



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, July 26, 2023

5:00 P.M. CLOSED SESSION

7:00 P.M. 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**

July 26, 2023

**5:00 P.M. Closed Session Meeting
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, July 26, 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 REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Property: 5390 Rickenbacker Road, 6717 Atlantic Ave., 4825 Florence Ave., 4612 Gage Ave., and 5143 Gage Ave., Bell CA 90201
Agency negotiators: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined

- c) Conference with Legal Counsel – Existing Litigation, Government Code Section 54956.9(d)(1), Kai Joseph Vs City of Bell, (WCAB # ADJ13684916)
- d) Conference with Legal Counsel – Existing Litigation, Government Code Section 54956.9(d)(1), Roy Serrano Vs City of Bell, (WCAB # TBD)

Reconvene Regular City Council Meeting

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

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 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. Request to Continue the Public Hearing of a Moratorium Prohibiting the Establishment of New (or relocation of) Medical Uses Within the C-3 (Heavy Commercial) Zone to the Next City Council Meeting of August 23, 2023. *(Council)*

Recommendation: *It is recommended that the City Council continue the public hearing to the next regular City Council meeting of August 23, 2023.*

2. Resolution No. 2023-54 Approving the Engineer's Report, Confirming the Assessments and Ordering the Levying of Assessments with No Increase for the Landscape and Lighting Maintenance District for Fiscal Year 2023/2024. *(Council)*

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

1. Conduct a Public Hearing regarding the Fiscal Year 2023/2024 Landscape and Lighting Maintenance District Engineer's Report; and
2. Read by title only, waive further reading and adopt Resolution No. 2023-54 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, APPROVING THE ENGINEER'S REPORT, CONFIRMING THE DIAGRAM AND ASSESSMENT, AND ORDERING THE LEVYING OF ASSESSMENTS WITHIN THE CITY OF BELL LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT FOR THE FISCAL YEAR 2023/2024

3. Resolution No. 2023-55 Approving the Engineer's Report, Confirming the Assessments and Ordering the Levying of Assessments at No Increase for the Sanitary Sewer Maintenance District for Fiscal Year 2023/2024. *(Council)*

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

1. Conduct a Public Hearing regarding the Fiscal Year 2023/2024 Sanitary Sewer Maintenance District Engineer's Report; and
2. Read by title only, waive further reading and adopt Resolution No. 2023-55 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, COUNTY OF LOS ANGELES APPROVING THE ENGINEER'S REPORT, CONFIRMING THE DIAGRAM AND ASSESSMENT AND ORDERING THE LEVYING OF ASSESSMENTS WITHIN THE CITY OF BELL SANITARY SEWER MAINTENANCE DISTRICT FOR THE FISCAL YEAR 2023/2024

Business Session

4. Local Business Tax Solutions Presentation. *(Council)*

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

5. Development Impact Fees Nexus Study Presentation. *(City Council)*

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

6. A Resolution Accepting the Technical Assistance Program Grant in the amount of \$285,000 to Fund Pre-Acquisition Costs for New Park Development. *(City Council)*

Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt Resolution No. 2023-56 titled:*

**A RESOLUTION OF THE CITY COUNCIL OF CITY OF BELL
AUTHORIZING THE CITY MANAGER AND THE COMMUNITY
SERVICES DIRECTOR TO ADMINISTER THE TECHNICAL
ASSISTANCE PROGRAM (TAP) FUNDING OF \$285,000 WITH THE
LOS ANGELES REGIONAL PARK AND OPEN SPACE DISTRICT FOR
PRE-ACQUISITION COSTS FOR NEW PARK DEVELOPMENT AT
4773-4777 GAGE AVENUE**

7. Consideration to Approve Amendment No. 2 with Tanko Streetlighting, Inc. for Streetlight Maintenance Services. *(City Council)*

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

1. Approve Amendment No. 2 with Tanko Streetlighting, Inc. to increase the total maximum compensation from \$188,608.75 to \$290,252.43; and
2. Read by title only, waive further reading and adopt Resolution 2023-57 titled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL
AUTHORIZING A FY 2022-2023 BUDGET AMENDMENT TO
TRANSFER \$101,643 FROM THE LIGHTING AND LANDSCAPE
DISTRICT FUND RESERVES TO THE LIGHTING AND LANDSCAPE
DISTRICT OUTSIDE PROFESSIONAL SERVICES ACCOUNT**

8. Cheli Specific Plan – Contract Funding Reallocation. *(City Council)*

Recommendation: *It is recommended that the City Council fund's reallocation for the Cheli Specific Plan contract with The Arroyo Group.*

9. Atlantic Avenue Specific Plan – Contract Funding Reallocation. *(City Council)*

Recommendation: *It is recommended that the City Council approve the funding reallocation for the Atlantic Avenue Specific Plan contract with The Arroyo Group.*

10. Consideration to Approve Amendment No. 1 With Terra Realty Advisors – Real Estate Services on Outdoor Advertising/Billboard. *(City Council)*

Recommendation: *It is recommended that the City Council approve the Contract Services Amendment No. 1 for Terra Realty Advisors for real estate services for outdoor advertising/digital billboards in an amount not to exceed \$45,000.*

11. A Resolution Approving and Adopting Employee Classifications, Compensation Levels, and Pay Ranges and Rescinding and Replacing Resolution No. 2022-76. *(City Council)*

Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt Resolution No. 2023-48 titled:*

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL,
CALIFORNIA, IDENTIFYING EMPLOYEE CLASSIFICATIONS,
COMPENSATION LEVELS, AND PAY RANGES, AND RESCINDING
RESOLUTION NO. 2022-76**

12. Settlement Agreement with Marina Landscape Inc. for the Eastern Ave. Landscape Damages. *(City Council)*

Recommendation: *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.; and
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**

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 13 through 17.

13. Received and File the City of Bell Successor Agency Investment Reports as of May 2023. *(Council/Successor Agency to the Bell Community Redevelopment Agency)*
14. It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2023-58 titled:

**A RESOLUTION DETERMINING AND ESTABLISHING AN
APPROPRIATIONS LIMIT FOR FISCAL YEAR 2023-24 IN
ACCORDANCE WITH ARTICLE XIII B OF THE CALIFORNIA
CONSTITUTION AND GOVERNMENT CODE SECTION 7910**

15. It is recommended that the City Council:

1. Read by title only, waive further reading and adopt Resolution No. 2023-59 titled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL
ACCEPTING THE COUNCIL CHAMBERS – HVAC SYSTEM PROJECT
FY 22/23 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 the contract's retention in the amount of \$4,881.30 thirty-five (35) days after recordation of the Notice of Completion.
16. Approve the contract with Liebert Cassidy Whitmore for special services in the amount of \$4,800.00 and authorize the City Manager to execute the contract and process a forthwith payment. *(City Council)*
17. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants dated July 26, 2023. *(Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority).*

Pending Items – None

**August 9, 2023 Meeting Cancelled
Next Regular Meeting, Wednesday, August 23, 2023**

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted July 21, 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**

July 26, 2023

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

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