



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, December 6, 2023

5:30 P.M. CLOSED SESSION

6:00 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.

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, December 6, 2023

5:30 P.M. Closed Session

6:00 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, December 6, 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 LABOR NEGOTIATORS- Government Code Section 54957.6,
Agency designated representatives: City Manager Michael L. Antwine II, and City
Attorney Dave Aleshire
Employee Organization: Bell City Employee Association (BCEA)
- b) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government
Code section 54956.8)
Property: 6415 Atlantic Avenue, Bell CA 90201
Agency negotiators: Michael L. Antwine II (City Manager), and Dave Aleshire (City
Attorney)
Negotiating parties: To be Determined

Reconvene Special 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.

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(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. Development Agreement (DA 2023-01) - Conversion of an existing printed (static) billboard into a digital billboard at 6717 Atlantic Avenue, in the C3 (Heavy Commercial) zone. (*City Council*)

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

1. Determine that the proposed Development Agreement is exempt from further review under the California Environmental Quality Act Section 15301 - Existing Facilities, because the project consists of only a minor alteration of existing public or private structures and the project involves negligible or no expansion of use; and
2. Introduce Ordinance 1284, waive further reading and read by title only:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELL, TO APPROVE DEVELOPMENT AGREEMENT (DA 2023-01), FOR CONVERSION OF AN EXISTING PRINTED BILLBOARD INTO A DIGITAL BILLBOARD INVOLVING PROPERTY LOCATED AT 6717 ATLANTIC AVENUE.

2. Development Agreement (DA 2023-02) – Conversion of an existing printed (static) billboard into a digital billboard at 5143 Gage Avenue, in the C3R (General Commercial & residential) zone. (*City Council*)

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

1. Determine that the proposed Development Agreement is exempt from further review under the California Environmental Quality Act Section 15301 - Existing Facilities, because the project consists of only a minor alteration of existing public or private structures and the project involves negligible or no expansion of use; and

2. Introduce Ordinance 1285, waive further reading and read by title only:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELL, TO APPROVE DEVELOPMENT AGREEMENT (DA 2023-02), FOR CONVERSION OF AN EXISTING PRINTED BILLBOARD INTO A DIGITAL BILLBOARD INVOLVING PROPERTY LOCATED AT 5143 GAGE AVENUE.

3. Development Agreement (DA 2023-03) – Conversion of an existing printed (static) billboard into a digital billboard at 4825 Florence Avenue, in the C3R (General Commercial & Residential) zone. *(City Council)*

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

1. Determine that the proposed Development Agreement is exempt from further review under the California Environmental Quality Act Section 15301 - Existing Facilities, because the project consists of only a minor alteration of existing public or private structures and the project involves negligible or no expansion of use; and
2. Introduce Ordinance 1286, waive further reading and read by title only:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELL, TO APPROVE DEVELOPMENT AGREEMENT (DA 2023-03), FOR CONVERSION OF AN EXISTING PRINTED BILLBOARD INTO A DIGITAL BILLBOARD INVOLVING PROPERTY LOCATED AT 4825 FLORENCE AVENUE.

4. Development Agreement (DA 2023-04) - Conversion of an existing printed (static) billboard into a digital billboard at 4612 Gage Avenue, in the C3R (General Commercial & Residential) zone. *(City Council)*

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

1. Determine that the proposed Development Agreement is exempt from further review under the California Environmental Quality Act Section 15301 - Existing Facilities, because the project consists of only a minor alteration of existing public or private structures and the project involves negligible or no expansion of use; and
2. Introduce Ordinance 1287, waive further reading and read by title only:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELL, TO APPROVE DEVELOPMENT AGREEMENT (DA 2023-04), FOR CONVERSION OF AN EXISTING PRINTED BILLBOARD INTO A DIGITAL BILLBOARD INVOLVING PROPERTY LOCATED AT 4612 GAGE AVENUE.

Business Session

5. Authorize the City Manager and/or Chief of Police to accept and administer the Bureau of Justice Assistance (BJA) of the Office of Justice Programs (OJP), U.S. Department of Justice (DOJ) and Justice & Security Strategies (JSS), Body Work Camera (BWC) Micro Grant Program. *(City Council)*

Recommendation: *It is recommended that the City Council authorize the City Manager and/or Chief of Police to accept the Bureau of Justice Assistance (BJA) of the Office of Justice Programs (OJP), U.S. Department of Justice (DOJ) and Justice & Security Strategies (JSS) 3-year Microgrant Program in the total amount of 53,040.00.*

6. Continued item from the November 8, 2023, City Council Meeting - 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.*

7. Resolution declaring 4375 Gage Ave, 4379½ Gage Ave, 6331 Pine Ave and 4359 Gage Ave in the City of Bell, Assessor Parcel Number's ("APN's") 6317-023-901, 6317-023-902, 6317-023-903 and 6317-023-904, surplus land under the Surplus Land Act (Government Code sections 54220 et seq.) as amended by AB 1486. *(City Council)*

Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt Resolution No. 2023-86 titled:*

A RESOLUTION OF THE CITY OF BELL, CALIFORNIA, DECLARING CERTAIN PROPERTY LOCATED AT 4375 GAGE AVE, 4379½ GAGE AVE, 6331 PINE AVE AND 4359 GAGE AVE IN THE CITY OF BELL, ASSESSOR PARCEL NUMBER'S ("APN'S") 6317-023-901, 6317-023-902, 6317-023-903 AND 6317-023-904 (THE "PROPERTIES") SURPLUS LAND PURSUANT TO THE SURPLUS LAND ACT (GOVERNMENT CODE SECTIONS 54220 ET SEQ.)

8. Resolution declaring 6303 Pine Ave and 6317 Pine Ave in the City of Bell, Assessor Parcel Number's ("APN's") 6317-022-940 and 6317-023-900, surplus land under the Surplus Land Act (Government Code sections 54220 et seq.) as amended by AB 1486. *(Bell Community Housing Authority)*

Recommendation: *It is recommended that the City Council ready by title only, waive further reading and adopt Resolution 2023-87 titled:*

A RESOLUTION OF THE BELL COMMUNITY HOUSING AUTHORITY OF THE CITY OF BELL, CALIFORNIA, DECLARING CERTAIN PROPERTY LOCATED AT 6303 PINE AVE AND 6317 PINE AVE IN THE CITY OF BELL, ASSESSOR PARCEL NUMBER'S ("APN'S") 6317-022-940 AND 6317-023-900 (THE "PROPERTIES") SURPLUS LAND PURSUANT TO THE SURPLUS LAND ACT (GOVERNMENT CODE SECTIONS 54220 ET SEQ.)

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 on December 1, 2023 at least twenty-four (24) hours prior to the meeting as required by law.

Angela Bustamante

Angela Bustamante, City Clerk

**SPECIAL MEETING OF THE
BELL CITY COUNCIL AND RELATED AGENCIES**

December 6, 2023

**5:30 P.M. Closed Session
6:00 P.M. Regular Session**

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