



**CITY COUNCIL & SUCCESSOR AGENCY TO THE  
COMMUNITY DEVELOPMENT COMMISSION OF THE  
CITY OF SOUTH GATE  
SPECIAL JOINT MEETING AGENDA**

Tuesday, January 22, 2019 at 5:00 p.m.

**I. Call To Order/Roll Call Joint Meeting**

**CALL TO ORDER**            Maria Belen Bernal, Mayor/Chairperson  
**ROLL CALL**                Carmen Avalos, City Clerk/Recording Secretary

**II. City Officials Joint Meeting**

<b>MAYOR/CHAIRPERSON</b> Maria Belen Bernal	<b>CITY CLERK/RECORDING SECRETARY</b> Carmen Avalos
<b>VICE MAYOR/VICE CHAIRPERSON</b> Jorge Morales	<b>CITY TREASURER</b> Gregory Martinez
<b>COUNCIL MEMBERS/AGENCY MEMBERS</b> Denise Diaz Maria Davila Al Rios	<b>CITY MANAGER/EXECUTIVE DIRECTOR</b> Michael Flad  <b>CITY ATTORNEY/AUTHORITY COUNSEL</b> Raul F. Salinas

**III. Meeting Compensation Disclosure (Joint City Council  
And Successor Agency)**

Pursuant to Government Code Section 54952.3: Disclosure of compensation for meeting attendance by City Council Members is \$650 monthly and the Successor Agency is \$0 per meeting regardless of the amount of meetings.

**IV. Open Session Agenda**

**1. Minutes**

The City Council and Successor Agency will consider approving the Special Joint Meeting minutes of October 23, 2018 and December 11, 2018. (CLERK)

Documents:

[ITEM 1 REPORT 012219 JOINT.PDF](#)

## **V. Special Meeting Adjournment**

I, Carmen Avalos, City Clerk, certify that a true and correct copy of the foregoing Meeting Agenda was posted on January 16, 2019 at 2:22 p.m., as required by law.

Carmen Avalos,  
City Clerk

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office

8650 California Avenue, South Gate, California 90280  
(323) 563-9510 \* fax (323) 563-5411 \* [www.cityofsouthgate.org](http://www.cityofsouthgate.org)

In compliance with the American with Disabilities Act, if you need special assistance to participate in the City Council Meetings, please contact the Office of the City Clerk.

Notification 48 hours prior to the City Council Meeting will enable the City to make reasonable arrangements to assure accessibility.

**RECEIVED**

**Item No. 1**

JAN 14 2019

*City of South Gate*

**CITY COUNCIL AND SUCCESSOR AGENCY**

**CITY OF SOUTH GATE  
OFFICE OF THE CITY MANAGER**

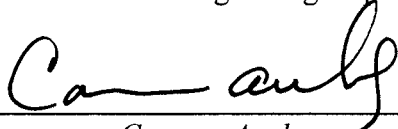
8:35am

**AGENDA BILL**

For the Special Meeting of: January 22, 2019

Originating Department: Office of the City Clerk

City Clerk:

  
Carmen Avalos

City Manager:

  
Michael Flad

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**SUBJECT: APPROVAL OF SPECIAL JOINT CITY COUNCIL AND SUCCESSOR AGENCY MEETING MINUTES.**

**PURPOSE:** To historically preserve the events of the City Council Meetings.

**RECOMMENDED ACTION:** Approving the Special Joint Meeting minutes of October 23, 2018 and December 11, 2018.

**FISCAL IMPACT:** None.

**ANALYSIS:** The minutes are provided to the City Council on the Wednesday prior to their regular business meeting. Amendments should be provided to the City Clerk's Office within 24 hours of a City Council Meeting so that verification of the record and corrections are made accordingly. A revised document will be provided to the City Council prior to the Meeting.

**BACKGROUND:** The minutes typically describe the events of the meeting and may include a list of attendees, a statement of the issues considered by the participants, and related responses or decisions for the issues.

**ATTACHMENT(S):** Special Joint Meeting minutes

**CITY OF SOUTH GATE**  
**JOINT SPECIAL CITY COUNCIL/SUCCESSOR AGENCY TO THE**  
**COMMUNITY DEVELOPMENT COMMISSION MEETING**  
**MINUTES**  
**TUESDAY, OCTOBER 23, 2018**

**CALL TO ORDER** Vice Mayor/ Vice Chairperson Jorge Morales called a Joint Special City Council/Successor Agency to the Community Development Commission to order at 5:30 p.m.

