



# 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, October 25, 2023**

**5:30 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**

**October 25, 2023**

**5:30 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](mailto:cityclerk@cityofbell.org). Your written comment must be submitted by 4pm on Wednesday, October 25, 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: 4411 East Gage Avenue, Bell CA 90201  
Agency negotiators: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney)  
Negotiating parties: To be Determined
- b) 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
- c) Conference with Legal Counsel – Existing Litigation, Government Code Section 54956.9(d)(1), Ed Dadisho Vs City of Bell, (WCAB # ADJ10678866)

## **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. Introducing newly appointed Community Services Commissioners Bryanna Campos and Haifa Hamdan
- b. Swearing In Ceremony for New Police Officer William Aguilar
- c. Chandler Asset Management 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. Zone Text Amendment (ZTA 2023-04) – Consideration of an Ordinance of the City of Bell, California, amending Chapter 17.08 (Definitions), Chapter 17.84.064 (Digital billboards), and Chapter 17.96.030 (Conditional use permits required when) of Title 17 (Zoning) of the Bell Municipal Code (BMC), relating to digital billboards. (*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. Introduce Ordinance No. 1283 waive further reading and read by title only:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
BELL, AMENDING CHAPTER 17.08 (DEFINITIONS), CHAPTER  
17.84.064 (DIGITAL BILLBOARDS), AND CHAPTER 17.96.030  
(CONDITIONAL USE PERMITS REQUIRED WHEN) OF TITLE  
17 (ZONING) OF THE BELL MUNICIPAL CODE (BMC),  
RELATING TO DIGITAL BILLBOARDS**

**Business Session**

2. Consideration to Approve a Letter of Support for the Expansion of the San Gabriel Mountains National Monument. *(City Council)*

***Recommendation:*** *It is recommended that the City Council approve the Letter of Support for the Expansion of the San Gabriel Mountains National Monument.*

3. Appointment/Re-appointment of Bell's Representative to the Greater Los Angeles County Vector Control District (GLACVCD) Board of Trustees. *(City Council)*

***Recommendation:*** *It is recommended that appoint a representative to the Greater Los Angeles County Vector Control District Board of Trustees for a 2-year or 4-year term commencing January 1, 2024.*

4. Consideration to approve the use of Bell Police Department COPS Grant funds to be used for Police Explorer Program youth field trip to Knott's Scary Farm holiday event. *(City Council)*

***Recommendation:*** *It is recommended that the City Council authorize the Bell Police Department to utilize COPS grant funds to pay \$1,800.00 for the Police Explorer Program youth field trip to Knott's Scary Farm holiday event as part of a youth social development team building excursion.*

5. Consideration to approve an Agreement with Stageline Mobile Stage Inc. for the purchase of 24' x 20' Mobile Stage in an amount not to exceed \$212,063. *(City Council)*

***Recommendation:*** *It is recommended that the City Council approve an Agreement with Stageline Mobile Stage Inc. (Stageline) for the purchase of a Mobile Stage in an amount not to exceed \$212,063.*

6. 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.*

7. Consideration to Cancel the November 22, 2023, and December 27, 2023, Regular City Council Meetings. *(City Council)*

**Recommendation:** *It is recommended that the City Council cancel the November 22, 2023, and December 27, 2023, Regular City Council Meetings.*

### **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 8 - 11.**

8. Receive and File the City of Bell & Bell Successor Agency Investment Reports as of September 2023. *(Council/Successor Agency to the Bell Community Redevelopment Agency)*

9. It is recommended that the City Council:

1. Read by title only, waive further reading and adopt Resolution No. 2023-75 titled:

**"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL ACCEPTING THE STREET ARTERIAL IMPROVEMENT PROJECT-EASTERN AVENUE AS COMPLETE AND AUTHORIZING STAFF TO PREPARE AND FILE THE NOTICE OF COMPLETION WITH THE LOS ANGELES COUNTY RECORDER"**

2. Authorize staff to release retention thirty-five (35) days after the filing of the Notice of Completion.

10. Minutes for the Regular City Council Meetings of March 22, 2023, April 26, 2023, September 27, 2023, and October 11, 2023. *(City Council/Successor Agency to the Bell Community Redevelopment Agency)*

11. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants dated October 25, 2023. *(Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority).*

### **Pending Items – None**

**Next Regular Meeting, Wednesday, November 8, 2023**

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted October 22, 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**

**October 25, 2023**

**5:30 P.M. Closed Session  
7:00 P.M. Regular Session**

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