



Agenda

Special 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

6:30 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.

SPECIAL JOINT 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

6:30 P.M. Open 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: Arroyo, Romero, Saleh, Quintana, and Gallardo

Pledge of Allegiance

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)

Public Hearing

1. Public Hearing - A Resolution of the City Council of the City of Bell Authorizing the Recording of Liens Against Various Real Properties in the City for Delinquent Rubbish Collection Charges. (*City Council*)

Recommendation: *It is recommended that the City Council read by title only, waive further reading, and adopt Resolution 2023-52 titled:*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, CALIFORNIA AUTHORIZING THE RECORDING OF LIENS AGAINST VARIOUS REAL PROPERTIES IN THE CITY OF BELL FOR DELINQUENT RUBBISH COLLECTION CHARGES

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 on July 21, 2023 at least twenty-four (24) hours prior to the meeting as required by law.

Angela Bustamante, City Clerk

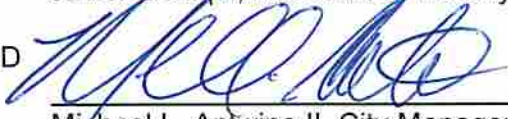
City of Bell Agenda Report

DATE: July 26, 2023

TO: Mayor and City Council

FROM: Javier Ochigui, Assistant to the City Manager

APPROVED
BY:


Michael L. Antwine II, City Manager

SUBJECT: Public Hearing - A Resolution of the City Council of the City of Bell Authorizing the Recording of Liens Against Various Real Properties in the City for Delinquent Rubbish Collection Charges

RECOMMENDATION:

It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2023-52 titled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, CALIFORNIA AUTHORIZING THE RECORDING OF LIENS AGAINST VARIOUS REAL PROPERTIES IN THE CITY OF BELL FOR DELINQUENT RUBBISH COLLECTION CHARGES"

BACKGROUND:

The City entered into an agreement with Consolidated Disposal Service, LLC (Consolidated) on July 1, 2012. In 1998-99, Republic Services purchased Consolidated. However, the City's current agreement still references Consolidated Disposal Service, LLC.

On August 12, 2015, the City approved Ordinance No. 1209, which authorizes the City Council, following a noticed of public hearing, to collect delinquent fees and charges by confirming a special assessment against such properties and then creating an assessment lien on the property tax roll of the assessed properties.

Per the City's Municipal Code Section 8.24.120, the City Manager is required to transmit the delinquent fees report to the City Council at which time the City Council shall fix a date and time to hold a special city council lien hearing meeting. On June 14, 2023, the City set a Public Hearing on July 26, 2023, to consider the Creation of Liens/Special Assessment to collect delinquent rubbish fees.

DISCUSSION:

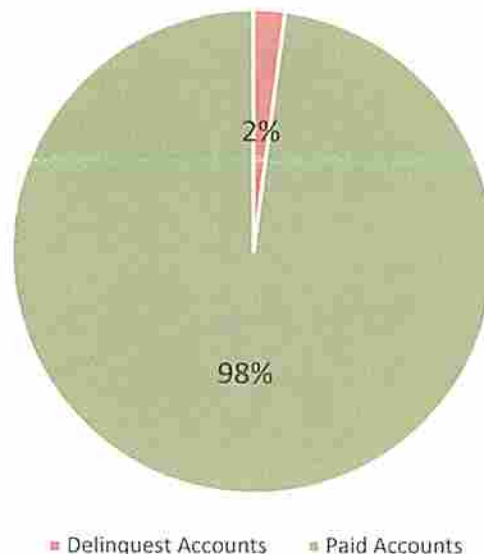
The Bell Municipal Code (Chapter 8.24) states that trash collection fees are to be paid for each residential property in the City (Section 8.24.120). If trash collection fees remain unpaid after 30 days, an account becomes delinquent.

Consolidated has made reasonable efforts to diligently pursue and collect all past due fees and charges. Consolidated sends customers a 30, 60, and 90-day reminder notice of the past due balance; however, several accounts remain past due as indicated in Attachment "2". As a result, Consolidated is requesting the city to declare the unpaid rubbish fees as special assessments, and to create a lien to collect all said assessments. The total delinquencies and unpaid amounts are as follows:

Calendar Year	Delinquent Accounts	Unpaid Amount
2023	113	\$28,015.98

Below is a chart illustrating delinquent accounts vs. paid residential accounts:

Delinquent vs. Paid Accounts



Approximately 98 percent of Bell accounts are current and pay their trash bill. The City will give delinquent property owners until Saturday, July 29, 2023, at 5:00 p.m. to pay delinquent fees and charges. If payment is received on or before Saturday, July 29, 2023, those properties will be removed from the lien list.

