



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, August 23, 2023

6:00 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**

August 23, 2023

**6:00 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, August 23, 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

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: 5390 Rickenbacker Road, Bell CA 90201
Agency negotiators: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined

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

- a. Certificate of Recognition to Mi SELA Latino Equality Alliance
- b. Los Angeles Community College District (LACCD) Presentation

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. Second (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 read by title only, waive further reading and introduce Ordinance 1281 titled:*

**AN URGENCY ORDINANCE OF THE CITY OF BELL,
CALIFORNIA, EXTENDING URGENCY ORDINANCE NO. 1277,
WHICH ESTABLISHED A 10 MONTH AND 15-DAY**

**TEMPORARY MORATORIUM ON THE ESTABLISHMENT OR
RELOCATION OF MEDICAL AND DENTAL CLINICS WITHIN
THE C-3 ZONES FOR AN ADDITIONAL YEAR, AND
DECLARING THE URGENCY THEREOF**

Business Session

2. Approve an agreement with Willdan to conduct a Development Impact Fee Study. (Council)

Recommendation: *It is recommended that the City Council approve and authorize the City Manager to execute the agreement and all documents necessary on behalf of the City with Willdan to conduct a Development Impact Fee Study.*

3. Consideration to approve a new Non-Exclusive Franchise Agreement for Tow Truck Services with Mr. C's Towing. (City Council)

Recommendation: *It is recommended that the City Council approve a new Non-Exclusive Franchise Agreement for Tow Truck Services with Mr. C's Towing for five (5) years.*

4. Consideration to approve a new Agreement with CM Simple Janitorial LLC for janitorial services. (City Council)

Recommendation: *It is recommended that the City Council approve a new Agreement with CM Simple Janitorial LLC for professional janitorial services for three (3) years, with two (2) one-year extensions at the sole discretion of the City.*

5. Consideration to approve Amendment No. 2 with Tierra West Advisors for Successor Agency Administrative Services. (City Council)

Recommendation: *It is recommended that the City Council approve Contract Amendment No. 2 with Tierra West Advisors for Successor Agency Administrative Services not exceeding \$36,000 and extend the agreement term.*

6. Approve an Agreement with Willdan Engineering for the Community Development Block Grant (CDBG) Program Implementation and Administration Assistance Services for one (1) year, with two (2) one-year extensions. (City Council)

Recommendation: *It is recommended that the City Council approve an Agreement with Willdan Engineering for the Community Development Block Grant (CDBG) Program Administration Services in the amount of \$42,679.*

7. American Rescue Plan Act (ARPA) Quarterly Report (Status Update #2). (City Council)

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

8. Approve an RFP award agreement with Aztec Telecom, Inc. to Purchase and install a Microwave Radio Antenna Link System; to be funded by the 2020 State Homeland Security Grant Program (SHSGP). (City Council)

Recommendation: *It is recommended that the City Council authorize the City Manager to execute an agreement with Aztec Telecom, Inc., awarding the Microwave Radio Antenna*

Link project as the most responsive RFP bid for the installation of the Microwave Link Radio Antenna between City of Bell and the City of Montebello regional ICI communications Hub.

9. Approve the sub-lease Agreement with Crown Castle Fiber, LLC., in the amount of \$7,800.00 per year for a five-year period totaling \$39,000.00, for the use of space on the Monopole behind City Hall to attach a Microwave Radio Antenna Link. (City Council)

Recommendation: *It is recommended that the City Council authorize the City Manager or his designee to enter into a five-year lease agreement with Crown Castle Fiber, LLC., in the amount of \$7,800.00 per year for a total of \$39,000.00 to provide space on their leased cell tower monopole for the installation of the Microwave Radio Antenna Link system. The lease cost will be reimbursed by the 2020 SHSGP Award.*

10. Approve the sub-lease Agreement with the City of Montebello in the amount of \$6,000.00 per year for a five-year period totaling \$30,000.00, for the use of space on the Monopole behind City Hall to attach a Microwave Radio Antenna Link. (City Council)

Recommendation: *It is recommended that the City Council authorize the City Manager to enter into a five-year lease agreement with the City of Montebello in the amount of \$6,000.00 per year for a total of \$30,000.00 to provide space on their leased cell tower monopole for the installation of the Microwave Radio Antenna Link system. The lease cost will be reimbursed by the 2020 SHSGP Award.*

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 11 through 16.

11. It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2023-60 titled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BELL AMENDING THE CITY'S RECORDS RETENTION
SCHEDULES AND RESCINDING RESOLUTION 2014-51**

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

1. **RESOLUTION NO. 2023-61 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL ADOPTING AND RE-ESTABLISHING THE FISCAL YEAR 2023-24 ANNUAL LEVY RATE TO MEET THE CITY OF BELL GENERAL OBLIGATION BONDS, SERIES 2018A AND SERIES 2018B.**
2. **RESOLUTION NO. 2023-62 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL ADOPTING AND RE-ESTABLISHING THE FISCAL YEAR 2023-24 RATE OF ANNUAL VOTER-APPROVED PROPERTY TAX OVERRIDE TO FUND PENSION AND OTHER RETIREE OBLIGATIONS.**

13. It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2023-63 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL AMENDING THE FORTHWITH LIST TO ADD ELEVEN ADDITIONAL VENDORS AND RESCIND RESOLUTION 2019-60

14. Approve the Claim Release and Mutual Settlement Agreement of \$2,900,000.00 for property loss and damages at 4500 Gage Avenue and authorize the City Manager to execute the Agreement with Lexington Insurance Company. *(City Council)*

15. It is recommended that the City Council:

1. Read by title only, waive further reading and adopt Resolution No. 2023-64 titled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL ACCEPTING THE CITYWIDE TREE PLANTING AT VARIOUS LOCATIONS PROJECT 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 all retained funds thirty-five (35) days after the filing of the Notice of Completion.

16. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants dated August 23, 2023. *(Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority).*

Pending Items – None

Next Regular Meeting, Wednesday, September 13, 2023

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted August 19, 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**

August 23, 2023

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

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