



# 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, April 10, 2024**

**7:00 P.M. OPEN SESSION**

**Closed Session will be held at the end of the 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**

**April 10, 2024**

**7:00 P.M. Regular Meeting  
Closed Session will be held at the end of the Open Session**

**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, April 10, 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

### **Pledge of Allegiance**

### **Presentations and Recognitions**

- a. Declaring the Month of April as National Arab American Heritage Month
- b. Declaring the Month of April as National Donate Life Month
- c. 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. Creation of FY24-25 Budget Ad-Hoc Committee and approval of FY 24-25 Budget Schedule. (City Council)

**Recommendation:** *It is recommended that the City Council appoint two (2) Councilmembers to the FY 2024-2025 Budget Ad-hoc Committee and approve the proposed FY 2024-2025 Budget Calendar.*

2. Adoption of Resolution declaring 6504 Clarkson Avenue and 4460 Gage Avenue in the City of Bell, exempt surplus land under the Surplus Land Act. (City Council)

**Recommendation:** *It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2024-11 titled:*

**A RESOLUTION OF THE CITY OF BELL DECLARING CERTAIN PROPERTY LOCATED AT 6504 CLARKSON AVENUE AND 4460 GAGE AVENUE IN THE CITY OF BELL, ASSESSOR PARCEL NUMBER'S ("APN'S") 6325-020-900 AND 6325-020-903 (THE "PROPERTIES") EXEMPT SURPLUS LAND PURSUANT TO THE SURPLUS LAND ACT (GOVERNMENT CODE SECTIONS 54220 ET SEQ.)**

3. Adoption of a Resolution declaring 4472 Gage Avenue, 6414 Clarkson Ave, and 6415 Atlantic Ave in the City of Bell, except surplus land under the Surplus Land Act. (Successor Agency to the Bell Redevelopment Agency)

**Recommendation:** *It is recommended that the Successor Agency Board Members read by title only, waive further reading adopt Resolution 2024-12 titled:*

**A RESOLUTION OF THE SUCCESSOR AGENCY OF THE FORMER BELL COMMUNITY REDEVELOPMENT AGENCY DECLARING CERTAIN PROPERTY LOCATED AT 4472 GAGE AVENUE, 6414 CLARKSON AVENUE, AND 6415 ATLANTIC AVENUE ASSESSOR PARCEL NUMBERS ("APN'S") 6325-020-902, 6325-020-901, AND 6325-020-904 (THE "PROPERTIES") EXEMPT SURPLUS LAND PURSUANT TO THE SURPLUS LAND ACT (GOVERNMENT CODE SECTIONS 54220 ET SEQ.)**

4. Citywide Battery Backup System- Award of a Procurement Equipment. (City Council)

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

1. Award a procurement of Equipment and authorize the City Manager to issue a purchase order in the amount of \$264,422.85 to Econolite Control Products, Inc. for the purchase of Traffic Signal Battery Back-Up System; and
  2. Authorize the City Manager to execute change orders as deemed necessary in an amount not to exceed \$26,442.29 (ten percent of the bid amount).
5. Adoption of a Resolution Directing Staff to Initiate the Property Owner Notice, Hearing, and Protest Process as Required by Proposition 218 for the Proposed Sewer Rates Effective July

1, 2024 through June 30, 2029. *(City Council)*

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

1. Accept a report prepared by Willdan Financial (Willdan) regarding the proposed sewer rates, and
2. Read by title only, waive further reading and adopt Resolution 2024-13 titled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL  
STATING ITS INTENTION TO ADOPT SEWER RATES AND  
DIRECTING STAFF TO GIVE NOTICE OF A PUBLIC HEARING  
PURSUANT TO PROPOSITION 218.”**

6. Approval of Resolution No. 2024-14 Declaring the Results of the City of Bell General Municipal Election Consolidated with the Presidential Primary Election Held on March 5, 2024. *(City Council)*

**Recommendation:** It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2024-14 titled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
BELL, RECITING THE FACT OF THE GENERAL  
MUNICIPAL ELECTION HELD ON TUESDAY, MARCH 5,  
2024, DECLARING THE RESULTS AND SUCH OTHER  
MATTERS AS PROVIDED BY LAW**

### **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 7 and 8.*

7. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants of April 10, 2024. *(Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority).*
8. Minutes for the Regular City Council Meetings of October 12, 2022 and March 13, 2024. *(City Council/Successor Agency to the Bell Community Redevelopment Agency)*

### **Pending Items – None**

### **RECESS TO 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: 7030 Atlantic 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)

Properties: 4472 Gage Avenue, 6614 Clarkson Avenue, 6415 Gage 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: 5107 Filmore 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: 6500 Lucille 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: 6502 Flora Avenue, Bell CA 90201

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

Negotiating parties: To be Determined

- f. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)

Property: 6229 Pine Avenue, Bell CA 90201

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

Negotiating parties: To be Determined

- g. CONFERENCE WITH LABOR NEGOTIATORS- Government Code Section 54957.6,  
Agency designated representatives: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney) Employee Organization: Bell Police Officers Association (BPOA)

- h. CONFERENCE WITH LABOR NEGOTIATORS- Government Code Section 54957.6,  
Agency designated representatives: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney) Employee Organization: Bell City Employee Association (BCEA)

## **RECONVENE TO OPEN SESSION**

### **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.

**Next Regular Meeting, Wednesday, April 24, 2024**

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted April 7, 2024 at least seventy-two (72) hours prior to the meeting as required by law.

*Angela Bustamante*

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Angela Bustamante, City Clerk

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

**April 10, 2024**

**7:00 P.M. Regular Session  
Closed Session will be held at the end of the Regular Session**

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