In conformance with BMC Section 8.24.082, Consolidated has provided the City Manager and City Clerk with a list of properties that have been delinquent for at least three months (Exhibit "A"). Additionally, notices of public hearing were mailed to individual account holders and property owners on June 29, 2023. In addition, a notice of the public hearing was published in the Press Telegram on July 5, 2023.

On or before August 10, 2023, following the Council's final determination upon each charge, the City Clerk shall file with the County Auditor and/or County Recorder a copy of the report prepared with a statement endorsed on the report over his or her signature that the report has

been finally adopted by the City Council and that the County Auditor and/or County Recorder shall enter the amounts of the charges against the respective lots or parcels of land as they appear on the current assessment roll.

If the City Council adopts this Resolution, the City will give delinquent property owners until Saturday, July 29, 2023, at 5:00 p.m. to pay delinquent fees and charges to Consolidated at the following address:

Republic Services (Consolidated Disposal Service)
12949 Telegraph Rd.
Santa Fe Springs, CA 90610
Phone: (562) 347-4016
Fax: (562) 347-4092

If payment is received on or before Saturday, July 29, 2023, those properties will be removed from the lien list.

FISCAL IMPACT:

The total delinquent amount is \$28,015.98. If collected, the City's anticipated revenue based on a ten percent (10%) franchise fee will be \$2,801.59.

ATTACHMENTS:

1. Resolution 2023-52
2. Exhibit "A" Report on Delinquent Accounts

RESOLUTION NO. 2023-52

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL,
CALIFORNIA AUTHORIZING THE RECORDING OF LIENS
AGAINST VARIOUS REAL PROPERTIES IN THE CITY OF BELL
FOR DELINQUENT RUBBISH COLLECTION CHARGES**

WHEREAS, Bell Municipal Code (BMC) Section 8.24.120 (Liability for fees), establishes the liability of each owner, occupant, or other person responsible for the day-to-day operation of the premises to make arrangement for collection of refuse; and

WHEREAS, BMC Section 8.24.120 further provides if service fees and charges (and any applicable interest or penalties) are not paid as required, the owner and occupant each shall be jointly and severally liable for their payment, and "[t]he city may collect the fees and charges (plus any interest or penalties) on the property tax roll for the property."; and

WHEREAS, Consolidated Disposal Service, LLC (Consolidated) is the exclusive contractor for the collection, removal and disposal for all rubbish in the City of Bell pursuant to a Franchise Agreement; and

WHEREAS, in accordance with BMC Section 8.24.082, Consolidated has assigned delinquent accounts to the City for collection by causing a report of any three-month delinquent fee reports to be sent to the City Manager; and

WHEREAS, the City Manager has received a listing of properties that have delinquent rubbish charges which constitutes only approximately 2% of the accounts; and

WHEREAS, after making all reasonable efforts to diligently pursue and collect all fee and charges due for providing rubbish collection services from the responsible account holders, and after notifying the property owners, Consolidated is requesting the City Council to approve the assessments and to authorize the recording of lien as indicated on Exhibit "A"; and

WHEREAS, in accordance with BMC Section 8.24.082, notices of public hearing were mailed to individual account holders and property owners on June 29, 2023, and, in addition, notice of the public hearing was published in the Press Telegram on July 5, 2023; and

WHEREAS, the City Council has sufficiently considered all evidence and testimony presented to them to make the following determination.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BELL DOES HEREBY
RESOLVE AND DETERMINE AS FOLLOWS:**

Section 1. Based on evidence, testimony and information presented during the July 26, 2023, public hearing, the rubbish collection accounts, described in the "Lien List" marked as Exhibit "A" attached hereto and incorporated by reference, are determined to be delinquent and hereby declared to constitute special assessments against the respective parcels of land.

Section 2. The Los Angeles County Tax Assessor shall enter on the County Assessment Roll the amount of the Assessment and said Assessment shall be collected at the same time and in the same manner as the County taxes are collected.
After collection by the County, the net amount of the assessment shall be paid to the City Treasurer

of the City. The City Treasurer shall deposit all proceeds of such assessments into a Special Fund; and all payments made from such funds shall be for the purpose set out in the Report.

