



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 24, 2024

5:30 P.M. CLOSED SESSION

7:00 P.M. OPEN SESSION

BELL COMMUNITY CENTER
6250 PINE AVENUE, BELL CA 90201

Ana Maria Quintana
Vice-Mayor

Monica Arroyo
Councilmember

Francis Flores
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 24, 2024

**5:30 P.M. Closed Session
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, April 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, Flores, Romero, Saleh, and Quintana

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)
Properties: 6400 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)
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

- c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Property: 4400-4410 Gage 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 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)
- e. 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 Regular City Council Meeting

Call to Order

Roll Call of the City Council in their capacities as Councilmembers/Members of all Related Agencies: Arroyo, Flores, Romero, Saleh, and Quintana

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 April 12, 2024 as National Day of Silence

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)

Annual Reorganization of the City Council

The Reorganization of the Bell City Council for the year of 2024 in accordance with Bell Municipal Code Section 2.04.030(b).

- a) Election of Mayor
- b) Election of Vice Mayor

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.

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. Public Hearing and Second reading of an ordinance amending the City of Bell Municipal Code by repealing and replacing Chapter 8.20 to ban the sale and use of fireworks within the city. (City Council)

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

1. Conduct the Public Hearing to receive public input on the proposed ordinance regarding the sale and use of fireworks; and
2. Read by title only, waive further reading and adopt Ordinance No. 1289 titled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELL, CALIFORNIA, REPEALING AND REPLACING CHAPTER 8.20 (FIREWORKS) OF TITLE 8 (HEALTH & SAFETY) OF THE BELL MUNICIPAL CODE RELATING TO THE SALE AND USE OF FIREWORKS

Business Session

2. Exclusive Negotiation Agreement between the City of Bell and Evergreen Development, Inc. (Successor Agency)

Recommendation: *It is recommended that the Chair and Board members of the Successor Agency to the Bell Redevelopment Agency approve an Exclusive Negotiation Agreement (ENA) between the City of Bell and Evergreen Development, Inc.*

3. 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.)

4. 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.)

5. Adoption of Resolution declaring 4205 Bell Ave, 6502 Flora Ave, 6624 Flora Ave, 6633 ¼ Pine Ave, 6633 ¾ Ave, 6629 Pine Ave, 6633 Pine Ave, and 5246 Florence Ave in the City of Bell exempt surplus land under the Surplus Land Act. *(Bell Community Housing Authority)*

Recommendation: *It is recommended that the Bell Community Housing Authority read by title only, waive further reading and adopt Resolution 2024-15 titled:*

A RESOLUTION OF THE BELL COMMUNITY HOUSING AUTHORITY OF THE CITY OF BELL, CALIFORNIA, DECLARING CERTAIN PROPERTY LOCATED AT 4205 BELL AVE, 6502 FLORA AVE, 6624 FLORA AVE, 6633 ¼ PINE AVE, 6633 ¾ PINE AVE, 6629 PINE AVE, 6633 PINE AVE AND 5246 FLORENCE AVE IN THE CITY OF BELL, ASSESSOR PARCEL NUMBER'S ("APN'S") 6325-011-900, 6325-015-900, 6325-016-900, 6325-017-900, 6325-017-901, 6325-017-902, 6325-017-903, 6226-006-900, 6226-006-901, 6226-006-902 AND 6226-006-903 (THE "PROPERTIES") SURPLUS LAND PURSUANT TO THE SURPLUS LAND ACT (GOVERNMENT CODE SECTIONS 54220 ET SEQ.)

6. Approve the Engineer's Report and Set the Public Hearing to Consider Annual Assessments Within the Citywide Landscaping and Lighting Maintenance District with No Increase in Assessments. *(City Council)*

Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt Resolutions 2024-17, 2024-18 and 2024-19.*

7. Annual Appointments of Council Members to Serve on Various Committees. *(City Council)*

Recommendation: It is recommended that the:

1. City Council review and discuss the appointments of council members on the various committees; and
2. Mayor appoint members to serve on the various committees, following recommendations from each council member as to where they would like to serve;

and

3. Read by title only, waive further reading and adopt Resolution No. 2024-16 titled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL
APPROVING THE COUNCIL APPOINTMENTS TO REGIONAL
ORGANIZATIONS, VARIOUS BOARDS AND AGENCIES**

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. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants of April 24, 2024. *(Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority).*
9. Receive and File the City of Bell & Bell Successor Agency Investment Reports as of March 2024. *(City Council/Successor Agency)*
10. Minutes for the Regular City Council Meeting of March 27, 2024. *(City Council/Successor Agency to the Bell Community Redevelopment Agency)*

Pending Items – None

Next Regular Meeting, Wednesday, May 8, 2024

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted April 19, 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**

April 24, 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		1-8
PUBLIC HEARINGS	1	9-13
BUSINESS SESSION	2	14-54
	3	55-59
	4	60-64
	5	65-70
	6	71-91
	7	92-96
CONSENT CALENDAR	8	97-159
	9	160-263
	10	264-272