



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, March 22, 2023

6:00 P.M. CLOSED SESSION

7:00 P.M. OPEN SESSION

**BELL COMMUNITY CENTER
6250 PINE AVENUE, BELL CA 90201**

**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

March 22, 2023

6:00 P.M. Closed Session

7:00 P.M. Regular Meeting

Location: Bell Community Center, 6250 Pine Avenue, Bell CA 90201

MEETING WILL BE HELD IN-PERSON AT THE BELL COMMUNITY CENTER

PUBLIC COMMENT: If you wish to make a comment on items listed on the agenda, you may attend the meeting in-person at Bell Community Center. Please complete a Request to Speak Card available in the location and wait until the mayor calls you to approach the podium. Please clearly state your name and address and proceed to make your comments.

You may also submit input electronically through a temporary public comment email established for City of Bell City Council meetings at cityclerk@cityofbell.org. Your written comment must be submitted by 4pm on Wednesday, March 22, 2023. 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).

The meeting will be recorded and live streamed on the City's website at <http://www.cityofbell.org/?NavID=101>

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) Public Employee Performance Evaluation (Government Code Section 54957 (b))
Title: City Manager
- b) CONFERENCE WITH LABOR NEGOTIATORS- Government Code Section 54957.6,
Agency designated representatives: City Manager Michael L. Antwine, and City Attorney Dave Aleshire
Employee Organization: All Unpresented Employees and At-will Management Group
- c) 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

Reconvene Regular City Council Meeting

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

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

- a. Recognition to Bell Police Officers for “10851” Stolen Vehicle Award from the California Highway Patrol

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.

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.

1. Consideration of an Ordinance of the City of Bell, California, amending Section 17.16.040 (C)(4) (R-1 Development Standards) and Section 17.20.040 (B)(4) (R-2 Development Standards) of Title 17 (Zoning) of the Bell Municipal Code (BMC), relating to reduced side setbacks for additions to or new construction of a single-family dwelling on lots in the R-1 and R-2 zones that are less than 50 feet wide. (*Council*)

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

1. Determine that the proposed text amendment is exempt from further review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and the regulations promulgated there under (14 California Code of Regulations §§ 15000, et seq., the “CEQA Guidelines”), because it consists

of only minor text revisions and clarifications to existing zoning regulations and procedures related thereto, and will not have the effect of substantially changing regulatory standards or findings required. Therefore, in accordance with CEQA, the proposed text amendment is exempt from CEQA pursuant to Section 15061(b)(3) because the activity is governed by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. In this case, the proposed text amendment will not have a significant effect on the environment; and

2. Read by title only, waive further reading and introduce Ordinance No. 1280 titled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELL, AMENDING SECTION 17.16.040 (C)(4) (R-1 DEVELOPMENT STANDARDS) AND SECTION 17.20.040 (B)(4) (R-2 DEVELOPMENT STANDARDS) OF TITLE 17 (ZONING) OF THE BELL MUNICIPAL CODE (BMC), RELATING TO REDUCED SIDE SETBACKS FOR ADDITIONS TO OR NEW CONSTRUCTION OF SINGLE-FAMILY DWELLINGS IN THE R-1 AND R-2 ZONES ON LOTS THAT ARE LESS THAN 50 FEET WIDE

Business Session

2. City of Bell Membership in The Gateway Cities Affordable Housing Trust, A Joint Powers Authority. *(Council)*

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

1. Authorize the Mayor to execute the Gateway Cities Affordable Housing Trust Joint Powers Authority (JPA) Agreement; and
2. Read by title only, waive further reading and adopt Resolution No. 2023-17 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, APPROVING, AUTHORIZING AND DIRECTING CITY EXECUTION OF THE JOINT EXERCISE OF POWERS AGREEMENT RELATING TO MEMBERSHIP IN THE GATEWAY CITIES AFFORDABLE HOUSING TRUST

3. Appointments of Finance Team Members to Serve on the 2005 Bell Community Housing Authority Lease Revenue Refunding Bonds. *(City Council)*

Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2023-19:*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL APPOINTING FINANCING TEAM MEMBERS IN CONNECTION WITH THE ISSUANCE OF REFUNDING BONDS TO REFUND THE CURRENTLY OUTSTANDING BELL COMMUNITY HOUSING AUTHORITY LEASE REVENUE REFUNDING BONDS, ISSUE OF 2005, AND AUTHORIZING THE TAKING OF CERTAIN ACTIONS IN CONNECTION THEREWITH

4. Citywide Tree Planting at Various Locations – Construction Award. *(City Council)*

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

1. Award a construction contract in the amount of \$143,200 to Green Giant Landscape, Inc. for the Citywide Tree Planting at Various Locations, and
 2. Authorize the City Manager to execute change orders to the project in a total amount not to exceed \$14,320 (ten percent of the bid amount) for any necessary additional work.
5. Consideration to Approve the Agreement for Purchase and Sale of Real Property located at 4773-4777 E. Gage Avenue. *(City Council)*

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

1. Authorize the City Manager or his designee to act as the authorized representative to administer the grant received from the Los Angeles County Regional Park and Open Space District;
2. Authorize the issuance of a purchase order in the amount of \$25,000 as a deposit in escrow for the purchase of this Real Property located at 4773-4777 E. Gage Avenue;
3. Approve the Purchase and Sale Agreement (PSA) for Real Property located at 4377-4777 Gage Ave between the City and 4777 GAGE BELL, LLC; and
4. Read by title only, waive further reading and adopt Resolution No. 2023-18 title:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BELL AMENDING THE APPLICATION FOR THE LOS
ANGELES COUNTY REGIONAL PARK AND OPEN SPACE
DISTRICT BY CHANGING THE AUTHORIZED
REPRESENTATIVE ON BEHALF OF THE CITY OF BELL TO
THE CITY MANAGER OR HIS DESIGNEE**

6. 2023 City Council Reorganization. *(City Council)*

Recommendation: *It is recommended that the City Council review and discuss the reorganization options and provide direction to staff.*

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 item 7*

7. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants dated March 8, 2023. *(Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority).*

Pending Items – None

Next Regular Meeting, Wednesday, April 12, 2023

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted March 17, 2023 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**

March 22, 2023

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

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