**ROLL CALL** Carmen Avalos, City Clerk/Recording Secretary

**PRESENT** Vice Mayor/Vice Chairperson Jorge Morales, Council/Authority Member Maria Davila and Council/Authority Member Al Rios; City Manager/Executive Director Michael Flad, Special Legal Counsel Jerry Ruiz

**ABSENT** Mayor/Chairperson María Belén Bernal, Council/Authority Member Denise Diaz, City Treasurer Greg Martinez, City Attorney/Authority Counsel Raul Salinas

**CLOSED SESSION** The Council/Authority Members recessed into Closed Session at 5:32 p.m. and reconvened at 6:27 p.m. with three (3) Members of Council/Authority present. Special Legal Counsel Ruiz reported the following:

1. CONFERENCE WITH LEGAL COUNSEL - REAL PROPERTY NEGOTIATIONS

Pursuant to Government Code Section 54956.8

Property APN:6202-010-900

Property Address: 7916 Long Beach Blvd., South Gate, CA 90280

City Negotiator: Michael Flad, City Manager

Negotiating with: TBD

Under Negotiation: Terms of Sale

In the matter of Item No. 1 the City Council/Authority Members provided guidance but there was no reportable action taken.

**ADJOURNMENT** Council Member/Agency Member Davila motioned to adjourn the meeting at 6:29 p.m. and seconded by Council Member/Agency Member Rios.

**PASSED and APPROVED** this 22<sup>nd</sup> day of January, 2019.

ATTEST:

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María Belén Bernal, Mayor/Chairperson

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Carmen Avalos, City Clerk

**CITY OF SOUTH GATE**  
**JOINT SPECIAL CITY COUNCIL/SUCCESSOR AGENCY TO THE**  
**COMMUNITY DEVELOPMENT COMMISSION MEETING**  
**MINUTES**  
**TUESDAY, DECEMBER 11, 2018**

- CALL TO ORDER** Mayor/Chairperson María Belén Bernal called a Joint Special City Council/Successor Agency to the Community Development Commission to order at 5:33 p.m.
- ROLL CALL** Sonia Guerrero, Recording Secretary
- PRESENT** Mayor/Chairperson María Belén Bernal, Council/Authority Member Denise Diaz, Council/Authority Member Maria Davila and Council/Authority Member Al Rios; City Manager/Executive Director Michael Flad, City Attorney/Authority Counsel Raul Salinas
- ABSENT** Vice Mayor/Vice Chairperson Jorge Morales and Carmen Avalos. City Clerk/Recording Secretary
- LATE** City Treasurer Greg Martinez
- CLOSED SESSION**
1. CONFERENCE WITH LEGAL COUNSEL – REAL PROPERTY NEGOTIATIONS  
Pursuant to Government Code Section 54956.8
    - a) Property APN: 6202-010-900  
Property Address: 7916 Long Beach Boulevard, South Gate, CA 9028  
City Negotiator: Michael Flad, City Manager  
Negotiating with: GDS Institute  
Under Negotiation: Terms of Sale
- ADJOURN** Prior to the conclusion of item 1(a), the Council/Authority Members adjourned at 5:35 p.m.
- CLOSED SESSION** The Council/Authority Members recessed into Closed Session at 5:37 p.m. and reconvened at 6:45 p.m. with four (4) Members of Council/Authority present. City Attorney/Authority Counsel Salinas reported the following:
- On item 1(a) a report was given by City Staff and upon completion of that report there was no action taken in closed session.

**1**  
**DEVELOPMENT**

The City Council and Successor Agency approved A, B and C by motion of Mayor/Chairperson Bernal and seconded by Council/Authority Member Davila.

- a. Adopted Resolution No. 7837/34 entitled – Resolution of the City Council of the City of South Gate, California, and the Successor Agency to the Community Development Commission of the City of South Gate approving the Purchase and Sale Agreement by which the Successor Agency will sell certain property located at 7916 Long Beach Boulevard (APNs 6202-010-900 and 6202-010-901), to Graduates Do Succeed, Inc., a California Corporation DBA GDS Institute in accordance with the Department of Finance-Approved Long Range Property Management Plan and the Dissolution Law;
- b. Authorizing the Chairperson of the Successor Agency to execute the Purchase and Sale Agreement in a form acceptable to the City Attorney/General Counsel; and
- c. Authorizing the transmittal of the Purchase and Sale Agreement to the Oversight Board.

**2**  
**MINUTES**

The City Council and Successor Agency considered approving the Special Joint Meeting Minutes of October 23, 2018.

**ROLL CALL:** Mayor/Chairperson Bernal, abstained; Council/Authority Member Davila, yes; Council/Authority Member Rios, yes; Council/Authority Member Diaz, abstained.

Item 2 was tabled to a future meeting.

**ADJOURNMENT**

Council/Agency Member Davila motioned to adjourn the meeting at 6:51 p.m. and seconded by Council/Agency Member Rios.

**PASSED** and **APPROVED** this 22<sup>nd</sup> day of January, 2019.

ATTEST:

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María Belén Bernal, Mayor/Chairperson

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Carmen Avalos, City Clerk