



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, June 12, 2024

5:45 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

June 12, 2024

5:45 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, June 12, 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. Potential Initiation of litigation pursuant Government Code Section 54956.9(d)(4): One Case
- 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 Police Officers Association (BPOA)
- f. 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)
- g. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Property: 4773-4777 Gage 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, 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. COG Executive Director Introduction – Hector De La Torre
- b. Recognition of Retiree of Keith Shamp
- c. Community Services Director/Department Award of Excellence
- d. Proclamation declaring June 19, 2024 as Juneteenth Day
- e. Proclamation declaring June 2024 as National Flag Week
- f. Recognition of Bell High School Boys Baseball Team; Girls Softball Team; Girls Cheer Team; and Girl Wrestler

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.

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. Consideration of approval of Planning Commission finding that the CEMEX Aggregate Transloading Facility Located at 5091 Rickenbacker Road in the Bell Business Center is a use customarily conducted in the open. *(City Council)*

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

1. Receive the staff report and receive public input: and
2. Read by title only, waive further reading and adopt Resolution 2024-24 titled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL
APPROVING PLANNING COMMISSION'S RECOMMENDATION
REGARDING FINDING AN AGGREGATE TRANSLOADING
FACILITY TO BE A USE CUSTOMARILY CONDUCTED IN THE OPEN**

2. Proposition 218 Public Hearing Adopting Changes to Sewer Rates. *(City Council)*

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

1. Conduct a public hearing pursuant to Section 6(a)(2) of Article D of the California Constitution regarding the proposed changes to the sewer rates.
2. During the Public Hearing, consider all protests against the proposed changes to the sewer rates
3. Close the Public Hearing
4. If written protests against the proposed sewer rates are presented by a majority owners of the affected parcels of real property, comply with said Article XIII D by resolving to not impose changes to the sewer rates; and
5. If written protests against the proposed sewer rates are presented by less than a majority owners of the affected parcels of real property, take the following actions:
6. Read by title only, waive further reading and adopt Resolution 2024-25 titled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL ADOPTING SEWER RATES.”

7. Introduce Ordinance 1290, waive further reading, and read by title only:

“AN ORDINANCE OF THE CITY OF BELL ADOPTING SEWER RATES BEGINNING JULY 1, 2024”

Business Session

3. Consideration to Cancel Four Regular Scheduled Council Meetings. *(City Council)*

Recommendation: *It is recommended that the City Council cancel the July 10, 2024, August 14, 2024, November 27, 2024, and December 25, 2024, City Council meetings.*

4. Request to Set a Public Hearing on July 24, 2024, at 6:30 p.m. to Consider the Creation of Liens/Special Assessment to Collect Delinquent Rubbish Fees. *(City Council)*

Recommendation *It is recommended that the City Council schedule a Public Hearing on Wednesday, July 24, 2024, at 6:30 p.m. to consider the recording of liens to collect the delinquent rubbish fees against the properties listed on the final report of delinquent accounts.*

5. Consideration of a New Agreement with California Consulting, LLC for Grant Administration Services. *(City Council)*

Recommendation: *It is recommended that the City Council approve a New Agreement with California Consulting, LLC for two (2) years from July 1, 2024, to June 30, 2026.*

6. Approval of Amendment No. 6 to the Agreement with Willdan Engineering for Professional Engineering Services

Recommendation: *It is recommended that the City Council approve Amendment No. 6 to the Agreement for Professional Engineering Services between the City of Bell and Willdan Engineering with following key terms:*

1. Extend the term of the Agreement to June 30, 2025, with an option to renew for an additional one-year to June 30, 2026; and
 2. Maintain hourly rates at the July 1, 2020 level.
7. Consideration to Approve Amendment No. 1 to the Public Works Agreement between the City of Bell and Crosstown Electrical & Data, Inc. for Traffic Signal Systems and Safety Lighting Maintenance Services. *(City Council)*

Recommendation: *It is recommended that the City Council approve Amendment No. 1 to the Public Works Agreement between the City of Bell and Crosstown Electrical & Data Inc. (“Crosstown”) for Traffic Signal Systems and Safety Lighting Maintenance Services.*

8. Atlantic Avenue Specific Plan – Extension and Budget Increase of an Agreement with The Arroyo Group *(City Council)*

Recommendation: *The City Council is recommended to extend the contract agreement with The Arroyo Group for an additional year and increase the contract amount by \$49,000 for added services beyond the original contract amount of \$269,730 to a new contract amount of \$318,730. These additional services aim to help prepare the Atlantic Avenue Specific Plan (AASP) and the associated environmental documentation.*

9. Cheli Specific Plan– Extension Agreement of The Arroyo Group

Recommendation: *It is recommended that the City Council extend the contract with The Arroyo Group for the Specific Plan for the Cheli Area for an additional year (12 months) without increasing the contract amount.*

10. Approval Of The Kaboom! Community Partner Agreement for Treder Park Playspace Grant Award

Recommendation: *It is recommended that the City Council approve the Community Partner Agreement between KABOOM! and the City of Bell Treder Park Playspace.*

11. Appointments to the Community Services Commission and Planning Commission Group. (City Council)

Recommendation: *The staff is recommending the City Council:*

1. Councilmember Flores, Vice-Mayor Arroyo and Mayor Saleh each nominate a member to the Planning Commission and Community Services Commission; and
2. Read by title only, waive further reading and adopt Resolution 2024-26 titled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL
APPROVING THE APPOINTMENTS TO THE PLANNING
COMMISSION AND COMMUNITY SERVICES COMMISSION**

12. Review and Discussion of Fiscal Year 24/25 Budget. (City Council)

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

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 13-18.*

13. *It is recommended that the City Council read by title only, waive further reading and adopt Resolution No. 2024-27 titled:*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL APPROVING A

FY 23/24 BUDGET AMENDMENT IN THE AMOUNT OF \$14,300 FROM THE CITY'S GENERAL FUND TO THE CITY CLERK'S PROFESSIONAL SERVICES BUDGET FOR THE PURPOSE TO PAY OUTSTANDING INVOICES

14. Consideration for Approval of Fiscal Year 2024-2025 Holiday Schedule and City Hall Closure

Recommendation: *It is recommended that the City Council approve the Holiday Schedule and Holiday Closure for Fiscal Year 2024-2025.*

15. Resolution Approving and Adopting Revised Salary Range and Rescinding Resolution No. 2024-01

Recommendation: *It is recommended that the City Council read by title only, waiver further reading and adopt Resolution 2024-28 titled:*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, IDENTIFYING EMPLOYEE CLASSIFICATIONS, COMPENSATION LEVELS, AND SALARY RANGES, AND RESCINDING RESOLUTION NO. 2024-01

16. Receive and File the City of Bell & Bell Successor Agency Investment Reports as of April 2024. *(City Council/Successor Agency)*

17. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants of June 12, 2024. *(Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority).*

18. Minutes for the Regular City Council Meetings of May 22, 2024. *(City Council/Successor Agency to the Bell Community Redevelopment Agency)*

Pending Items – None

Next Regular Meeting, Wednesday, June 26, 2024

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

June 12, 2024

**5:45 P.M. Closed Session
7:00 P.M. Regular Session**

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