



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 9, 2022

5:30 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

November 9, 2022

5:30 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 9, 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, November 9, 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 1-669-444-9171. To provide a comment on items listed on closed session call no later than 5:30 PM, for the regular session of the agenda, please call no later than 7:00 PM. 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: 832 2835 9568

Password: 072798

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: 4777 Gage Avenue, Bell CA 90201
Agency negotiators: Michael Antwine (City Manager), and Christy Lopez (Assistant City Attorney)
Negotiating parties: To be Determined
Under negotiation: Price and Terms of Payment
- b) CONFERENCE WITH LABOR NEGOTIATORS- Government Code Section 54957.6,
Agency designated representatives: City Manager Michael L. Antwine, Sergio Ibarra (Human Resources & Risk Manager), and Colin Tanner (Contract Deputy City Attorney)
Employee Organization: Bell City Employees Association (BCEA)
- c) CONFERENCE WITH LABOR NEGOTIATORS- Government Code Section 54957.6,
Agency designated representatives: City Manager Michael L. Antwine, Sergio Ibarra (Human Resources & Risk Manager), and Colin Tanner (Contract Deputy City Attorney)
Employee Organization: All Unpresented Employees and At-will Management Group
- d) CONFERENCE WITH LABOR NEGOTIATORS- Government Code Section 54957.6,
Agency designated representatives: City Manager Michael L. Antwine, Sergio Ibarra (Human Resources & Risk Manager), and Colin Tanner (Contract Deputy City Attorney)
Employee Organization: Bell Police Officers Association (BPOA)
- e) CONFERENCE WITH LABOR NEGOTIATOR Pursuant to Gov. Code Section 54957.6
Agency Negotiator: Michael L. Antwine (City Manager), and Christy Lopez (Assistant City Attorney)
Unrepresented Employee: Chief of Police

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

Proclamation declaring November 2022 as Family Court Awareness Month

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. Please indicate in the Subject Line "Public Hearing" and submit your written comment by 4pm on Wednesday, November 9, 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: 832 2835 9568 Password: 072798

1. Second 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 read by title only, waive further reading and adopt Ordinance 1274 titled:*

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

Business Session

2. Appointment to the Eco-Rapid Transit Committee. *(City Council)*

Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt Resolution No. 2022-71 titled:*

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BELL APPROVING THE MAYOR'S APPOINTMENTS TO THE
ECO-RAPID TRANSIT BOARD**

3. Authorize the Police Chief to accept and administer the Office of Traffic Safety (OTS), Selective Traffic Enforcement Program (STEP) Grant to reduce the number of traffic fatalities and injuries. *(City Council)*

Recommendation: *It is recommended that the City Council ready by title only, waive further reading and adopt Resolution 2022-77 titled:*

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BELL AUTHORIZING AN INTER-FUND ADVANCEMENT, IN
THE AMOUNT OF \$85,000 FROM THE GENERAL FUND
UNRESTRICTED FUND BALANCE TO THE POLICE
DEPARTMENT'S OFFICE OF TRAFFIC SAFETY FUND
ACCOUNT FOR THE PURPOSE OF PROVIDING OVERTIME
TO REDUCE TRAFFIC COLLISIONS YEAR 2022-2023
BUDGET AMENDMENT**

4. Consideration of a Resolution Approving a Budget Amendment to Transfer Funds from the General Fund Reserves to the City Clerk's Election Budget In order to Pay the County of Los Angeles Registrar Recorder's Office Election Division for Services Provided During the June 7, 2022 General Municipal Election. *(City Council)*

Recommendation: *It is recommended that the City Council ready by title only, waive further reading and adopt Resolution 2022-78 titled:*

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BELL APPROVING A FISCAL YEAR 2022-23 BUDGET
AMENDMENT TO TRANSFER \$62,082.16 FROM THE
GENERAL FUND RESERVES TO THE CITY CLERK'S
ELECTION EXPENDITURE ACCOUNT 001-50-0000-000-6440**

5. Consideration to Approve an Agreement with Bell Properties, Inc. for three (3) years to provide Property Management Services for all Bell Community Housing Authority (BCHA) properties. *(Bell Community Housing Authority)*

Recommendation: *It is recommended that the Chair and Members of the Board approve an Agreement with Bell Properties, Inc. for Property Management Services for three (3) years.*

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 6 through 11.

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

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

8. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants dated November 9, 2022. *(Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority).*

9. It is recommended that the City Council read by title only, waive further reading and adopt Resolution No. 2022-73 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)

10. It is recommended that the City Council read by title only, waiver further reading, and adopt the following resolutions:

- a. Resolution No. 2022-74 (a) titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL CALIFORNIA, DECLARING CERTAIN EMPLOYEE CLASSIFICATIONS AS EXCLUDED FROM THE CIVIL SERVICE SYSTEM DESIGNATING SUCH CLASSIFICATIONS TO BE UNREPRESENTED AND AT-WILL PURSUANT TO

**BELL MUNICIPAL CODE SECTION 2.84.030(B) AND
RESCINDING RESOLUTION NO. 2020-65**

b. Resolution No. 2022-75 (b) titled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL,
CALIFORNIA, DESIGNATING AND CONFIRMING EXISTING UNITS
FOR CERTAIN REPRESENTED FULL-TIME AND PART-TIME
OFFICERS AND EMPLOYEES OF THE CITY, AND RESCINDING
RESOLUTION NO. 2021-42**

c. Resolution No. 2022-76 (c) titled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL,
CALIFORNIA, IDENTIFYING EMPLOYEE CLASSIFICATIONS,
COMPENSATION LEVELS, AND SALARY RANGES, AND
RESCINDING RESOLUTION NO. 2022-25**

11. Minutes for the Regular City Council Meetings of September 14 and 28, 2022. (*City Council/Successor Agency to the Bell Community Redevelopment Agency*)

Pending Items – None

**November 23, 2022 Meeting Cancelled
Next Regular Meeting, Wednesday, December 14, 2022 (In-Person)**

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted on November 4, 2022 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 9, 2022

**5:30 P.M. Closed Session
7:00 P.M. Regular Session**

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