



# 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, October 26, 2022**

**6:00 P.M. CLOSED SESSION**

**7:00 P.M. OPEN SESSION**

Monica Arroyo  
**Mayor**

Fidencio J. Gallardo  
**Vice-Mayor**

Ana Maria Quintana  
**Council Member**

Alicia Romero  
**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

October 26, 2022

6:00 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 October 26, 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](mailto:cityclerk@cityofbell.org). Please indicate in the Subject Line "For Public Comment" and submit your written comment by 4pm on Wednesday, October 26, 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 6:00 PM, 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: 1-669-444-9171

Meeting ID: 896 5808 5009

Password: 159688

### Call to Order

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

### 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)  
Property: 6400 Atlantic Avenue, Bell CA 90201  
Agency negotiators: Michael Antwine (City Manager), and Dave Aleshire (City Attorney)  
Negotiating parties: To be Determined  
Under negotiation: Price and Terms of Payment
- b) Conference with Legal Counsel – Existing Litigation, Government Code Section 54956.9(d)(1), Jose Jimenez Vs City of Bell, (WCAB # ADJ-TBD)

## **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 on items that are listed on the agenda only. (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.

## **Public Hearing(s)**

The following item has been posted as a Public Hearing as required by law. The Mayor will open the Public Hearing(s) to receive public testimony only on the item(s) listed under this section.

**PUBLIC TESTIMONY** can be provided electronically through a temporary public comment email established for City of Bell City Council meetings [cityclerk@cityofbell.org](mailto:cityclerk@cityofbell.org). Please indicate in the Subject Line "Public Hearing" and submit your written comment by 4pm on Wednesday, October 26, 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 Testimony could also be submitted by telephone by calling 1-669-444-9171 and entering the following Meeting ID: 896 5808 5009 Password: 159688

1. Introduction and first reading of an ordinance amending the City of Bell Municipal Code by modifying Title 15 to amend chapter 15.38 Presale Inspection of Buildings and Property. (City Council)

**Recommendation:** *It is recommended that the City Council read by title only, waive further reading and introduce Ordinance 1275 titled:*

**AN ORDINANCE OF THE CITY OF BELL CITY COUNCIL  
AMENDING THE CITY OF BELL MUNICIPAL CODE BY  
MODIFYING CHAPTER 15.38 PRE-SALE INSPECTION OF  
BUILDINGS AND PROPERTY OF TITLE 15 BUILDINGS AND  
CONSTRUCTION WITH CERTAIN AMENDMENTS, ADDITIONS  
AND DELETIONS THERETO**

2. Introduction and first reading of an ordinance amending the City of Bell Municipal Code by modifying Title 15 to add a new chapter 15.39 Expedited Electric Vehicle Charging Station Permitting. (City Council)

**Recommendation:** *It is recommended that the City Council read by title only, waive further reading and introduce Ordinance 1276 titled:*

**AN ORDINANCE OF THE CITY OF BELL CITY COUNCIL  
AMENDING THE CITY OF BELL MUNICIPAL CODE BY ADDING  
A NEW CHAPTER 15.40 EXPEDITED ELECTRIC VEHICLE  
CHARGING STATION PERMITTING TO TITLE 15 BUILDINGS  
AND CONSTRUCTION WITH CERTAIN AMENDMENTS,  
ADDITIONS AND DELETIONS THERETO**

3. Consideration of an Interim Urgency Ordinance extending the 45-day temporary moratorium on the establishment or relocation of Medical and Dental Clinics in the C3 Zone. (City Council)

**Recommendation:** *It is recommended that the City Council read by title only, waive further reading and introduce Ordinance 1277 titled:*

**AN INTERIM URGENCY ORDINANCE OF THE CITY OF BELL,  
CALIFORNIA, ENACTED PURSUANT TO CALIFORNIA  
GOVERNMENT CODE SECTION 65858 EXTENDING THE 45-  
DAY TEMPORARY MORATORIUM BY TEN (10) MONTHS AND  
(15) DAYS ON THE ESTABLISHMENT OR RELOCATION OF  
MEDICAL AND DENTAL CLINICS WITHIN THE C-3 ZONE CITY  
LIMITS DURING THE PENDENCY OF THE CITY'S REVIEW**