Section 3. The City Manager, or his designee, is hereby authorized and directed to record with the LA County Recorder's Office assessment liens on the properties described in Exhibit "A" for the amount of such delinquent fees, plus legal fees and administrative cost, and to take any necessary actions related thereto to effectuate the recordation of said liens.

Section 4. Consolidated shall continue to provide collection services in the City of Bell in accordance with the Franchise Agreement regardless of the status of the delinquent accounts.

Section 5. This Resolution shall take effect from and after the date of its passage and adoption.

PASSED, APPROVED, AND ADOPTED this 26th day of July 2023.

Fidencio J. Gallardo, Mayor

APPROVED AS TO FORM:

David Aleshire, City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Angela Bustamante, City Clerk of the City of Bell, hereby attest and certify that the above and foregoing resolution was duly adopted by the Bell City Council at a special meeting held on the 26th day of July 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Angela Bustamante, City Clerk

Exhibit A
List of Delinquent Accounts

	TOTAL LIEN	S_ADD1	S_ADD2	S_ADD3	PARCEL
1	\$ 1,020.36	6241	WOODLAWN UNIT A	AVE	6315015017
2	\$ 830.69	6517	CORONA	AVE	6325001031
3	\$ 651.04	6246	WOODLAWN	AVE	6315016010
4	\$ 634.56	6936	WILCOX	AVE	6327016015
5	\$ 574.56	3735	BECK	AVE	6324027012
6	\$ 151.08	7033	CORONA	AVE	6325039007
7	\$ 445.80	6229	ORCHARD	AVE	6318021007
8	\$ 445.80	6322	WOODWARD	AVE	6316023011
9	\$ 444.11	4205	BELL	AVE	6325011900
10	\$ 443.04	6239	RIVER	DR	6315022022
11	\$ 443.04	6801	OTIS	AVE	6325030011
12	\$ 443.04	6925	SAN LUIS	AVE	6325041012
13	\$ 423.04	4865	BELL	AVE	6327001026
14	\$ 383.04	4864	BELL	AVE	6327005002
15	\$ 83.04	4951	BECK	AVE	6327010013
16	\$ 383.04	6521	GIFFORD	AVE	6325005006
17	\$ 383.04	3911	BELL	AVE	6325004015
18	\$ 383.04	3814	BELL	AVE	6325040002
19	\$ 383.04	6520	FISHBURN	AVE	6325013007
20	\$ 383.04	6310	FLORA	AVE	6317023011
21	\$ 383.04	6301	HOME	AVE	6315025014
22	\$ 383.04	6232	ALAMO	AVE	6315018007
23	\$ 383.04	6242	CASITAS	AVE	6315022004
24	\$ 383.04	6241	PALA	AVE	6315018026
25	\$ 183.04	7235	WILCOX	AVE	6226003405
26	\$ 383.04	4905	NELSON	DR	6327003027
27	\$ 380.44	6805	CRAFTON	AVE	6327023013
28	\$ 350.84	6621	HELIOTROPE	AVE	6326014009
29	\$ 350.04	6217	MAYFLOWER	AVE	6316018021
30	\$ 334.35	6227	RIVERSIDE	AVE	6317032006
31	\$ 111.45	6301	OTIS	AVE	6317029002
32	\$ 314.28	3921	BELL	AVE	6325004017
33	\$ 298.33	6319	CALIFORNIA	AVE	6318019016
34	\$ 294.28	4044	ACACIA	ST	6325005002
35	\$ 287.32	6220	PROSPECT	AVE	6316018005
36	\$ 284.28	6427	WILCOX	AVE	6327002403
37	\$ 254.28	7014	VINEVALE	AVE	6326018025
38	\$ 254.28	6913	PARK	DR	6324022011
39	\$ 254.28	7110	SAN LUIS	AVE	6325039011
40	\$ 254.28	6528	PINE	AVE	6325018001
41	\$ 254.28	7009	FISHBURN	AVE	6325029005
42	\$ 254.28	6306	RIVERSIDE	AVE	6317031023
43	\$ 254.28	6420	KING	AVE	6326005003
44	\$ 254.28	6605	WOODWARD	AVE	6326001411
45	\$ 251.52	4208	BELL	AVE	6325028037
46	\$ 251.52	3608	BELL	AVE	6324022018
47	\$ 98.22	6237	VINEVALE	AVE	6316017016
48	\$ 246.52	6612	CRAFTON	AVE	6327028021
49	\$ 246.52	6912	SAN LUIS	AVE	6325038004
50	\$ 246.52	6506	ALAMO	AVE	6327020008
51	\$ 246.52	4305	WALNUT	ST	6225004041

