



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 26, 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

June 26, 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, June 26, 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: 6500 Lucille 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: 6415 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: 7030 Atlantic 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: 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
- e. 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
- f. Potential Initiation of litigation pursuant Government Code Section 54956.9(d)(4): Two (2) Cases
- 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 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. Proclamation declaring the month of July 2024 as Park & Recreation Month
- b. 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. . Adoption of the Recommended Budget for Fiscal Year 2024-2025 (*Council*)

Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt Resolution No. 2024-29 titled:*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL ADOPTING THE CITY BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2024, AND ENDING JUNE 30, 2025

Business Session

2. Limited License to Enter Agreement Between Excel Paving Company and City of Bell. (*City Council*)

Recommendation *It is recommended that the City Council:*

1. Approve the Limited License to Enter Agreement between Excel Paving and City of Bell for a lease term of two months; and
 2. Authorize the City Manager to execute the Limited License to Enter Agreement.
3. Professional Services Agreement with CSG Consultants to Provide Environmental Services for the Pritchard Field Improvements Project. (*City Council*)

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

1. Approve the Agreement for Contract Services with CSG Consultants (CSG) in a not to exceed amount of \$64,200 to provide environmental services related to the Pritchard Field Improvements Project including the preparation of an Environmental Assessment in accordance with the National Environmental Protection Act (NEPA) guidelines and requirements as set forth by the Department of Housing and Urban Development's Assisted Projects Program; and
 2. Authorize the City Manager to approve additional services under this Agreement in an amount not to exceed \$6,420 (ten percent of the not to exceed amount)
4. Consideration to Approve Amendment No. 3 to Agreement between the City of Bell and Mariposa Landscape Services, Inc. for City Landscape Maintenance Services. (*City Council*)

Recommendation: *It is recommended that the City Council approve Amendment No. 3 with Mariposa Landscapes, Inc. (Mariposa) for City Landscape Maintenance Services for a one-year term from July 1, 2024 through June 30, 2025.*

5. Consideration to Award a Contract to HQE Systems, Inc. for Installation of an Access Control System for the Police Department Facility. *(City Council)*

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

1. Award a contract in the amount of \$41,304.46 to HQE Systems, Inc. for installation of an Access Control System for the Police Department Facility; and
 2. Authorize the City Manager to execute change orders for a total amount of not to exceed \$4,130 (ten percent of the bid amount) for any necessary additional work.
6. Civic Center Improvements / Interior Painting Project – Award of Construction Contract *(City Council)*

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

1. Award a construction contract in the amount of \$57,528 to A.J. Fistes Corporation for the Civic Center Improvements / Interior Painting Project
 2. Authorize the City Manager to execute change orders to the project in a total amount not to exceed \$5,753 (ten percent of the bid amount) for any necessary additional work.
7. Civic Center Improvements / Flooring Replacement Project – Award of Construction Contract *(City Council)*

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

1. Award a construction contract in the amount of \$53,532.82 to Lawrence W. Rosine Co. for the Civic Center Improvements / Flooring Replacement Project; and
 2. Authorize the City Manager to execute change orders to the project in a total amount not to exceed \$5,353 (ten percent of the bid amount) for any necessary additional work.
8. Street Improvement Project Fiscal Year 2023-2024 – Award of Contract. *(City Council)*

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

1. Award a construction contract in the amount of \$1,026,022 to Sequel Contractors, Inc. for the Street Improvement Project Fiscal Year 2023-2024; and
 2. Authorize the City Manager to execute change orders to the project in a total amount not to exceed \$102,602.20 (ten percent of the bid amount) for any necessary additional work.
9. Consideration to approve a New Agreement with Duke Studio, Inc., for Mobile Home Parks and Housing Unit Maintenance Services for an amount not to exceed \$335,000 per year, with

a one-year extension. *(Bell Housing Authority)*

Recommendation: *It is recommended that the Chair and Members of the Board approve a new Agreement with Duke Studio, Inc., for Mobile Home Parks and Housing Unit Maintenance Services for one year, with a one-year extension.*

10. Consideration of approving a New Agreement with AXON Enterprise, Inc. for 35 Axon Body Worn Camera's (BWC) equipment and Software for Bell Police Department uniformed officers in the amount not-to-exceed \$115,576.36. *(City Council)*

Recommendation: *It is recommended that the City Council approve a New Agreement with AXON Enterprise, Inc. in the amount not-to-exceed \$115,576.36.*

11. Professional Service Agreement with Ramboll Americas Engineering Solutions, Inc. to conduct a Phase I Site Assessment and Advisory services based on the Department of Toxic Substance Control - Equitable Community Revitalization Grant the City was awarded to complete a Community Wide Assessment on Florence Ave and Walker Ave, consisting of the Florence Mobile Home Park, Former Pacific Alternators and Pritchard Field. *(City Council)*

Recommendation: *It is recommended that the City Council approve the Professional Service Agreement with Ramboll Americas Engineering Solutions, Inc.*

12. Approve the Engineer's Report and Set the Public Hearing to Consider Annual Assessments Within the Citywide Sanitary Sewer 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 2024-30, 2024-31 and 2024-32.*

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 and 14.*

13. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants of June 26, 2024. *(Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority).*
14. It is recommended that the City Council authorize the purchase of Microsoft Office 365, through Intelli-Tech. This acquisition will enhance our productivity, improve collaboration, and ensure we have access to the latest tools and security features. *(City Council)*

Pending Items – None

**July 10, 2024 Council Meeting Cancelled
Next Regular Meeting, Wednesday, July 24, 2024**

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted June 21, 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 26, 2024

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

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