



# 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, January 24, 2024**

**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**

**January 24, 2024**

**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, January 24, 2024. 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 Legal Counsel – Existing Litigation, Government Code Section 54956.9(d)(1), Karla Villalobos Vs City of Bell, (WCAB # ADJ12308830; ADJ12308814)
- b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)  
Property: 6229 Flora 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 REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)

Property: 6419 Prospect Avenue, Bell CA 90201

Agency negotiators: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney)

Negotiating parties: To be Determined

d. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS** (Pursuant to Government Code section 54956.8)

Property: 6304 King 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. Recognition of Sergio Ibarra, Human Resources and Risk Manager, for his dedication to the City of Bell

**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 of a Resolution to update the list of authorized City representatives to the

Independent Cities Risk Management Authority "I.C.R.M.A." (City Council)

**Recommendation:** *It is recommended that the City Council ready by title only, waive further reading and adopt Resolution 2024-02 titled:*

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL APPOINTING A REPRESENTATIVE, AN ALTERNATE, AND A SUBSTITUTE ALTERNATE REPRESENTATIVE TO THE GOVERNING BOARD OF THE INDEPENDENT CITIES RISK MANAGEMENT AUTHORITY (ICRMA)**

2. Resolution Amending Resolution 2016-59 to Update the Part-time Employee Paid Sick Leave Policy to Comply with New State Law (SB 616). (City Council)

**Recommendation:** *It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2024-03 titled:*

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, CALIFORNIA AMENDING RESOLUTION NO. 2016-59 TO UPDATE THE SICK LEAVE PROVISIONS FOR MISCELLANEOUS PART-TIME/TEMPORARY EMPLOYEES IN ACCORDANCE WITH RECENT CHANGES TO THE CALIFORNIA LABOR CODE**

3. Consideration to approve Amendment No. 3 with Real Estate Consulting & Services, Inc. (REC&S), for additional Mobile Home Parks and Housing Unit Maintenance Services. (Bell Community Housing Authority)

**Recommendation:** *It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2024-04 titled:*

**A RESOLUTION OF THE BELL COMMUNITY HOUSING AUTHORITY (BCHA) APPROVING AMENDMENT NO. 3 WITH REAL ESTATE CONSULTING & SERVICES, INC. AND AUTHORIZING A FY 2023-24 BUDGET AMENDMENT TO TRANSFER \$134,000 FROM BCHA FUND BALANCE RESERVE TO THE BCHA ACCOUNT FOR MISCELLANEOUS REPAIRS AND EMERGENCY REPAIRS FOR ADDITIONAL MOBILE HOME PARKS AND HOUSING UNIT MAINTENANCE SERVICES**

4. 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 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. American Rescue Plan Act (ARPA) Quarterly Report (Status Update #3). (City Council)



**Recommendation:** *It is recommended that the City Council receive and file this report.*

6. Authorization to Select a Farmers' Market Operator. (City Council)

**Recommendation:** *It is recommended that the City Council select Raw Inspiration as the city's Farmers Market Operator and authorize City staff to negotiate the terms and conditions of an agreement.*

7. Project #PW2022-11 – Pritchard Field Improvements Project – Authorize Amendment of Purchase Order to Procure the Prefabricated Restroom and Office Building. (City Council)

**Recommendation:** *It is recommended that the City Council Authorize the City Manager to issue an amended purchase order to Public Restroom Company to increase the previously authorized purchase order by \$13,121 in the final amount of \$344,457.00 for direct purchasing of a prefabricated restroom and office building through Sourcewell (Sourcewell Contract #081721-PRM).*

### 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 through 10.*

8. Receive and File the City of Bell Successor Agency Investment Reports as of December 2023.

9. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants of January 24, 2024. (Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority).

10. Minutes for the Regular City Council Meetings of December 13, 2023, and January 10, 2024, and for the Special City Council Meeting of December 6, 2023. (City Council/Successor Agency to the Bell Community Redevelopment Agency)

### Pending Items – None

### Next Regular Meeting, Wednesday, February 14, 2024

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted January 19, 2024 at least seventy-two (72) hours prior to the meeting as required by law.

  
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Angela Bustamante, City Clerk

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

**January 24, 2024**

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

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