Exhibit A
List of Delinquent Accounts

52	\$	246.52	6426 WOODWARD	AVE	6326004017
53	\$	88.33	7105 FLORA	AVE	6325027020
54	\$	238.33	6304 HOME	AVE	6315024012
55	\$	235.96	6219 HOME	AVE	6315020019
56	\$	231.52	6429 FISHBURN AVE		6325009011
57	\$	231.52	6702 PINE	AVE	6325019004
58	\$	221.31	6333 BEAR	AVE	6318023022
59	\$	211.40	6835 CORONA	AVE	6325037015
60	\$	207.06	6943 ORCHARD	AVE	6324024012
61	\$	198.42	6318 MAYWOOD	AVE	6318019026
62	\$	191.52	7003 OTIS	AVE	6325034001
63	\$	191.52	6303 PALM	AVE	6316028021
64	\$	191.52	3566 GAGE	AVE	6324010004
65	\$	191.52	6716 OTIS	AVE	6325011900
66	\$	191.52	7025 WALKER	AVE	6327026013
67	\$	191.52	6930 KING	AVE	6326028010
68	\$	191.52	4809 BECK	AVE	6326017008
69	\$	191.52	4811 BROMPTON	AVE	6326016017
70	\$	191.52	4626 WEIK	AVE	6326030006
71	\$	191.52	6837 MAYFLOWER	AVE	6326027017
72	\$	191.52	4552 WEIK	AVE	6326030015
73	\$	191.52	3727 BECK	AVE	6324027013
74	\$	191.52	6603 GIFFORD	AVE	6325006019
75	\$	191.52	6829 ORCHARD	AVE	6324025007
76	\$	191.52	6520 MAYFLOWER	AVE	6326012017
77	\$	191.52	6839 OTIS	AVE	6325030019
78	\$	191.52	6712 RIVERSIDE	AVE	6325006007
79	\$	191.52	6825 CORONA	AVE	6325037006
80	\$	191.52	4130 WEIK	AVE	6325035006
81	\$	191.52	6906 OTIS	AVE	6325028023
82	\$	191.52	7030 SAN LUIS	AVE	6325039004
83	\$	191.52	6251 CASITAS	AVE	6315021028
84	\$	191.52	6329 CASITAS	AVE	6315024021
85	\$	191.52	6200 PALM	AVE	6315015027
86	\$	191.52	5217 GAGE	AVE	6315024001
87	\$	191.52	6204 CASITAS	AVE	6315022014
88	\$	191.52	6611 WILCOX	AVE	6327002405
89	\$	183.12	6311 WOODLAWN	AVE	6315030019
90	\$	178.34	3739 BEAR	CT	6324003019
91	\$	160.98	6621 HELIOTROPE	AVE	6326014009
92	\$	143.94	7004 CORONA	AVE	6325034017
93	\$	143.64	6838 KING	AVE	6326028004
94	\$	143.64	6317 ALAMO	AVE	6315028018
95	\$	142.14	4912 RANDOLPH	ST	6315016030
96	\$	63.57	6230 PROSPECT	AVE	6316018007
97	\$	127.14	6254 RIVERSIDE	AVE	6317031025
98	\$	113.00	4930 SOUTHALL	LN	6327007016
99	\$	111.45	6336 HELIOTROPE	AVE	6316028006
100	\$	111.45	6226 PALM	AVE	6315015006
101	\$	108.08	6610 LOMA VISTA	AVE	6324008004
102	\$	95.76	6915 ORCHARD	AVE	6324025011
103	\$	95.76	6221 WALKER	AVE	6315019024

Exhibit A
List of Delinquent Accounts

104	\$	95.76	6501 FLORA	AVE	6325012013
105	\$	95.76	4910 RANDOLPH	ST	6315016030
106	\$	93.64	4916 BROMPTON	AVE	6327009002
107	\$	91.52	7104 FISHBURN	AVE	6325027024
108	\$	70.20	4719 GAGE	AVE	6316026402
109	\$	64.95	4302 RANDOLPH	ST	6317024023
110	\$	63.84	5300 FILMORE	ST	6315023013
111	\$	63.57	6430 VINEVALE AVE		6326013011
112	\$	63.57	7118 MAYFLOWER	AVE	6326025012
113	\$	52.88	6936 WOODWARD	AVE	6326034001
TOTAL	\$	28,015.98			