



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, February 14, 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**

February 14, 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. 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 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: 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
- e. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Property: 7030 Atlantic Avenue, Bell CA 90201
Agency negotiators: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined
- f. Potential Initiation of litigation pursuant Government Code Section 54956.9(d)(4): One Case

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. Proclamation declaring the month of February 2024 as National Black History Month
- b. Quality of Life Presentation – Homeless Encampment Resources Operation (HERO)

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 to approve a New Agreement with Key Code Media for a Community Center Audio/Visual System Upgrade in an amount not to exceed \$235,687.81. *(City Council)*

Recommendation: *It is recommended that the City Council approve a New Agreement with Key Code Media for a Community Center Audio/Visual System Upgrade.*

2. Exclusive Negotiation Agreement between the City of Bell and City Ventures. *(City Council)*

Recommendation: *It is recommended that the City Council approve an Exclusive Negotiation Agreement (ENA) between the City of Bell and City Ventures Homebuilding, LLC.*

3. Purchase and Sale Agreement between Bell Community Housing Authority (BCHA) and Gage Pine LLC for the property at 4410 Gage Avenue. *(City Council)*

Recommendation: *It is recommended that the City Council approve the Purchase and Sale Agreement between the BCHA and Gage Pine LLC.*

4. Appointment of Members to Design Review Board Established by Development Agreement with PI Bell, LLC, for Bell Business Park. *(City Council)*

Recommendation: *It is recommended that the City Council appoint one (1) Planning Commissioner and one (1) Councilmember to the Design Review Board established by the Development Agreement with PI Bell, LLC, for Bell Business Park.*

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 5 through 9.*

5. Approval of Payment of Permanent Disability Advances and Attorney Fees for former Recreation Leader II Karla Villalobos Claim No. 19-141971; WCAB no. ADJ12308830. *(City Council)*
6. Approval of Proposed Stipulations and Awards for Police Officer Roy Serrano; Claim no. 21-

155725; WCAB no. Unassigned. *(City Council)*

7. Authorization to settle City of Bell's portion of Anthem Blue Cross lien for \$10,000 in Edmond Dadisho's Workers Compensation Claim Nos. 16-126324 (DOI: 04/18/2015-04/18/2016) and 17-131986 (DOI: 12/31/2015-12/31/2016). *(City Council)*
8. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants of February 14, 2024. *(Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority).*
9. Minutes for the Regular City Council Meeting of December 14, 2022, and for the Special City Council Meeting of July 17, 2023. *(City Council/Successor Agency to the Bell Community Redevelopment Agency)*

Pending Items – None

Next Regular Meeting, Wednesday, February 28, 2024

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted February 9, 2024 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**

February 14, 2024

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

INDEX

<u>Agenda Category</u>	<u>Item Number</u>	<u>Page Numbers</u>
CLOSED SESSION	a – e	
AGENDA & INDEX		1-7
PUBLIC HEARINGS	None	
BUSINESS SESSION	1	8-77
	2	78-92
	3	93
	4	94-95
CONSENT CALENDAR	5	96
	6	97-106
	7	107-109
	8	110-207
	9	208-219