



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, June 28, 2023

**7:00 P.M. OPEN SESSION
CLOSED SESSION WILL BE HELD AFTER
THE OPEN SESSION**

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

**Fidencio J. Gallardo
Mayor**

**Ana Maria Quintana
Vice-Mayor**

**Monica Arroyo
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**

June 28, 2023

**7:00 P.M. Regular Meeting
Closed Session will be held at the end of the Open Session**

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, June 28, 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:** Arroyo, Romero, Saleh, Quintana and Gallardo

Pledge of Allegiance

Presentations and Recognitions

- a. Proclamation recognizing July 2023, as Park and Recreation 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 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. Final extension of a moratorium prohibiting the establishment of new (or relocation of) medical uses within the C-3 (Heavy Commercial) zone. *(Council)*

Recommendation: *It is recommended that the City Council continue the public hearing to the next regular City Council meeting of July 26, 2023.*

Business Session

2. Adoption of the Recommended Budget for Fiscal Year 2023-2024. *(Council)*

Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt Resolution No. 2023-37 titled:*

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL
ADOPTING THE CITY BUDGET FOR THE FISCAL YEAR
COMMENCING JULY 1, 2023, AND ENDING JUNE 30, 2024**

3. Resolution No. 2023-XX declaring 7020 Atlantic Ave, 7030 Atlantic Ave and 4738 Florence Ave in the City of Bell, Assessor Parcel Number's ("APN's") 6326-035-901, 6326-035-902, and 6226-002-900, surplus land under the Surplus Land Act as amended by AB 1486. *(Successor Agency)*

Recommendation: *It is recommended that the Successor Agenda read by title only, waive further reading and adopt Resolution No. 2023-49 titled:*

**A RESOLUTION OF THE SUCCESSOR AGENCY OF THE FORMER
BELL COMMUNITY REDEVELOPMENT AGENCY DECLARING
CERTAIN PROPERTY LOCATED AT 7020 ATLANTIC AVE, 7030
ATLANTIC AVE AND 4738 FLORENCE AVE IN THE CITY OF BELL,
ASSESSOR PARCEL NUMBER'S ("APN'S") 6326-035-901, 6326-035-
902, AND 6226-002-900 (THE "PROPERTIES") SURPLUS LAND
PURSUANT TO THE SURPLUS LAND ACT (GOVERNMENT CODE
SECTIONS 54220 ET SEQ.)**

4. Resolution No. 2023-50 declaring 7020 Atlantic Ave, 7030 Atlantic Ave and 4738 Florence Ave in the City of Bell, Assessor Parcel Number's ("APN's") 6326-035-901, 6326-035-902, and 6226-002-900, surplus land under the Surplus Land Act as amended by AB 1486. *(City Council)*

Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt Resolution No. 2023-50 titled:*

**A RESOLUTION OF THE CITY OF BELL, CALIFORNIA, DECLARING
CERTAIN PROPERTY LOCATED AT 5241 FLORENCE AVE IN THE
CITY OF BELL, ASSESSOR PARCEL NUMBER ("APN") 6327-034-906,
(THE "PROPERTY") SURPLUS LAND PURSUANT TO THE SURPLUS
LAND ACT (GOVERNMENT CODE SECTIONS 54220 ET SEQ)**

5. Shelter Bed Pilot Project Renewal Agreements. (City Council)

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

1. Approve the Reimbursement Agreement between the LCA1 cities (Bell Gardens, Commerce, Cudahy, Huntington Park, Maywood, South Gate, and Vernon) and the City of Bell; and
 2. Approve the Social Services Collaborator Agreement between The Salvation Army and the City of Bell.
6. Approval of a One-Year Agreement with Universal Protection Service, LP for Jail Services. (City Council)

Recommendation: *It is recommended that the City Council approve a one-year agreement with Universal Protection Services for Jail Services in the amount not to exceed \$338,810.00 from July 1, 2023, through June 30, 2024, and allow for (2) one-year extensions.*

7. Consideration to approve Amendment No. 3 with Infinity Technologies for Information Technology (IT), Geographic Information Systems (GIS) and IT Support for ARPA Projects. (City Council)

Recommendation: *It is recommended that the City Council approve Amendment No. 3 with Infinity Technologies for Information Technology (IT), Geographic Information Systems (GIS) and IT Support for ARPA Projects.*

8. Consideration of a Resolution Approving Participation in the Los Angeles Urban County Permanent Local Housing Allocation (PLHA) Program Year 3, Authorizing Reimbursable Contract with the County of Los Angeles, and Approve the Recommended Programs to be Funded. (City Council)

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

1. Read by title only, waive further reading and adopt Resolution No. 2023-38 titled:

A RESOLUTION OF THE BELL CITY COUNCIL APPROVING PARTICIPATION IN THE LOS ANGELES URBAN COUNTY PERMANENT LOCAL HOUSING ALLOCATION PROGRAM BY AUTHORIZING THE MAYOR, OR HER DESIGNEE, TO SIGN A REIMBURSABLE CONTRACT WITH THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY (LACDA) ACTING ON BEHALF OF THE COUNTY OF LOS ANGELES

