proposals from qualified local government executive search firms to conduct the recruitments for the Community Development and Community Service Director positions with the intention to fill them on a permanent. Consistent with the City's Charter, the appointment of department directors is subject to the approval of the City Council.

Broaden Council and community understanding of the City's finances and design a budget development process that is transparent and encourages public participation

Understanding by the City Council and community of the structure of the City's finances and the current and projected financial condition of City funds is essential to informed decision making on service delivery and a meaningful budget process. On August 24, 2011 the Council adopted a "bridge budget" to fund services and operations for the current fiscal year with the recognition that there were many issues to be resolved by a comprehensive budget process for the 2012-13 fiscal year. Major flaws in the City's previous budget process were the lack of solid analysis to support budget recommendations, inadequate participation of department personnel in budget preparation and the opportunity more meaningful public input in budget development. The City's auditors have started on the audits for 2009-10 and 2010-11.

Recommended approach

- Develop and present to the Council and community a clear picture of the overall financial condition of the City including: how funds are accounted for and used; identification of available fund balances and reserves; the revenue composition of the general fund and recent trends/projections associated with major general revenue sources; and a comparison of the City's general revenue base with peer cities to determine the relative overall capacity of the general fund to support services.

- Develop a budget process that provides for public participation in the preparation, presents budget information in a format that provides a clear picture of what resources are available and how they are used, and provides sufficient information and analysis to the council to adopt a budget that is financially sound and addresses community priorities.

City Council development

As a result of the recall of the previous Council in March 2011, five new Councilmembers assumed office. The current Councilmembers have not had prior council experience in the position. The City of Bell is an organization providing day-to-day services critical to the functioning of a community with approximately 38,000 residents; it has an annual budget of approximately $28 million. The City Council is the elected board of directors for the City and is responsible to the voters to develop sound policies and provide oversight of City administration and operations. The League of California Cities and its affiliate Institute for Local Government provide training and development programs and conferences for mayors and city council members. Additionally, as a new Council it is appropriate to establish council policies and procedures related to Council meetings, participation in external organizations, roles and responsibilities of the mayor and other relevant areas.

Recommended approach

- Engage the League of California Cities and the Institute for Local Government to develop programs to support the council in their responsibilities.

- Develop Council policies for agenda preparation, meeting management, role of the mayor, conference and meeting participation, and other areas.

Recruitment of permanent Chief Administrative Officer

Since the interim CAO has been appointed for a limited term, the Council will need to initiate recruitment for a permanent CAO that will make a long-term commitment to the City. Prior to initiating the recruitment the Council should review the responsibilities and authorities of the manager including contract and purchasing authority.

Recommended approach

The ICAO will return to the City Council later in the year with a proposed process and schedule.

LONG TERM OBJECTIVES

Pursuing the priority objectives discussed above is a significant undertaking. There are other objectives that are important to the overall financial and service stability of the City of Bell. These include:

Review City Property Ownership and Management

The City of Bell owns a significant amount of real estate including residential, commercial (office, retail) and Industrial properties and mobile home parks. Some of these properties provide opportunities for the city for economic development. Other properties create liabilities and may no longer have a public purpose of interest to the City. I recommend a comprehensive review of all city-owned property that includes:

1. Completion and verification of the inventory and mapping of City-owned property
2. Categorization of all City-owned properties by use and potential
3. Identification of properties for recommended sale
4. Development an approach for the long-term management and maintenance of City-owned property

General Plan Update and Zoning Code Update

The General Plan is the guiding document for the development of the community. The General Plan establishes policies to guide land use, transportation/circulation, open space and other areas critical to guiding future growth and development in the community and maintaining a high quality of life. The zoning code is the primary implementation document of the General Plan, translating General Plan policies into specific requirements for land use development. Both the General Plan and zoning code of the City of Bell are outdated. Developing a new general plan is a significant and costly undertaking, typically characterized by significant community engagement.

Long-term Capital Improvement Planning

Development and maintenance of the community's physical infrastructure are essential to the stability of City services and maintenance of a high quality of life. Streets, sidewalks, sewers, storm drains, parks and open space, and civic buildings are all part of this infrastructure. Development of a Capital Improvement Program will identify and plan for funding for the projects needed to maintain current infrastructure or add infrastructure desired by the community.

Economic Development

The maintenance of a vital local economy is critical to the community. Local businesses create jobs, access to goods and services and a tax base to help fund community services. Working with the Bell Business Association and Bell Chamber of Commerce, the City will want to conduct an analysis of economic development potential in Bell; develop an economic development strategy and program to retain and recruit desired businesses and develop a plan for the structure necessary to support an on-going economic development program

Civic Engagement

The City of Bell has for many years had a low level of civic engagement. Previous councils abolished volunteer advisory boards to the City Council and did not actively reach out to engage the public in long range planning and decision making. Initiatives to increase civic engagement in Bell include developing a recommended structure of advisory boards and commissions to support the City Council, and developing a community visioning process as a kick-off for developing a new General Plan, Capital Improvement Program and multi-year operating budget.

FINANCIAL IMPACT OF RECOMMENDATIONS

The cost of the recommendations made in this report are dependent on a number of factors including: compensation established for the positions of interim Chief of Police, Community Development Director, Community Services Director, the temporary human resource professional the temporary purchasing manager; and the cost of professional services contracts for recruitment and organizational analysis. These costs will be presented to the Council as recommendations come forward for specific action. The 2011-12 budget contains an appropriation of $350,000 for transition management costs. As discussed at the time of budget adoption, staff will return to the Council later in the year for budget amendments that reflect a realistic cost of operations going forward. Between the transition management funds and anticipated budget amendments, there will be sufficient funding for the recommendations.

