



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, November 8, 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**

November 8, 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. Your written comment must be submitted by 4pm on Wednesday, November 8, 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: 4410 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: 4612 Gage Ave., 4825 Florence Ave., 5143 Gage Ave., 6717 Atlantic Avenue, 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. Retirement Recognitions for the following City employees:
 1. Captain Art Jimenez
 2. Accounting Manager Elisa Gratil
 3. Accounting Assistant II Office Maria Torres
- b. Proclamation declaring November 2023 as Family Court Awareness Month
- c. Proclamation declaring November 6th through November 10, 2023, as National Key Club Week.
- d. Proclamation declaring November 2023 as National Family Literacy Month

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.

Business Session

1. Consideration and Adoption of a Resolution Authorizing the Dissolution of Membership with Eco-Rapid Transit (ERT). *(City Council)*

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

1. Authorize the ERT representative to vote to terminate ERT pursuant to section 3.2(i) of the ERT Joint Powers Agreement;

2. Authorize the City Manager to execute any relevant documents on behalf of the City of Bell; and
3. Read by title only, waive further reading and adopt Resolution No. 2023-76 titled:

**A RESOLUTION OF THE CITY OF BELL AUTHORIZING THE
TERMINATION OF ECO-RAPID TRANSIT**

2. Appointment of City Treasurer. *(City Council)*

Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2023-77 titled:*

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BELL APPOINTING ANGELA BUSTAMANTE, CITY CLERK, TO
SERVE AS THE CITY TREASURER**

3. 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 Implementation and Administration Services. These services will also include Staff Training and Labor Compliance services for the Commercial Façade Improvement Rehabilitation Program.*

4. Consideration to approve Amendment No. 1 with MWS Consulting, Inc. for a Waste Composition Study and SB 1383 Program and Rate Increase Review Services. *(City Council)*

Recommendation: *It is recommended that the City Council approve Amendment No. 1 with MWS Consulting, Inc. for SB 1383 Rate Increase and Associated Fees Consulting Services.*

5. Consideration to approve a New Agreement with Granicus, LLC. for Website Redesign and Hosting Services in an amount not to exceed \$150,238.07. *(City Council)*

Recommendation: *It is recommended that the City Council approve the following for the City's Website Redesign and Hosting Services:*

1. Approve a New Agreement with Granicus, LLC. for Website Redesign and Hosting Services; and
 2. Direct staff to bring back an Agreement with a consulting services firm to help manage and spearhead the Website Development Process
6. Consideration of CPI adjustment to the Master Fee Schedule to update existing fees. *(City Council)*

Recommendation: *It is recommended that the City Council read by title only, waive further reading, and adopt Resolution No. 2023-78 titled:*

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BELL, AMENDING THE MASTER FEE SCHEDULE TO
INCLUDE AN ANNUAL CPI ADJUSTMENT EVERY JANUARY**

7. Consideration to Adopt a Resolution Establishing a Section 115 Trust for OPEB and Pension Liabilities and Authorize Shuster Advisory Group, LLC as the Administrator of the Section 115 Trust. *(City Council)*

Recommendation: *It is recommended that the City Council read by title only, waive further reading, and adopt Resolution No. 2023-79 titled:*

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, ADOPT
RESOLUTION NO. 2023-79, ESTABLISHING A SECTION 115 TRUST FOR OTHER
POST-EMPLOYMENT BENEFITS (OPEB) AND PENSION LIABILITIES AND
AUTHORIZE THE CITY MANAGER/FINANCE DIRECTOR TO EXECUTE WITH THE
TRUST ADMINISTRATOR, CUSTODIAN, AND TRUSTEE TO CREATE A 115 TRUST
ACCOUNT FOR THE FUNDING OF FUTURE OPEB AND PENSION LIABILITIES”**

8. Consideration of Adoption of Election Resolutions to Place before City Voters, at a March 5, 2024, General Municipal Election Consolidated with the Presidential Primary Election, a Three-Quarter Cent per Dollar (0.75%) General Sales Tax Ballot Measure; Call of Election; Direction for Impartial Analysis, Ballot Arguments, and Rebuttals for the above-mentioned Measure; Approve the first reading, by title only, of an Ordinance relating to the above-mentioned Measure. *(City Council)*

Recommendation: *It is recommended that the City Council approve Resolution 2023-80 (Calling the Election), Resolution 2023-81 (Arguments and Impartial Analyses for the proposed Measure), and Resolution 2023-82 (Rebuttal Arguments).*

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 9 - 14.

9. Minutes for the Regular City Council Meetings of January 25, 2023, February 22, 2023, March 8, 2023, May 10, 2023, and October 25, 2023, and for the Special City Council Meeting of May 10, 2023. *(City Council/Successor Agency to the Bell Community Redevelopment Agency)*
10. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants November 8, 2023. *(Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority).*
11. It is recommended that the City Council read by title only, waive further reading and adopt Ordinance No. 1283 titled:

**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**

12. It is recommended that the City Council:

1. Read by title only, waive further reading and adopt Resolution No. 2023-83 titled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL
ACCEPTING THE SPEED HUMP IMPROVEMENTS ON VARIOUS
STREETS 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 retention thirty-five (35) days after the filing of the Notice of Completion.

13. Approval of Proposed Stipulations and Awards for Police Sgt. Kai Joseph; Claim No. 20-148577; WCAB No. ADJ13684916. *(City Council)*

14. It is recommended that the City Council:

1. Read by title only, waive further reading and adopt Resolution No. 2023-83 titled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL
ACCEPTING THE STREET IMPROVEMENTS ON VARIOUS STREETS
FY 2022-23 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 retention thirty-five (35) days after the filing of the Notice of Completion.

Pending Items – None

**November 22, 2023, Regular City Council Meeting Cancelled
Next Regular Meeting, Wednesday, December 13, 2023**

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted November 3, 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**

November 8, 2023

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

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