2. Approve the staff recommended programs that will be funded with the Permanent Local Housing Allocation (PLHA) Program Funds Year 3; and
 3. Authorize Staff to develop the policies and guidelines for the programs.
9. Consideration of a Contract Services Agreement with JZMK Partners to provide professional services for the preparation of the City of Bell's 2023-2024 Comprehensive Zoning Code and Zoning Map Update. (City Council)

Recommendation: *It is recommended that the City Council approve a Contract Services Agreement with JZMK Partners in the amount not to exceed \$250,000 for the purpose of updating the City of Bell's 2023-2024 Comprehensive Zoning Code and Zoning Map.*

10. Gage Avenue Bridge Improvement Project – Approve Metro Grant Amendment #1. (City Council)

Recommendation: *It is recommended that the City Council approve the Metro grant increase by \$980,000 from \$66,847, for a total of \$1,046,847, for the Gage Avenue Bridge Improvement Project.*

11. Zero Emission Bus Rollout Plan. (City Council)

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

1. Approve the Zero Emission Bus (ZEB) Rollout Plan; and
2. Read by title only, waive further reading and adopt Resolution No. 2023-39 titled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BELL, CALIFORNIA APPROVING THE ZERO EMISSION BUS
ROLLOUT PLAN**

12. Consideration to Approve Amendment No. 3 with Tunnelworks Services, Inc. for Citywide Sewer Maintenance Services. (City Council)

Recommendation: *It is recommended that the City Council approve Amendment No. 3 with Tunnelworks Services, Inc. to increase the total maximum compensation from \$241,440.80 to \$291,231.60 and extend the term of the agreement by one additional year from July 25, 2023, to July 24, 2024.*

13. Approve Amendment No. 1 with Z&K Consultants for On-Call Public Works Professional Services. (City Council)

Recommendation: *It is recommended that the City Council approve Amendment No. 1 with Z&K Consultants for On-Call Public Works Professional Services.*

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

Recommendation: *It is recommended that the Mayor appoint one of the applicants to the Eco-Rapid Transit Board and add the appointee to the City's internal/external committee list.*

15. Annual Appointments of Council Members to Serve on Various Committees. (City Council)

Recommendation: *It is recommended that the:*

1. City Council review and discuss the appointments of council members on the various committees; and
2. Mayor appoint members to serve on the various committees, following recommendations from each council member as to where they would like to serve;
3. Read by title only, waive further reading and adopt Resolution No. 2023-40 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL APPROVING THE COUNCIL APPOINTMENTS TO REGIONAL ORGANIZATIONS, VARIOUS BOARDS AND AGENCIES

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 16 through 22.

16. Resolutions 2023-41 through 2023-43 approving the Engineer's Report and Set the Public Hearing to Consider Annual Assessments within the Citywide Sanitary Sewer Maintenance District with No Increase in Assessments. *(City Council)*

17. Resolutions 2023-44 through 2023-46 approving the Engineer's Report and Set the Public Hearing to Consider Annual Assessments within the Citywide Landscape and Lighting Maintenance District with No Increase in Assessments. *(City Council)*

18. It is recommended that the City Council approve:

1. The settlement agreement between the City and Marina Landscape Inc., where Marina Landscape Inc. provides re-planting services (project) AND a credit for plants in the form of payment to the City AND for the City to waive all claims against Marina Landscape Inc.
2. Read by title only, waive further reading and adopt Resolution No. 2023-47 titled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, CALIFORNIA APPROVING A SETTLEMENT AGREEMENT WITH MARINA LANDSCAPE, INC. FOR THE EASTERN AVE. RE-PLANTING PROJECT."

19. Approval of the Holiday Schedule for Fiscal Year 2023-2024 and the 2023 Holiday Closure. *(City Council)*

20. It is recommended that the City Council read by title only, waiver further reading and adopt Resolution 2023-48 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. 2022-76

21. It is recommended that the City Council reject all proposals for the Ernest Debs Park Netting Project Proposal # PW-202301. *(City Council)*

22. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants dated June 28, 2023. *(Council/Successor Agency to*

the Bell Community Redevelopment Agency/Bell Community Housing Authority).

Pending Items – None

RECESS TO 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): One Case
- b) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Property: 5091 Rickenbacker Rd, Bell CA 90201
Agency negotiators: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined
- c) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Property: 6400 Atlantic, Bell CA 90201
Agency negotiators: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined
- d) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Property: 4410 Gage Avenue, Bell CA 90201
Agency negotiators: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined

RECONVENE TO OPEN SESSION

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.

Next Regular Meeting, Wednesday, July 26, 2023

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted June 24, 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**

June 28, 2023

**7:00 P.M. Regular Session
Closed Session will be held after the Open Session**

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