



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, January 22, 2025

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

January 22, 2025

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, January 22, 2025. 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: 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
- c. 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

- d. 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
- e. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Property: 6824 Atlantic 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 Legal Counsel – Existing Litigation, Government Code Section 54956.9(d)(1), Fernandez vs City of Bell, (ADJ#17715975)
- 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

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. Discussion on potential updates to the various User and Regulatory Fee. *(City Council)*

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

1. Provide feedback on the proposed User and Regulatory fees; and
2. Continue the Public Hearing to February 12, 2025, regular City Council meeting.

Business Session

2. Authorize the Police Chief to accept and administer the FY 2024 Edward Byrne Memorial Justice Assistance Grant (JAG) in the amount of \$12,357.00 to purchase License Plate Reader Cameras for the Bell Police Department. *(City Council)*

Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2025-02 titled:*

**A RESOLUTION OF THE CITY COUNCIL OF CITY OF BELL
AUTHORIZING THE POLICE CHIEF TO ACCEPT AND
ADMINISTER THE FY 2024 EDWARD BYRNE MEMORIAL
JUSTICE ASSISTANCE GRANT (JAG) TO BE USED FOR
PURCHASE OF LICENSE PLATE READER CAMERAS (LPR)**

3. Presentation of the City of Bell's Draft Urban Forest Management Plan. *(City Council)*

Recommendation: *It is recommended that the City Council receive, file and provide feedback on the draft report of the City's Urban Forest Management Plan.*

4. Consideration to approve Amendment No.1 with Willdan Engineering for Planning and Staff Augmentation Services. *(City Council)*

Recommendation: *It is recommended that the City Council approve Amendment No. 1 to the Willdan Engineering Contract to increase the contract sum to \$54,000.*

5. Fiscal Year 2025-2026 Budget Calendar. *(City Council)*

Recommendation: *It is recommended that the City Council approve the FY 2025-2026 Budget calendar.*

6. Consideration and Adoption of Resolution Accepting, Approving and Adopting the Memorandum of Understanding between the City of Bell and the Bell Executive Management Association for the period of July 1, 2024 through June 30, 2027. *(City Council)*

Recommendation: *It is recommended that the City Council read by title only, waive further reading, and adopt Resolution No. 2025-03, titled:*

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

7. Consideration of approval and adopting Resolution identifying Employee Classifications, Compensation Levels, and Salary Ranges and Rescinding Resolution No. 2024-28. (*City Council*)

Recommendation: *It is recommended that the City Council read by title only, waiver further reading, and adopt Resolution No. 2025-04 titled:*

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL,
CALIFORNIA, IDENTIFYING EMPLOYEE CLASSIFICATIONS,
COMPENSATION LEVELS, AND SALARY RANGES, AND
RESCINDING RESOLUTION NO. 2024-28**

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 through 13.

8. It is recommended that the City Council:

1. Read by title only, waive further reading and adopt Resolution No. 2025-05 titled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL ACCEPTING THE
CIVIC CENTER IMPROVEMENTS/FLOORING REPLACEMENT 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 retained construction contract amounts due to the contractor thirty-five (35) days after the filing of the Notice of Completion.

9. It is recommended that the City Council:

1. Read by title only, waive further reading and adopt Resolution No. 2025-06 titled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL ACCEPTING THE
STREET IMPROVEMENT PROJECT FISCAL YEAR 2023-2024 AS COMPLETE
AND AUTHORIZING STAFF TO PREPARE AND FILE THE NOTICE OF
COMPLETION WITH THE LOS ANGELES COUNTY RECORDER**

2. Authorize staff to release retained construction contract amounts due to the contractor thirty-five (35) days after the filing of the Notice of Completion.

10. It is recommended that the City Council:

1. Read by title only, waive further reading and adopt Resolution 2025-07 titled:

A RESOLUTION OF THE CITY OF BELL CITY COUNCIL APPROVING THE BLANKET AUTHORITY TO FILE APPLICATIONS FOR GRANT FUNDS FROM THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT FOR MEASURE A FUNDING FOR PROJECTS AND PROGRAMS

2. Authorize the City Manager and Director of Community Services, or their designees to execute and submit all necessary documents to implement this Resolution.
11. City of Bell & Bell Successor Agency Investment Reports as of December 2024. (*City Council/Successor Agency to the Bell Community Redevelopment Agency*)
12. Minutes for the Regular City Council Meeting of December 11, 2024. (*City Council*)
13. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants of January 22, 2025. (*Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority*).

Pending Items – None

Next Regular Meeting Wednesday, February 12, 2025

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted January 18, 2025 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**

January 22, 2025

**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	1	9-96
BUSINESS SESSION	2	97-99
	3	100-138
	4	139-184
	5	185-187
	6	188
	7	189
CONSENT CALENDAR	8	190-194
	9	195-199
	10	200-203
	11	204-307
	12	308-320
	13	321-378