



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, May 8, 2024

5:30 P.M. CLOSED SESSION

7:00 P.M. OPEN SESSION

**BELL COMMUNITY CENTER
6250 PINE AVENUE, BELL CA 90201**

**Ali Saleh
Mayor**

**Monica Arroyo
Vice-Mayor**

**Francis Flores
Council Member**

**Ana Maria Quintana
Council Member**

**Alicia Romero
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**

May 8, 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, May 8, 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: Councilmembers Flores, Quintana, Romero, Vice-Mayor Arroyo, and Mayor Saleh

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)
- f. Conference with Legal Counsel – Anticipated Litigation
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: Councilmembers Flores, Quintana, Romero, Vice-Mayor Arroyo, and Mayor Saleh

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. OpenGov Presentation
- b. Proclamation declaring May 19 – May 25, 2024 National Public Works Week

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. Review of Fiscal Year 2024-25 Proposed Budget. *(City Council)*

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

1. Receive comments from the public, and provide feedback to staff;
 2. Schedule two (2) budget workshops in June; and
 3. Set the Public Hearing date to consider the final budget on June 12, 2024
2. Consideration to cancel the existing citywide janitorial contract with CM Simple Janitorial LLC and award the service to Commercial Building Management (CBM). *(City Council)*

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

1. Authorize the City Manager or his designees to cancel the existing contract with CM Simple Janitorial LLC; and
 2. Re-award a new 3-year term of the contract to Commercial Building Management for a new annual amount of \$123,588.00.
3. Consideration to Approve a Two-Year Agreement with AULA Athletic Club to Provide Referee Services for the 2024 & 2025 City of Bell - Youth Soccer Leagues. *(City Council)*

Recommendation: *It is recommended that the City Council approve a two-year agreement with AULA Athletic Club to provide Referee Services for the 2024 & 2025 Youth Soccer Leagues in amount not to exceed \$38,000.*

4. A Resolution Adopting a List of Projects for FY 24/25 for the Use of Funds from the Road Repair and Accountability Act of 2017 (SB-1). *(City Council)*

Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2024-20 titled:*

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL
ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2024-
2025 TOTALLY OR PARTIALLY FUNDED BY SB-1: THE ROAD
REPAIR AND ACCOUNTABILITY ACT OF 2017 (SB 1)**

5. Appointments of a Delegate and Alternate to Serve on the Southeast Gateway Line Corridor Cities Committee (formerly West Santa Ana Branch). *(City Council)*

Recommendation: *It is recommended that the:*

1. Mayor appoints a delegate and alternate to serve on the Southeast Gateway Line (SGL) Corridor Cities Committee; and
 2. Add the SGL Corridor Cities Committee to the City Councils' Committee List
6. Approve the Sale of Bell Community Housing Authority property located at 6229 Flora Avenue. *(Bell Community Housing Authority)*

Recommendation: *It is recommended that the read by title only, waive further reading and adopt Resolution 2024-21 titled:*

**A RESOLUTION OF THE BELL COMMUNITY HOUSING
AUTHORITY OF THE CITY OF BELL AUTHORIZING THE SALE
OF CERTAIN PROPERTY LOCATED AT 6229 FLORA AVENUE
IN THE CITY OF BELL**

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 May 8, 2024. *(Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority).*
8. Minutes for the Regular City Council Meetings of April 10 and April 24, 2024. *(City Council/Successor Agency to the Bell Community Redevelopment Agency)*

Pending Items – None

Next Regular Meeting, Wednesday, May 22, 2024

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted May 4, 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**

May 8, 2024

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

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