



Agenda

Regular Meeting of the

Bell City Council/Bell Community Housing Authority/Successor Agency to
the Bell Community Redevelopment Agency/ Bell Public Finance Authority

Wednesday, November 10, 2021

5:00 P.M. CLOSED SESSION

7:00 P.M. OPEN SESSION

Alicia Romero
Mayor

Ana Maria Quintana
Vice-Mayor

Monica Arroyo
Council Member

Fidencio J. Gallardo
Council Member

Ali Saleh
Council Member

Welcome to the City Council Meeting

The Bell City Council and staff welcome 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. Regular City Council meetings are held the second and fourth Wednesday of the month at 7:00 p.m., Bell Community Center, 6250 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 2615.

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, approach the podium and please 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. 2615, at least one business day prior to the scheduled meeting to ensure that we may assist you.

Statement Regarding Compensation for Members of the Bell City Council

Compensation for the members of the Bell City Council is \$673 a month. In accordance with Government Code Section 54952.3, Councilmembers will not receive any additional compensation or stipend for the convening of the following regular meetings: Successor Agency to the Bell Community Redevelopment Agency, the Bell Community Housing Authority, the Bell Public Finance Authority, the Bell Surplus Property Authority, and the Bell Solid Waste Authority.

REGULAR JOINT MEETING OF THE

Bell City Council/Bell Community Housing Authority/Successor Agency to the Bell Community Redevelopment Agency/Bell Public Finance Authority

November 10, 2021

5:00 P.M. Closed Session
7:00 P.M. Regular Meeting

THIS MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF AB 361 WHICH ALLOWS FOR THE CITY COUNCIL AND/OR CITY STAFF TO PARTICIPATE VIA TELECONFERENCE

On September 16, 2021, Governor Newsom signed AB 361, which modified the Brown Act to allow for teleconferencing participation at local legislative body public meetings during a proclaimed state of emergency. As urgency legislation, this law took effect immediately. Pursuant to Government Code section 54953(e)(1)(B), the City Council is holding its November 10, 2021 meeting via teleconference. To ensure the health and safety of the public by limiting human contact that could spread COVID-19, the Bell Community Center will not be open to the public.

The public is encouraged to view the meeting through the City's website at <http://www.cityofbell.org/?NavID=101>

PUBLIC COMMENT: If you wish to make a comment you may provide input electronically through a temporary public comment email established for City of Bell City Council meetings cityclerk@cityofbell.org. Please indicate in the Subject Line "For Public Comment" and submit your written comment by 4pm on Wednesday, November 10, 2021. Any emails received after the time indicated will not be included in the record. Written Comments will be subject to the three minute time limitation (approximately 350 words).

Public Comment could also be submitted by telephone by calling 1-669-900-9128. To provide a comment on items listed on closed session call no later than 5PM, for the regular session of the agenda, please call no later than 7PM. City staff will be using the Zoom audio communication platform for this meeting. Each speaker is limited to 3 minutes and will be given the opportunity to speak in the order your phone call is received. After you submit your comment, you will be disconnected but will still have access to view the meeting live on the City's website at <http://www.cityofbell.org/?NavID=101>

If participating via Zoom or phone, during the Public Comment Period, use the "raise hand" function on your computer or *9 by phone and wait for the Mayor to announce your name/phone number. When you are prompted, please unmute your line.

Join Zoom Meeting (ONLY FOR PUBLIC COMMENT)

Phone Number: 1-669-900-9128

Meeting ID: 841 6562 9700

Password: 135904

Call to Order

**Roll Call of the City Council in their capacities as Councilmembers/Members of all
Related Agencies:** Arroyo, Gallardo, Saleh, Quintana and Romero

Communications from the Public on Closed Session Items

This is the time for members of the public to address the City Council and related Authorities and Agencies only on items that are listed under Closed Session.

