



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, December 11, 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

December 11, 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, December 11, 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: 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
- b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Property: 6415 Atlantic Avenue and 6414 Clarkson 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: 5241 Florence Avenue, Bell CA 90201

Agency negotiators: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney)

Negotiating parties: To be Determined

- d. Public Employee Performance Evaluation (Government Code Section 54957 (b))
Title: Chief of Police
- 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 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
- b. Exide Project Parkway Status Presentation

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. Introduction and first reading of an ordinance amending the City of Bell Municipal Code by adding Chapter 8.58 prohibiting the sale, use, and distribution of nitrous oxide. *(City Council)*

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

1. Introduce Ordinance 1293, waive further reading, and read by title only:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELL, CALIFORNIA, AMENDING THE BELL MUNICIPAL CODE, TO ADD A NEW CHAPTER 8.58 PROHIBITING THE SALE, USE, AND DISTRIBUTION OF NITROUS OXIDE

2. Schedule a public hearing on January 8, 2025, to consider adoption and second reading of the said Ordinance.

Business Session

2. Presentation of the Bell Police Department July 4th enforcement of City of Bell Municipal Ordinance Code Chapter 8.20 banning the sale and use of fireworks within the City in 2024. *(City Council)*

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

3. Approval of a Purchase and Sale Agreement between the City of Bell and City Ventures Homebuilding, LLC for certain real 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, CALIFORNIA, APPROVING A PURCHASE AND SALE AGREEMENT WITH CITY VENTURES HOMEBUILDING, LLC FOR CERTAIN PROPERTY LOCATED AT 5241 FLORENCE AVENUE IN THE CITY OF BELL

4. Consideration to Approve an Amendment to the Agreement with Raw Inspirations. *(City Council)*

Recommendation: *It is recommended that the City Council amend the existing agreement with Raw Inspiration to enhance the operation of the Bell Family Night Market.*

5. Consideration of a Pilot Program and a new Agreement with 4Leaf, Inc. for additional Parking Enforcement Services. *(City Council)*

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

1. Approve an Agreement with 4Leaf, Inc. in the amount of \$132,600 per year for Parking Enforcement Services from January 1, 2025, to December 31, 2025; and
2. Read by title only, waive further reading and adopt Resolution 2024-53 titled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL
AUTHORIZING FY 2024-25 BUDGET AMENDMENT TO
TRANSFER \$132,600 FROM THE GENERAL FUND BALANCE
RESERVE TO THE POLICE DEPARTMENT ACCOUNT FOR
OUTSIDE PROFESSIONAL SERVICES FOR ADDITIONAL
PARKING ENFORCEMENT SERVICES**

6. Consideration to approve Amendment No. 1 with Duke Studio, Inc. for additional Mobile Home Parks and Housing Unit Maintenance Services. *(Bell Community Housing Authority)*

Recommendation: *It is recommended that the Chair and Members of the Board read by title only, waive further reading, and adopt Resolution No. 2024-54 titled:*

**“A RESOLUTION OF THE BELL HOUSING AUTHORITY
APPROVING AMENDMENT NO. 1 WITH DUKE STUDIO, INC.
AND AUTHORIZING A FY 2024-25 BUDGET AMENDMENT TO
TRANSFER \$200,000 FROM THE BELL COMMUNITY HOUSING
AUTHORITY (BCHA) FUND BALANCE RESERVE TO THE
BCHA ACCOUNT FOR MISC REPAIRS AND EMERGENCY
REPAIRS FOR ADDITIONAL MOBILE HOME PARKS AND
HOUSING UNIT MAINTENANCE SERVICES”**

7. Consideration of a New Agreement with HF&H Consultants, LLC, for Solid Waste Consulting/SB 1383 Compliance Assistance Services. *(City Council)*

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

1. Approve a New Agreement with HF&H Consultants, LLC from December 11, 2024, to June 30, 2027, for Solid Waste Consulting/SB 1383 Compliance Assistance Services; and
2. Read by title only, waive further reading and adopt Resolution 2024-55 titled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL
AUTHORIZING FY 2024-25 BUDGET AMENDMENT TO
TRANSFER \$99,000 FROM THE SANITATION FUND BALANCE
RESERVE TO THE SANITATION ACCOUNT FOR OUTSIDE
PROFESSIONAL SERVICES**

8. Annual Slurry Seal Project – Award of Construction Contract. *(City Council)*

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

1. Award a construction contract in the amount of \$189,900 to Pavement Coatings Co. for the Annual Slurry Seal Project; and
 2. Authorize the City Manager to execute change orders to the project in a total amount not to exceed \$18,990 (ten percent of the bid amount) for any necessary additional work.
9. Consideration of an Agreement with Nunez & Nunez Consulting Services Inc. for Community Nature Opportunities. *(City Council)*

