



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, August 28, 2024

5:00 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

August 28, 2024

5:00 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, August 28, 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)
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)
Property: 6400 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)

Properties: 6303, 6317, 6331 Pine 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: 6629 Pine 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 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)

- 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 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. Backpack Giveaway Sponsors Recognitions
- b. Concerts in the Park Sponsors Recognitions
- c. National Night Out Sponsors Recognitions
- d. Recognition of Cal Dental Group Clinic located at 4021 Florence Avenue

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. Consideration to approve the Measure W Safe, Clean Water Program Municipal Transfer Agreement between the City of Bell and the Los Angeles County Flood Control District. *(City Council)*

Recommendation: *It is recommended that the City Council approve the Measure W Safe, Clean Water Program Municipal Transfer Agreement Between the City and the Los Angeles County Flood Control District.*

2. Underground Storage Tank Cleanup Project. *(City Council)*

Recommendation: *It is recommended that the City Council authorize the following actions:*

1. The Reynolds Group to continue providing services related to the City's Underground Storage Tank (UST) Cleanup Project (Project), pursuant to the Los Angeles Regional Water Control Board approved "Project Execution Plan" (PEP) for remediation and case closure;
 2. Staff to pay for services rendered by the Reynolds Group Services on behalf of the City contingent on the City receiving reimbursements from the California Underground Storage Tank Clean Up Fund; and
 3. Authorize the City Manager to execute PEPs, Budget Change Request Form(s) and other related documents necessary to close out this Project if the costs are reimbursable from California Underground Storage Tank Clean Up Fund.
3. Approve the sale of Bell Community Housing Authority property located at 6500 Lucille Avenue. *(Bell Community Housing Authority)*

Recommendation: *It is recommended that the Bell Community Housing Authority approve the sale of property located at 6500 Lucille Avenue.*

4. Gage and Heliotrope - Acquisition Project. *(City Council)*

Recommendation: *It is recommended that the City Council approve the acquisition of property located at 4773-4777 Gage and Heliotrope Avenue, in accordance with the payment requests under the Measure A, Acquisition-Only Program of Los Angeles County Regional Park and Open Space District (RPOSD); and the Office of Grants and Local Services (OGALS):*

1. The sum of \$868,686.91 to be paid by the County for the appraised value plus taxes,

title, and escrow is eligible for payment request through LA County Regional Park and Open Space District;

2. The sum of \$83,577.18, to be paid by the City of Bell, is eligible for reimbursement through the Office of Grants and Local Services (difference between the total acquisition and the eligible payment by the LA County Regional Park and Open Space District, funded through ARPA);
 3. and the sum of \$5,000 to be paid by the City of Bell for the Environmental Fees is eligible for reimbursement through LA County Regional Park and Open Space District, funded through ARPA.
5. Approval for the Installation of a New Pour and Play Project at Camp Little Bear and to Enter Into an Agreement with Great Western Installations, Inc. *(City Council)*

Recommendation: *It is recommended that the City Council approve an agreement with Great Western Inc. for the removal and replacement of the Pour and Play surface at Camp Little Bear Park Playground.*

6. Consideration of a Resolution Approving the Issuance and Sale of Tax Allocation Refunding Bonds and Authorizing Certain Other Actions In Connection Therewith. (Successor Agency to the Bell Community Redevelopment Agency)

Recommendation: *It is recommended that the Successor Agency to the Bell Community Redevelopment Agency read by title only, waive further reading and adopt Resolution 2024-35 titled:*

A RESOLUTION OF SUCCESSOR AGENCY TO THE BELL COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE AND SALE OF TAX ALLOCATION REFUNDING BONDS IN AN AMOUNT NOT TO EXCEED \$6,000,000, AND APPROVING THE FORM OF AN INDENTURE OF TRUST, A FORM OF ESCROW AGREEMENT, A FORM OF BOND PURCHASE AGREEMENT, A FORM OF CONTINUING DISCLOSURE AGREEMENT, AND AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH

7. Development Impact Fee Analysis, Cost Allocation Plan and Nexus Study. *(City Council)*

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

1. City Council provide feedback and direction to staff on the Development Impact Fee Analysis, Cost Allocation Plan, and Nexus Study; and
2. Set a Public Hearing on Wednesday, October 9, 2024.

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 8-13.

8. It is recommended that the City Council read by title only, waive further reading and adopt the following resolutions:

1. Resolution No. 2024 - 36 A Resolution of the City Council of the City of Bell Adopting and Re-Establishing the Fiscal Year 2024-25 Annual Levy Rate to meet the City of Bell General Obligation Bonds, Series 2018A and Series 2018B.
2. Resolution No. 2024 – 37 A Resolution of the City Council of the City of Bell Adopting and Re-Establishing the Fiscal Year 2024-25 Rate of Annual Voter-Approved Property Tax Override to Fund Pension and Other Retiree Obligations.

9. It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2024-38 titled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL
APPROVING THE APPROPRIATION OF FUNDS FOR THE
STREET IMPROVEMENT PROJECT FISCAL YEAR 2024-2025
(SB1)**

10. It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2024-39 titled:

**A RESOLUTION DETERMINING AND ESTABLISHING AN
APPROPRIATIONS LIMIT FOR FISCAL YEAR 2024-2025 IN
ACCORDANCE WITH ARTICLE XIII B OF THE CALIFORNIA
CONSTITUTION AND GOVERNMENT CODE SECTION 79101**

11. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants of August 28, 2024. *(Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority)*.
12. City of Bell & Bell Successor Agency Investment Reports as of June 2024. *(City Council)*
13. Minutes for the Regular City Council Meetings of June 26, 2024, July 24, 2024 and Special City Council Meeting held on July 24, 2024. *(City Council)*

Pending Items – None

Next Regular Meeting, Wednesday, September 11, 2024

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted August 23, 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**

August 28, 2024

**5:00 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 – g	
AGENDA & INDEX		1-8
PUBLIC HEARINGS	None	
BUSINESS SESSION	1	9-24
	2	25-33
	3	34-83
	4	84-111
	5	112-171
	6	172-288
	7	289-351
CONSENT CALENDAR	8	352-368
	9	369-373
	10	374-382
	11	383-513
	12	514-612
	13	613-633