Closed Session

The City Council and the related Authorities and Agencies will recess to closed session to confer with legal counsel regarding the following matters:

- a) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Properties: 4570 Gage Avenue and 6412 Woodward Avenue, Bell CA 90201
Agency negotiators: Carlos Islas (Acting City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined
Under negotiation: Price and Terms of Payment
- b) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Properties: 4400 Gage Avenue and 4410 Gage Avenue, Bell CA 90201
Agency negotiators: Carlos Islas (Acting City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined
Under negotiation: Price and Terms of Payment
- c) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Properties: 6331 Pine Ave (City), 4359 Gage Ave (City), 4375 Gage Ave (City), 4679-1/2 Gage (City), 6303 Pine Ave (BCHA), 6317 Pine Ave (BCHA), Bell CA 90201
Agency negotiators: Carlos Islas (Acting City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined
Under negotiation: Price and Terms of Payment
- d) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Properties: 5241 Florence Ave (City), 7109 Walker Ave (City), Bell CA 90201
Agency negotiators: Carlos Islas (Acting City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined
Under negotiation: Price and Terms of Payment
- e) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Properties: 6400 Atlantic Avenue (City), Bell CA 90201
Agency negotiators: Carlos Islas (Acting City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined
Under negotiation: Price and Terms of Payment
- f) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Properties: 7020-7030 Atlantic Ave (SA), Bell CA 90201
Agency negotiators: Carlos Islas (Acting City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined
Under negotiation: Price and Terms of Payment
- g) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Properties: 4014-4022 Gage Ave (SA), Bell CA 90201
Agency negotiators: Carlos Islas (Acting City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined
Under negotiation: Price and Terms of Payment

- h) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Properties: 4560 Gage Ave (SA), Bell CA 90201
Agency negotiators: Carlos Islas (Acting City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined
Under negotiation: Price and Terms of Payment
- i) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Properties: 4205 Bell Ave (BCHA), Bell CA 90201
Agency negotiators: Carlos Islas (Acting City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined
Under negotiation: Price and Terms of Payment
- j) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Properties: 5107 Filmore Street (BCHA), Bell CA 90201
Agency negotiators: Carlos Islas (Acting City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined
Under negotiation: Price and Terms of Payment
- k) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Properties: 6624 Flora Avenue (BCHA), Bell CA 90201
Agency negotiators: Carlos Islas (Acting City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined
Under negotiation: Price and Terms of Payment
- l) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Properties: 6502 Flora Avenue (BCHA), Bell CA 90201
Agency negotiators: Carlos Islas (Acting City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined
Under negotiation: Price and Terms of Payment
- m) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Properties: 6229 Flora Avenue (BCHA), Bell CA 90201
Agency negotiators: Carlos Islas (Acting City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined
Under negotiation: Price and Terms of Payment
- n) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Properties: 4738 Florence Avenue (BCHA), Bell CA 90201
Agency negotiators: Carlos Islas (Acting City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined
Under negotiation: Price and Terms of Payment
- o) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Properties: 6304 King Avenue (BCHA), Bell CA 90201
Agency negotiators: Carlos Islas (Acting City Manager), and Dave Aleshire (City Attorney)

Negotiating parties: To be Determined
Under negotiation: Price and Terms of Payment

- p) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Properties: 6419 Prospect Avenue (BCHA), Bell CA 90201
Agency negotiators: Carlos Islas (Acting City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined
Under negotiation: Price and Terms of Payment
- q) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Properties: 6317 Pine Avenue (BCHA), Bell CA 90201
Agency negotiators: Carlos Islas (Acting City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined
Under negotiation: Price and Terms of Payment
- r) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Properties: 6303 Pine Avenue (BCHA), Bell CA 90201
Agency negotiators: Carlos Islas (Acting City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined
Under negotiation: Price and Terms of Payment
- s) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Properties: 6500 Lucille Avenue (BCHA), Bell CA 90201
Agency negotiators: Carlos Islas (Acting City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined
Under negotiation: Price and Terms of Payment
- t) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Properties: 5246 Florence Avenue (BCHA), Bell CA 90201
Agency negotiators: Carlos Islas (Acting City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined
Under negotiation: Price and Terms of Payment
- u) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Properties: 4874 Gage Avenue (BCHA), Bell CA 90201
Agency negotiators: Carlos Islas (Acting City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined
Under negotiation: Price and Terms of Payment
- v) CONFERENCE WITH LABOR NEGOTIATORS- Government Code Section 54957.6,
Agency designated representatives: Carlos Islas (Acting City Manager), Dave Aleshire (City Attorney) Employee Organization: Bell Police Officers Association (BPOA)
- w) CONFERENCE WITH LABOR NEGOTIATORS- Government Code Section 54957.6,
Agency designated representatives: Carlos Islas (Acting City Manager), Dave Aleshire (City Attorney) Employee Organization: All Unpresented Employees and at-will Management Group