Recommendation: *It is recommended that the City Council approve the Agreement between Nunez and Nunez Consulting Services Inc. a California nonprofit organization, and the City of Bell for the provision of free camping trips for youth from the Southeast Los Angeles region through the Community Connections to Wildlands Program, funded by the Watershed Conservation Authority (WCA).*

10. City Approval of the Restated Disposition and Development Agreement between the City of Bell and Arroyo Seco Development Group, LLC, and Successor Agency Approval of the Restated Disposition and Development Agreement between the City of Bell as Successor Agency and Arroyo Seco Development Group, LLC. *(City Council/Successor Agency)*

Recommendation: *It is recommended that the:*

1. City Council approve the Restated Disposition and Development Agreement (“**Restated City DDA**”) between the City of Bell (“**City**”) and Arroyo Seco Development Group, LLC (“**Developer**”) with respect to City owned parcels (located at improved as parking lots located at 6504 Clarkson (APN 6325-020-900), and 4460 Gage Avenue (APN 6325-020-903) (jointly the “**City Parcels**”), and
 2. City Council as Successor Agency Board concurrently approve the Restated Disposition and Development Agreement (“**Restated Agency DDA**”) between the City of Bell as Successor Agency (“**Successor Agency**”) and Developer for the Successor Agency owned parcels 6415 Atlantic Avenue (APN 6325-020-901), 6414 Clarkson Avenue (APN 6325-020-902), and 4472 Gage Avenue (APN 6325-020-904) (collectively the “**Agency Parcels**”).
11. Consideration of First Amendment to City of Bell 2023 Amended and Restated Chief of Police Employment Agreement. *(City Council)*

Recommendation: *It is recommended that the City Council approve the first amendment to the Chief of Police employment agreement.*

12. Consideration and Adoption of Resolution Accepting and Approving Memorandum of Understanding between the City of Bell and the Bell City Employee Association for the period of July 1, 2024 through June 30, 2027.

Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2024-58 titled:*

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL,
ACCEPTING, AND APPROVING MEMORANDUM OF
UNDERSTANDING BETWEEN THE CITY OF BELL AND THE BELL
CITY EMPLOYEE ASSOCIATION FOR THE PERIOD OF JULY 1, 2024**

THROUGH JUNE 30, 2027

13. Consideration and Adoption of Resolution Accepting and Approving Memorandum of Understanding between the City of Bell and the Bell Management Employee Association for the period of July 1, 2024 through June 30, 2027.

Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2024-59 titled:*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, CALIFORNIA, ACCEPTING, AND APPROVING MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF BELL AND THE BELL MANAGEMENT EMPLOYEE ASSOCIATION FOR THE PERIOD OF JULY 1, 2024 THROUGH JUNE 30, 2027

14. Consideration and Adoption of Resolution Accepting and Approving Memorandum of Understanding between the City of Bell and the Bell Police Officers Association for the period of July 1, 2024 through June 30, 2027.

Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2024-60 titled:*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, CALIFORNIA, ACCEPTING, AND APPROVING MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF BELL AND THE BELL POLICE OFFICERS ASSOCIATION FOR THE PERIOD OF JULY 1, 2024 THROUGH JUNE 30, 2027

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 15 through 21.*

15. It is recommended that the City Council:

1. Approve the Measure A Annual Allocation Grant Agreement between the City of Bell and the Los Angeles County Regional Park and Open Space District (RPOSD); and
2. Authorize the City Manager or designee to execute all necessary documents related to the Agreement, including Notices to Proceed (NTPs) and associated work plans.

16. It is recommended that the City Council read by title only, waive further reading and adopt Resolution No. 2024-56 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL APPROVING A DEBT MANAGEMENT POLICY AND AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH

17. It is recommended that the City Council read by title only, waive further reading and adopt Resolution No. 2024-57 titled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL
APPROVING HR/RISK MANAGER TO REPRESENT THE CITY
OF BELL ON THE ICRMA BOARD**

18. It is recommended that the City Council approve a one-year extension with Willdan Engineering for the implementation and administrative services of the Community Development Block Grant (CDBG) Program. *(City Council)*
19. Minutes for the Regular City Council Meeting of November 13, 2024. *(City Council)*
20. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants of December 11, 2024. *(Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority).*
21. City of Bell & Bell Successor Agency Investment Reports as of October 2024. *(City Council/Successor Agency to the Bell Community Redevelopment Agency)*

Pending Items – None

**Wednesday, December 25, 2024 Regular Meeting Cancelled
Next Regular Meeting Wednesday, January 8, 2025**

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted December 6, 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**

December 11, 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		1-9
PUBLIC HEARINGS	1	11-16
BUSINESS SESSION	2	17-22
	3	23-62
	4	63-73
	5	74
	6	75-127
	7	128-154
	8	155-202
	9	203-210
	10	211-351
	11	352
	12	353
	13	354
	14	355
CONSENT CALENDAR	15	356-374
	16	375-383
	17	384-386
	18	387-443
	19	444-453
	20	454-578
	21	579-680