



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, December 13, 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**

December 13, 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, December 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: 4410 Gage 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. Pet Health Fair 2023 Presentation and Recognitions
- b. Quality of Life Presentation
- c. Parking Enforcement Plan 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.

Business Session

1. Amending the Budget of the Street Improvement Project FY24. *(City Council)*

Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt Resolution No. 2023-88 titled:*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, CALIFORNIA APPROVING THE BUDGET AMENDMENTS TO REDUCE THE PROP C FUNDS FROM ATLANTIC AVENUE/BELL PLACE PROJECT (CIP NO. 7121) IN THE AMOUNT OF \$100,000 AND FROM STREET ARTERIAL IMPROVEMENT PROJECT-EASTERN AVENUE (CIP NO. 7064) IN THE AMOUNT OF \$300,000; AND APPROPRIATE PROP C FUNDS TO THE STREET IMPROVEMENT PROJECT FY24 (CIP NO. 7150)

2. Rectangular Rapid Flashing Beacon at Atlantic Avenue and Bell Place. *(City Council)*

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

1. Direct staff to retain the Rectangular Rapid Flashing Beacons installed at the intersection of Atlantic Avenue and Bell Place; and
 2. Direct staff to evaluate installation of traffic safety improvements at Bell Avenue and Gifford Avenue, Wilcox Avenue and Randolph Street and two other locations to be determined; and authorize installation of GPS equipment along Florence Avenue for coordination and synchronization of all signals at that corridor.
3. Underground Storage Tank Cleanup Project. *(City Council)*

Recommendation: *It is recommended that the City Council authorize the following actions:*

1. The Reynolds Group to continue providing services related to the City's Underground Storage Tank (UST) Cleanup Project (Cleanup Project), pursuant to the Los Angeles Regional Water Control Board approved "Project Execution Plan" (Project Plan) for remediation and case closure.
 2. Services shall be paid on a contingent payment basis as City receives reimbursements from the California Underground Storage Tank Clean Up Fund.
 3. Staff to release reimbursements from the State Water Resources Control Board to the Reynolds Group for the work performed on behalf of the City.
4. Approve a Deposit and Reimbursement Agreement between the City of Bell and OutFront Media, LLC. *(City Council)*

Recommendation: *It is recommended that the City Council approve a Deposit and Reimbursement Agreement between the City of Bell and OutFront Media LLC (OFM) regarding OFM's proposal to construct and operate a digital billboard on City-owned property at Gage Avenue near the Interstate 710 Freeway and authorizing the City Manager to execute said Agreement on behalf of the City.*

5. Consideration to approve an Agreement with Southern California Edison and Los Angeles County for the Construction and Acquisition of Electric Vehicle Charging Stations at City Hall, Community Center, and the Bell Library. *(City Council)*

Recommendation: *It is recommended that the City Council take the following actions:*

1. Approve an agreement with Southern California Edison to participate in the "Charge Ready Charging Infrastructure and Rebate" program which includes the construction of necessary electrical infrastructure and equipment necessary for electric vehicle charging stations at City Hall, Community Center, and the Bell Library.
2. Approve participation in the Los Angeles County "Public Power-Up" program for the acquisition of electric vehicle charging stations at City Hall, Community Center, and the Bell Library.

3. Authorize the City Manager, or designee, to approve the agreement and any amendments, subject to approval by the City Attorney.
6. Consideration to enter into a New Lease Agreement with the County of Los Angeles (County) for the library property located at 4411 E. Gage Ave. Bell, CA 90201 (Bell Library). (City Council)

Recommendation: *It is recommended that the City Council approve a new Lease Agreement with the County of Los Angeles (County) for the Bell Library property located at 4411 E. Gage Ave. Bell, CA 90201 (Bell Library), and authorize the City Manager to execute the Lease Agreement.*

7. Consideration of approval and adopting Resolution identifying Employee Classifications, Compensation Levels, and Salary Ranges and Rescinding Resolution No. 2023-68. (City Council)

Recommendation: *It is recommended that the City Council read by title only, waive further reading, and adopt Resolution No. 2023-89 titled:*

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL,
CALIFORNIA, IDENTIFYING EMPLOYEE CLASSIFICATIONS,
COMPENSATION LEVELS, AND SALARY RANGES, AND
RESCINDING RESOLUTION NO. 2023-68**

8. Consideration to approve Amendment No. 4, a month-to-month agreement with Global Paratransit, Inc. (City Council)

Recommendation: *It is recommended that the City Council approve a month-to-month agreement (Amendment No. 4) with Global Paratransit, Inc. This will allow for the fixed route and paratransit services to continue without disruption as the current bridge agreement is scheduled to end on December 31, 2023.*

9. Adoption of the City of Bell Strategic Plan FY 2023-2025. (City Council)

Recommendation: *It is recommended that the City Council adopt the City's Strategic Plan FY 2023-25.*

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 10 - 16.

10. Minutes for the Regular City Council Meeting of November 8, 2023, and for the Special City Council Meeting of November 14, 2023. (City Council/Successor Agency to the Bell Community Redevelopment Agency)
11. It is recommended that the City Council read by title only, waive further reading and adopt

Ordinance No. 1284 titled:

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.

12. It is recommended that the City Council read by title only, waive further reading and adopt Ordinance No. 1285 titled:

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.

13. It is recommended that the City Council read by title only, waive further reading and adopt Ordinance No. 1286 titled:

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.

14. It is recommended that the City Council read by title only, waive further reading and adopt Ordinance No. 1287 titled:

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.

15. Receive and File the City of Bell Successor Agency Investment Reports as of October 2023.
16. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants December 13, 2023. *(Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority).*

Pending Items – None

**December 27, 2023, Regular City Council Meeting Cancelled
Next Regular Meeting, Wednesday, January 10, 2024**

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted December 10, 2023 at least seventy-two (72) hours prior to the meeting as required by law.



Angela Bustamante, City Clerk

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

December 13, 2023

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

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