



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, November 13, 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

November 13, 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, November 13, 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: 6307,6311,6315,6335,6339 Pine 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 LEGAL COUNSEL – Government Code Section 54956.9(d)(1)
Montebello Unified School District v. Successor Agency to Community Redevelopment Agency of the City of Bell, et al., Los Angeles Superior Court Case No. 20STCV36816
- e. Public Employee Performance Evaluation (Government Code Section 54957 (b))
Title: Chief of Police
- f. Public Employee Performance Evaluation (Government Code Section 54957 (b))
Title: City Manager
- 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)
- i. 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: 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. Mayor's Citizens Award to Hilda Rodriguez
- b. Veterans Day Presentation
- c. Pet Health Fair Presentation
- d. Republic Services Presentation
- e. Proclamation declaring the month of October 2024 as Domestic Violence Awareness Month
- f. Proclamations declaring the month of November 2024 as:
 - 1. National Alzheimer's Disease Awareness Month
 - 2. November 22, 2024 as Lebanese Independence Day

3. Native American History Month
4. National Family Literacy 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 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 Hearings

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. Lease and Relocation Agreement regarding constructing a new digital billboard near 5400 Gage Avenue in the Manufacturing (M) zone. *(City Council)*

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

1. Determine that the proposed project is exempt from further review under the California Environmental Quality Act (CEQA), as it qualifies for a categorical exemption under CEQA Guidelines Section 15303, (Class 3) "New Construction or Conversion of a Small Structure"; and
2. Read by title only, waive further reading and adopt Resolution No. 2024-48 titled:

**A RESOLUTION OF THE CITY OF BELL CITY COUNCIL
APPROVING A LEASE AND RELOCATION AGREEMENT WITH
OUTFRONT MEDIA, LLC TO CONSTRUCT AND OPERATE A
DIGITAL BILLBOARD ON CITY-OWNED PROPERTY NEAR
5400 GAGE AVENUE**

2. Consideration to adopt the Development Impact Fee Study. *(City Council)*

Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2024-49 titled:*

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL
ADOPTING THE DEVELOPMENT IMPACT FEES**

Business Session

3. HDL Business License Tax Presentation. (City Council)

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

4. Request to Set a Public Hearing on January 22, 2025 at 6:30 p.m. to Consider updating and establishing user and regulatory fees for various City services. (City Council)

Recommendation: *It is recommended that the City Council schedule a Public Hearing on Wednesday, January 22, 2025 at 6:30 p.m. to consider updating and establishing user and regulatory fees for various City services.*

5. Consideration of Approving Amendment No.1 to the Agreement between the City of Bell and HQE Systems, Inc. (City Council)

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

1. Approve Amendment No. 1 to the Agreement between the City of Bell and HQE Systems, Inc. by increasing the contract sum from \$41,304.46 to \$88,121.55; and
 2. Approve appropriation of \$20,184.96 from the American Rescue Plan Act 2021 (ARPA) fund, and \$26,632.13 of Homeland Security Grant fund to cover the increase in contract sum of the Agreement between the City of Bell and HQE Systems, Inc.
6. Traffic Signal Equipment Upgrade Project (CIP NO. 7180) – Award of Contract. (City Council)

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

1. Award a construction contract in the amount of \$897,115.76 to Econolite Systems, Inc. for the Traffic Signal Improvements Project (CIP No. 7180).
2. Authorize the City Manager to execute change orders for the project in a total amount not to exceed \$89,711.58 (ten percent of the bid amount) for any necessary additional work.
3. Read by title only, waive further reading and adopt Resolution No. 2024-50 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, CALIFORNIA APPROVING A FISCAL YEAR 2024-2025 BUDGET AMENDMENT TO APPROPRIATE \$14,739 FROM PROPOSITION C FUNDS (FUND 680) AND \$352,080 FROM OTHER GRANTS (FUND 332) TO THE TRAFFIC SIGNAL EQUIPMENT UPGRADE PROJECT (CIP NO. 7180)

7. Approval for the Installation of a New Playground 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 three Playground Areas at Camp Little Bear.*

8. Limited License to Enter Agreement Between Miguel Rodriguez and the City of Bell. (City

Council)

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

1. Approve the Limited License to Enter Agreement between Miguel Rodriguez and the City of Bell.
 2. Authorize the City Manager to execute the Limited License to Enter Agreement.
9. Amendment to City Manager Employment Agreement- Removal of Section 3.2: Cost of Living Increase. *(City Council)*

Recommendation: *It is recommended that the City Council approve the amendment to the City Manager's Contract to remove Section 3.2 which pertains to the Cost-of-Living Adjustments (COLA). This measure is proposed to address potential conflicts of interest arising from the city manager negotiating on behalf of Department Heads of the city while benefiting from similar adjustments.*

10. Approval of a Purchase and Sale Agreement with City Ventures Homebuilding, LLC for certain property located at 5241 Florence Avenue. *(City Council)*

Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt Resolution No. 2024-52 titled:*

**A RESOLUTION OF THE CITY COUNCIL OF THE OF THE CITY OF
BELL APPROVING A PURCHASE AND SALE AGREEMENT WITH CITY
VENTURES HOMEBUILDING, LLC FOR CERTAIN PROPERTY
LOCATED AT 5241 FLORENCE 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 11 through xx.*

11. It is recommended that the City Council:

1. Read by title only, waive further reading and adopt Resolution No. 2024-51 titled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BELL ACCEPTING THE CIVIC CENTER IMPROVEMENTS/
INTERIOR PAINTING PROJECT AS COMPLETE AND
AUTHORIZING STAFF TO PREPARE AND FILE THE NOTICE
OF COMPLETION WITH THE LOS ANGELES COUNTY
RECORDER”**

2. Authorize staff to release retention thirty-five (35) days after the filing of the Notice of Completion.
12. It is recommended that the City Council conduct the second reading of Ordinance 1292 by

title only, waiving further reading and adopting Ordinance No. 1292 titled:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
BELL TO APPROVE THE DEVELOPMENT AGREEMENT (DA
2024-01) FOR THE CONSTRUCTION AND OPERATION OF A
NEW DIGITAL BILLBOARD AT 5390 RICKENBACKER ROAD**

13. Minutes for the Regular City Council Meeting of October 9 and 23, 2024. *(City Council)*
14. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants of November 13, 2024. *(Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority).*

Pending Items – None

**Wednesday, November 27, 2024 Regular Meeting Cancelled
Next Regular Meeting Wednesday, December 11, 2024**

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted November 10, 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**

November 13, 2024

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

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