



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, September 13, 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**

September 13, 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, September 13, 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. Certificates of Recognition to Bell Backpack Giveaway Sponsors

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. Zone Text Amendment (ZTA 2023-03) - Consideration of an Ordinance of the City of Bell, amending Title 17 (Zoning), Chapter 17.84.070 (Authority) of the Bell Municipal Code (BMC), relating to allowing additional flexibility in sign regulations pertaining to master sign programs. *(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 to cause 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. 1282 titled:

AN ORDINANCE OF THE CITY OF BELL, AMENDING SECTION 17.84.070 (AUTHORITY) OF TITLE 17 (ZONING) OF THE BELL MUNICIPAL CODE (BMC), RELATING TO ALLOWING ADDITIONAL FLEXIBILITY IN SIGN REGULATIONS PERTAINING TO MASTER SIGN PROGRAMS.

Business Session

2. Consideration of a Resolution Accepting, Approving and Adopting the Memorandum of Understanding between the City of Bell and the Bell City Employees Association for the period of July 1, 2022 through June 30, 2024. *(Council)*

Recommendation: *It is recommended that the City Council read by title only, waive further reading, and adopt Resolution No. 2023-65 titled:*

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, ACCEPTING, APPROVING AND ADOPTING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF BELL AND THE BELL CITY EMPLOYEES' ASSOCIATION FOR THE PERIOD OF JULY 1, 2022 THROUGH JUNE 30, 2024”

3. Consideration of approving the creation of the Deputy Director of Community Services and reclassifying the Contracts and Facilities Manager to Assistant to the City Manager, and approving a Resolution declaring certain employee classifications as excluded from the Civil Service System and identifying employee classifications and compensation levels. *(City Council)*

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

1. Read by title only, waive further reading, and adopt Resolution 2023-66 titled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, CALIFORNIA APPROVING AND AUTHORIZING THE CREATION OF THE CLASSIFICATION OF DEPUTY DIRECTOR OF COMMUNITY SERVICES AND RECLASSIFICATION OF THE CONTRACTS AND FACILITIES MANAGER TO ASSISTANT TO THE CITY MANAGER”

2. Read by title only, waive further reading, and adopt Resolution 2023-67 titled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, CALIFORNIA, DECLARING CERTAIN EMPLOYEE CLASSIFICATIONS AS EXCLUDED FROM THE CIVIL SERVICE SYSTEM, DESIGNATING SUCH CLASSIFICATIONS TO BE UNREPRESENTED AND AT-WILL, PURSUANT TO MUNICIPAL CODE SECTION 2.84.030 (B) AND RESCINDING RESOLUTION NO. 2022-75.”

3. Read by title only, waive further reading and adopt Resolution 2023-68 titled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, IDENTIFYING EMPLOYEE CLASSIFICATIONS, COMPENSATION LEVELS, AND PAY RANGES, AND RESCINDING AND REPLACING RESOLUTION NO. 2023-48”

4. Gage Avenue Bridge Improvement Project – Approve Amendment No. 1 to Metro Funding Agreement. (*City Council*)

Recommendation: *It is recommended that the City Council approve the amendment to the Funding Agreement between the City of Bell and the Los Angeles County Metropolitan Authority for the Gage Avenue Bridge Improvements Project entitled, “Amendment No. 1 to Measure R Funding Agreement Between the City of Bell and the Los Angeles County Metropolitan Transportation Authority.”*

5. Citywide Flashing Stop Sign Material Procurement - Award. (*City Council*)

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

1. Award a procurement contract in the amount of \$52,643.58 to Wisecom Technologies Inc. for the Citywide Flashing Stop Sign Material Procurement Project; and
2. Authorize the City Manager and Interim Public Works Director to execute change orders to the project in a total amount not to exceed \$5,264.36 (ten percent of the bid amount) for any additional quantity.

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 6 & 7.*

6. It is recommended that the City Council reject all bids for the CDBG Consultant and Program Implementation and Administration Assistance Services submitted on August 23, 2023.
7. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and

Community Housing Authority Warrants dated September 13, 2023. (*Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority*).

Pending Items – None

Next Regular Meeting, Wednesday, September 27, 2023

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted September 9, 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**

September 13, 2023

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

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