**AND ADOPTION OF PERMANENT ZONING REGULATIONS  
FOR SUCH USES**

**Business Session**

4. Introduction and first reading of an ordinance amending the City of Bell Municipal Code by modifying Title 15 to adopt by reference Title 24 the 2022 California Building Standards Codes. *(City Council)*

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

1. Introduce Ordinance 1274, waive further reading and read by title only:

**AN ORDINANCE OF THE CITY OF BELL CITY COUNCIL  
AMENDING THE CITY OF BELL MUNICIPAL CODE BY  
MODIFYING TITLE 15 BUILDINGS AND CONSTRUCTION  
THEREOF AND ADOPTING BY REFERENCE THE 2022  
CALIFORNIA BUILDING CODE, 2022 CALIFORNIA  
RESIDENTIAL CODE, 2022 CALIFORNIA ELECTRICAL CODE,  
2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA  
PLUMBING CODE, AND 2022 CALIFORNIA EXISTING  
BUILDING CODE WITH CERTAIN AMENDMENTS, ADDITIONS  
AND DELETIONS THERETO**

2. Schedule a public hearing on November 9, 2022 to consider adoption and second reading of the said Ordinance.
5. Selection of an Executive Search and Recruitment firm to conduct recruitment for the positions of Finance Director and Public Works Director. *(City Council)*

***Recommendation:*** *It is recommended that the City Council ready by title only, waive further reading and adopt Resolution 2022-72 titled:*

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL,  
AUTHORIZING AWARD OF AGREEMENT TO CPS-HR  
CONSULTING FOR EXECUTIVE LEVEL SEARCH  
RECRUITMENT SERVICES AND APPROVING A FY 2022-2023  
BUDGET AMENDMENT TO ALLOCATE \$48,000 FROM THE  
GENERAL FUND RESERVES AND TRANSFER FUNDS TO THE  
CITY'S HUMAN RESOURCES PROFESSIONAL SERVICES  
FUND**

6. Authorize the Police Chief to accept and administer the FY 2022 Edward Byrne Memorial Justice Assistance Grant (JAG) in the amount of \$13,650.00 to purchase Mobile Data Computers (MDC) FOR police vehicles. *(City Council)*

***Recommendation:*** *It is recommended that the City Council ready by title only, waive further reading and adopt Resolution 2022-66 titled:*

**A RESOLUTION OF THE CITY COUNCIL OF CITY OF BELL  
AUTHORIZING THE POLICE CHIEF TO ACCEPT AND  
ADMINISTER THE FY 2022 EDWARD BYRNE MEMORIAL**

**JUSTICE ASSISTANCE GRANT (JAG) TO BE USED FOR  
PURCHASE OF MOBILE DATA COMPUTERS**

**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 10.***

7. Received and File the City of Bell and Bell Successor Agency Investment Reports as September 2022. *(City Council/Bell Successor Agency)*
8. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants dated October 26, 2022. *(Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority).*
9. Receive and File the Donation Report for the months of July – September 2022. *(City Council)*
10. It is recommended that the City Council:
  1. Read by title only, waive further reading and adopt Resolution No. 2022-70 titled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL  
ACCEPTING THE STREET IMPROVEMENT PROJECT FY 21/22  
AS COMPLETE AND AUTHORIZING STAFF TO PREPARE AND  
FILE THE NOTICE OF COMPLETION WITH THE LOS ANGELES  
COUNTY RECORDER”**; and
  2. Authorize staff to release retention thirty-five (35) days after the filing of the Notice of Completion.
11. It is recommended that the City Council cancel the November 23, 2022, and December 28, 2022, Regular City Council Meetings. *(City Council)*

**Pending Items – None**

**Next Regular Meeting, Wednesday, November 9, 2022 (Via Zoom)**

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted on October 21, 2022 at least seventy-two (72) hours prior to the meeting as required by law.

  
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Angela Bustamante, City Clerk

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

**October 26, 2022**

**6:00 P.M. Closed Session  
7:00 P.M. Regular Session**

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