



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, February 23, 2022

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

February 23, 2022

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 February 23, 2022 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, February 23, 2022. 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: 885 8124 3911

Password: 626738

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) Potential Initiation of litigation pursuant Government Code Section 54956.9(d)(4): Two Cases
- b) Conference with Legal Counsel – Existing Litigation, Government Code Section 54956.9(d)(1), Terry Dixon vs City of Bell, (WCAB # ADJ10381296, WCAB# ADJ10381294)

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

Update on City Grants by the Community Services Director

Communications from the Public

This is the time members of the public may address the City Council and related Authorities and Agencies 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. (Each speaker is limited to three minutes)

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. Comprehensive Annual Finance Report (CAFR) for fiscal year end date of June 30, 2021. (City Council)

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

2. Consideration to approve Amendment No. 1 with Tierra West Advisors for Successor Agency Administrative Services. (City Council)

Recommendation: *It is recommended that the City Council approve Amendment No. 1 with Tierra West Advisors for Successor Agency Administrative Services in the amount of \$36,000 per year from July 1, 2022, to June 30, 2023.*

3. Contracts Quarterly Update and Contract Implementation Schedule (City Council)

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

4. Reimbursement Agreement for Shelter Beds within the Salvation Army Bell Shelter. (City Council)

Recommendation: *It is recommended that the City Council approve in form the Reimbursement Agreement for Shelter Beds within the Salvation Army Bell Shelter, with the understanding that the final term length and the final cost will be updated in a final agreement to reflect the actual start date of the Measure H Innovation Fund pilot program. The actual start date of the pilot program is dependent on the execution of this Agreement by the parties to the pilot program and the availability of shelter beds in the Salvation Army Bell Shelter based on Los Angeles County Department of Public Health guidance for homeless shelters.*

5. Social Services Collaborator Agreement with The Salvation Army. (City Council)

Recommendation: *It is recommended that the City Council approve in form the Social Services Collaborator Agreement between The Salvation Army and the City of Bell, with the understanding that the final term length and the final cost will be updated in a final agreement to reflect the actual start date of the Measure H Innovation Fund pilot program. The actual start date of the pilot program is dependent on the execution of agreements by the parties to the pilot program and the availability of shelter beds in the Salvation Army Bell Shelter based on Los Angeles County Department of Public Health guidance for homeless shelters.*

6. Consideration to Authorize the City Manager to begin emergency repairs at 4500 Gage Ave. (City Council)

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

1. Approve the City Manager or his designee to execute a contract with ATI Restoration, LLC in the amount of \$208,575.10 for the mitigation of fire debris and demolition work in conjunction with insurance claim process; and
2. Read by title only, waive further reading and adopt Resolution 2022-16 titled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BELL AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE
TO EXECUTE A CONTRACT WITH ATI RESTORATION, INC.
FOR THE 4500 GAGE AVE DEMOLITION PROJECT**

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 7 through 11.

7. It is recommended that the City Council authorize the Acting City Manager to execute the Deed Restriction for the property located at 3700 E. Gage Ave. for the Los Angeles County Regional Park and Open Space District (RPOSD) Measure A Grant for the Development of Ernest Debs Park Gym Rehabilitation Project. *(City Council)*
8. Receive and File the Donation Report for the month of January 2022. *(City Council)*
9. Receive and File the City of Bell and Successor Agency Investment Reports as of January 2022. *(City Council/Successor Agency to the Bell Community Redevelopment Agency)*
10. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants dated February 23, 2022. *(Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority).*
11. Minutes for the Regular City Council Meetings of June 23, 2021 and February 9, 2022. *(Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority).*

Pending Items – None

Next Regular Meeting, Wednesday, March 9, 2022

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted on February 18, 2022 at least seventy-two (72) hours prior to the meeting as required by law.



Angela Bustamante, City Clerk

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

February 23, 2022

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

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