Reconvene Regular City Council Meeting

Roll Call of the City Council in their capacities as Councilmembers/Members of all Related Agencies: Arroyo, Gallardo, Saleh, Quintana and Romero

Pledge of Allegiance

City Attorney Report

The City Attorney will report out on any action(s) to be taken by the City Council/Agencies on Closed Session matters.

Presentations and Recognitions

None

Communications from the Public

This is the time members of the public may address the City Council and related Authorities and Agencies. The public may speak on items that are on the agenda and on non-agenda items that are under the subject matter jurisdiction of City Council and/or its related authorities and agencies.

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.

City Manager Report

In this portion of the agenda, the City Manager will provide a brief report on items of interest to the City Council and/or the community.

Business Session

1. Introduction of Ordinance No. 1272 Adding Chapter 8.26 to the Bell Municipal Code – Specific Regulations for Organic Waste Disposal Reduction, Recycling and Solid Waste Collection; Adoption of Exemption from CEQA. *(City Council)*

Recommendation: *It is recommended that the City Council:*

1. Read by title only, waive further reading and adopt Ordinance No. 1272 titled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELL, CALIFORNIA, ADDING CHAPTER 8.26 TO TITLE 8 ("HEALTH AND SAFETY") OF THE BELL MUNICIPAL CODE, ENTITLED "SPECIFIC REGULATIONS FOR ORGANIC WASTE DISPOSAL REDUCTION, RECYCLING AND SOLID WASTE COLLECTION," TO ENACT REGULATIONS IN COMPLIANCE WITH SENATE BILL (SB) 1383 FOR THE IMPLEMENTATION OF MANDATORY FOOD AND ORGANICS

**RECYCLING, AND RELATED SOLID WASTE AND
RECYCLING PROCESSING AND REPORTING; ADOPTION
OF AN EXEMPTION FROM THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT**

2. Discuss and provide direction to staff regarding the possibility of authorizing an “ad hoc” committee consisting of two Councilmembers to provide direction and policy input on future implementation issues arising from SB 1383, including any proposals from the City’s franchised waste hauler for adjustments to the City’s rate structure for refuse services.
2. Consideration and possible action to authorize the City Manager to execute a 5- year agreement with Canon Solutions America, Inc. for City Copier and Printing Services to replace and service the City’s multi-function printer fleet and add one large format scanner/printer as needed. *(City Council)*

Recommendation: *It is recommended that the City Council award a five-year lease agreement to Canon Business Solutions in the amount of \$160,645.80 to provide City Copier and Printing Services.*

3. Consideration to Allocate Funding from the City’s American Rescue Plan Act Towards the City’s Holiday Decoration Infrastructure Improvements. *(City Council)*

Recommendation: *It is recommended that the City Council:*

1. Approve Amendment No. 1 with Tanko Lighting Inc. to add an additional task (Task C) for Holiday Street Light Improvements in the amount of \$38,608.75; and
2. Approve a total allocation of ARPA funding in the amount \$70,608.75 towards Holiday Decoration infrastructure improvements for Fiscal Year 2021-22; and
3. Read by title only, waive further reading and adopt Resolution 2021-59 titled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BELL AUTHORIZING AN ALLOCATION IN THE AMOUNT OF
\$70,608.75 FOR FY 2021-22 FROM THE CITY’S AMERICAN
RESCUE PLAN ACT TOWARDS HOLIDAY DECORATIONS
THAT WILL ASSIST IN COMMUNITY PRIDE AND ECONOMIC
DEVELOPMENT**