THE PATH TO REFORM: A CONCLUDING COMMENT

As stated at the beginning of this report, pursing reform in Bell will be neither easy nor without controversy. Our success will instead depend upon whether or not we pursue the right issues and questions in an organized, thoughtful and realistic way. This will only be possible if we establish through a public process what priorities should be addressed first. Decisions about the outcome the resolution of the issues will come later, after the Council and community have the solid information upon which to decide these many high-stakes questions that face Bell.

CRA - Community Redevelopment Agency

Warrants for

August 24- September 14, 2011

CHECK NO	DATE	BATCH	VENDOR/DESCRIPTION	AMOUNT
5467	09/14/11	110914	VOID VOID-TEST PRINT	0.00
5468	09/14/11	110914	VOID VOID-TEST PRINT	0.00
5469	09/14/11	110914	ROSENOW SPEVACEK GROUP IMPLEM PLAN/PROF SVCS-JUL'11	110.00
TOTAL	3 CHECKS			110.00
*W0000630	09/24/11	110916	US BANK DEBT SVC PYMT-03 CRA TAX ALLOC INTEREST & PRINCIPAL	1,450,334.38
TOTAL	1 WIRES			1,450,334.38
TOTAL				1,450,444.38

66

BCHA -
Bell Community Housing Authority

Warrants for

August 24- September 14, 2011

CHECK NO	DATE	BATCH	VENDOR/DESCRIPTION	AMOUNT
1508	09/09/11	110922	VOID VOID-TEST PRINT	0.00
1509	09/09/11	110922	VOID VOID-TEST PRINT	0.00
1510	09/09/11	110922	THE GAS COMPANY GAS BILLING-7/13-8/11/11 6503 WILCOX AVE	420.46
1511	09/09/11	110922	GOLDEN STATE WATER COMPANY WATER BILLING-7/21-8/18/11 6712-18 OTIS AVE WATER BILLING-7/26-8/23/11 6327 PINE AVE WATER BILLING-7/21-8/18/11 4207 BELL AVE WATER BILLING-7/21-8/18/11 4416 GAGE AVE WATER BILLING-7/21-8/18/11 6633 PINE AVE-LAUNDRY WATER BILLING-7/25-8/22/11 6419 PROSPECT AVE	962.85
1512	09/09/11	110922	SOUTHERN CALIFORNIA EDISON ELECTRICAL BILLING-7/20-8/18 6304 KING AVE	11.62
1513	09/09/11	110932	AT&T TELEPHONE BILLING-7/4-8/3/11 FLORENCE VILLAGE MHP TELEPHONE BILLING-7/4-8/3/11 BMHP	270.98
1514	09/09/11	110932	THE GAS COMPANY GAS BILLING-7/14-8/12/11 5163 FLORENCE AVE-FVMHP GAS BILLING-7/14-8/12/11 5246 FLORENCE AVE-FVMHP	1,114.49
1515	09/09/11	110932	GOLDEN STATE WATER COMPANY WATER BILLING-7/22-8/19/11 4874 GAGE AVE-BMHP WATER BILLING-7/22-8/19/11 4874 GAGE AVE-BMHP	7,213.50
1516	09/14/11	110934	VOID VOID-TEST PRINT	0.00
1517	09/14/11	110934	VOID VOID-TEST PRINT	0.00
1518	09/14/11	110934	VOID VOID-TEST PRINT	0.00

68

CHECK NO	DATE	BATCH	VENDOR/DESCRIPTION	AMOUNT
1519	09/14/11	110934	DEPARTMENT OF HOUSING AND REGISTRATION RENEWAL 4874 E. GAGE AVE-BMHP	52.00
1520	09/14/11	110934	FIRST CHOICE MISC SUPPLIES-BMHP	208.12
1521	09/14/11	110934	Q.T.CONSTRUCTION & LANDSCAPING GARDENING SVCS-AUG'11 BELL MOBILE HOME PARK GARDENING SVCS-AUG'11 FLORENCE VILLAGE MHP	2,960.00
1522	09/14/11	110934	JAIME MORA LEPE JANITORIAL SVCS-JUL'11 BELL MHP/FLORENCE VILLAGE MHP JANITORIAL SVCS-AUG'11 BELL MHP/FLORENCE VILLAGE MHP	2,120.00
1523	09/14/11	110934	METERMAN SERVICES, INC METER READING-AUG'11 5162 FLORENCE AVE=FVMHP METER READING-AUG'11 4874 GAGE AVE-BMHP	815.40
1524	09/14/11	110934	PETERSEN POOL & SPA POOL MAINT/SUPPLIES-AUG'11 FLORENCE VILLAGE MHP	624.00
1525	09/14/11	110934	QUILL CORPORATION MISC SUPPLIES-FVMHP MISC SUPPLIES-BMHP	175.76
1526	09/14/11	110934	OFELIA SALINAS REFUND-CLUBHOUSE DEPOSIT	25.00
1527	09/14/11	110934	WELLS LOCK & KEY 20 KEYS-BATHROOM	30.00
TOTAL	20 CHECKS			17,004.18
-W0000631	09/24/11	110936	US BANK DEBT SVC PYMT-2005 BCHA REVENUE BONDS INTEREST & PRINCIPAL	850,191.25

69

CHECK NO	DATE	BATCH	VENDOR/DESCRIPTION	AMOUNT
TOTAL		1	WIRES	850,191.25
TOTAL				867,195.43