



# 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, September 25, 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

September 25, 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](mailto:cityclerk@cityofbell.org). Your written comment must be submitted by 4pm on Wednesday, September 25, 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: 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 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
- e. 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
- 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)
- 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 Executive Management Association (BEMA)

### **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. Summer Concert Sponsors Recognition
- b. Proclamation declaring the month of October as Breast Cancer Awareness Month

### **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. Public Hearing for the Consideration of Proposed Solid Waste Rate Adjustment and Adoption of Resolution 2024-36. Approval of "Amended and Restated Exclusive Franchise Agreement for Comprehensive Solid Waste Services" ("Restated Agreement") to take effect October 1, 2024.

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

1. Open the public hearing as required by Proposition 218;
2. Take public testimony and accept any additional written protests and consider all evidence and testimony presented;
3. Close the Public Hearing, and the Mayor shall ask the City Clerk to provide a count of all written protests received; and
4. Read by title only, waive further reading and adopt Resolution No. 2024-36 adopting solid waste rates to be effective October 1, 2024, with attendant approval of the Restated Agreement (see Attachment 1, with the Restated Agreement being attached thereto as *Exhibit B* to Resolution No. 2024-36). Provided there is no "majority protest" (50% + 1 of all parcels) against the proposed rate adjustment.

### Business Session

2. Approve the sale of Bell Community Housing Authority property located at 6502-06 Flora Avenue. (*Bell Community Housing Authority*)

***Recommendation:*** *It is recommended that the Bell Community Housing Authority:*

1. Approve the sale of property located at 6502-06 Flora Avenue; and
2. Read by title only, waive further reading and adopt Resolution 2024-42 titled:

***A RESOLUTION OF THE BELL COMMUNITY HOUSING AUTHORITY  
AUTHORIZING THE SALE OF PROPERTY LOCATED AT 6502-6506  
FLORA AVENUE IN THE CITY OF BELL***

3. Consideration to approve an Agreement with EV Charging Solutions, Inc. (EVCS) for the Construction and Acquisition of Electric Vehicle Charging Stations at City Hall, Community Center, and the Bell Library. (City Council)

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

1. Approve an agreement with EV Charging Solutions, Inc. to participate in the “Charge Ready Charging Infrastructure and Rebate” program which includes the construction of necessary electrical infrastructure and equipment necessary for electric vehicle charging stations at City Hall, Community Center, and the Bell Library; and
  2. Authorize the City Manager, or designee, to approve the agreement and any amendments, subject to review and approval from the City Attorney.
4. Demolition of Buildings and Site Clearance 6400 Atlantic Avenue (Southeast Corner of Atlantic Avenue and Gage Avenue) – Award of Construction Contract. (City Council)

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

1. Award a construction contract in the amount of \$188,600 to Interior Demolition, Inc. for the Demolition of Buildings and Site Clearance at 6400 Atlantic Avenue, Bell, CA. 90201
  2. Authorize the City Manager to execute change orders to the project in a total amount not to exceed \$18,860 (ten percent of the bid amount) for any necessary additional work.
5. Approve a New Agreement with Tierra West Advisors, Inc for Successor Agency Administrative Services as required by HSC Section 34177(l) that requires the Successor Agency to annually prepare a Recognized Obligation Payment Schedule (ROPS) showing all the obligations of the former Redevelopment Agency and the sources of funds for repayment. (Successor Agency)

**Recommendation:** *It is recommended that the members of the Board approve a Professional Service Agreement with Tierra West Advisors, Inc. to continue Successor Agency Administrative Services including preparation of the annually required Recognized Obligation Payment Schedule (ROPS) from July 1, 2024 to June 30, 2025, with two (2) one-year extension.*

6. Professional Service Agreement with Tierra West Advisors, Inc. (“Tierra West”) to prepare and conduct annual housing reports. One for the Housing Authority Annual Report and one for the Housing Successor Annual Report. Reports will be completed for the following four (4) fiscal years of the Housing Authority and Housing Successor for FY 2020-2021, 2021-2022, 2022-2023, 2023-2024 (“FYs 2020-2024”). (City Council)

**Recommendation:** *It is recommended that the City Council approve the Professional Service Agreement with Tierra West to prepare Annual Housing Reports.*

### **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 through 9.***

7. It is recommended that the City Council read by title only, waive further reading and adopt Resolution No. 2024-43 titled:

**A RESOLUTION OF THE CITY OF BELL PROPOSING AN  
AMENDED CONFLICT OF INTEREST CODE FOR THE CITY TO  
ADD AND AMEND CERTAIN DESIGNATED EMPLOYEES AND  
OFFICIALS, AND TO AMEND ITS DISCLOSURE CATEGORIES**

8. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants of September 25, 2024. (*Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority*).
9. Minutes for the Regular City Council Meetings of August 28, 2024, and September 11, 2024, and Special City Council Meeting held on July 16, 2024. (*City Council*)

**Pending Items – None**

**Next Regular Meeting, Wednesday, October 9, 2024**

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted September 22, 2024 at least seventy-two (72) hours prior to the meeting as required by law.

*Angela Bustamante*  
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Angela Bustamante, City Clerk

**REGULAR MEETING OF THE  
BELL CITY COUNCIL AND RELATED AGENCIES**

**September 25, 2024**

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

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