4. Update on City Speed Humps. *(City Council)*

Recommendation: *It is recommended that the City Council file and receive this item.*

5. Consideration of a Resolution to continue implementing Assembly Bill No. 361 (AB 361) in order to utilize remote/virtual platforms for public meetings for the period of November 11, 2021 through December 11, 2021. *(City Council)*

Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt Resolution No. 2021-60 titled:*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL AUTHORIZING THE CITY MANAGER TO CONTINUE UTILIZING TELECONFERENCING FOR PUBLIC MEETINGS PURSUANT TO ASSEMBLY BILL 361 (STATS. 2021, CH. 165)

6. Consideration to Cancel the November 24, 2021 and December 22, 2021 Regular City Council Meetings. *(City Council)*

Recommendation: *It is recommended that the City Council cancel the November 24, 2021 and December 22, 2021 Regular City Council Meetings.*

7. COVID-19 Local Emergency Status Update. *(City Council)*

Recommendation: *It is recommended that the City Council received and file this report.*

8. Consideration of a Resolution urging the Los Angeles City Council to Reject the Proposed Map (Map 2) by the LAUSD Redistricting Commission and Urging Support for Map 1A. *(City Council)*

Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt Resolution No. 2021-63 titled:*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, URGING THE CITY OF LOS ANGELES CITY COUNCIL TO REJECT THE PROPOSED MAP 2 BY THE LAUSD REDISTRICTING COMMISSION AND URGING SUPPORT FOR MAP 1A

Consent Calendar

The following Consent Calendar items are expected to be routine and non-controversial. They are acted upon by the City Council and related authorities at one time without discussion. The reading of the full text of ordinances and resolutions will be waived unless a Councilmember requests otherwise.

Recommendation: *Approve agenda items 9 through 14.*

9. Receive and File the October 2021 Donation Report. *(City Council)*

10. It is recommended that the City Council read by title only, waive further reading and adopt Resolution No. 2021-58 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, CALIFORNIA ADOPTING A COMPLETE STREETS POLICY IN SUPPORT OF THE LOS ANGELES METROPOLITAN TRANSPORTATION AUTHORITY COMPLETE STREETS POLICY

11. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants dated November 10, 2021. *(Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority).*

12. It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2021-61 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, IDENTIFYING EMPLOYEE CLASSIFICATIONS, COMPENSATION LEVELS, AND SALARY RANGES, AND RESCINDING RESOLUTION NO. 2021-43

13. It is recommended that the City Council read by title only, waive further reading and adopt Resolution No. 2021-62 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, CALIFORNIA, ACCEPTING, AND APPROVING MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF BELL AND THE BELL POLICE OFFICERS ASSOCIATION FOR THE PERIOD OF JULY 1, 2021 THROUGH JUNE 30, 2024

14. It is recommended that the City Council read by title only, waive further reading and adopt Ordinance No. 1271 titled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELL, AMENDING CHAPTER 2.04 OF TITLE 2 OF THE BELL MUNICIPAL CODE TO CHANGE THE DATE OF THE CITY'S GENERAL MUNICIPAL ELECTION FROM THE FIRST TUESDAY AFTER THE FIRST MONDAY IN MARCH OF EVEN NUMBERED YEARS TO THE DATE OF THE STATEWIDE PRIMARY ELECTIONS IN EVEN-NUMBERED YEARS IN RESPONSE TO SB 970, AND ADJUSTING TERMS IN OFFICE ACCORDINGLY

Pending Items – None

Next Regular Meeting, Wednesday, November 24, 2021

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted on November 5, 2021 at least seventy-two (72) hours prior to the meeting as required by law.

Angela Bustamante

Angela Bustamante, City Clerk

**REGULAR MEETING OF THE
BELL CITY COUNCIL AND RELATED AGENCIES**

November 10, 2021

**5:00 P.M. Closed Session
7:00 P.M. Regular Session**

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