



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, April 9, 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

April 9, 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, April 9, 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: 6400 Atlantic 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: 4738 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: 5241 Florence Avenue, Bell CA 90201

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

Negotiating parties: To be Determined

- f. Anticipated Initiation of Litigation pursuant to Government Code Section 54956.9 (d)(3) regarding significant exposure to litigation in two cases.

- g. Public Employee Performance Evaluation (Government Code Section 54957 (b))

Title: City Manager

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 on any action(s) to be taken by the City Council/Agencies on Closed Session matters.

Presentations and Recognitions

- a. Mayor Citizens Award
- b. Proclamation declaring April as National Arab-American Heritage 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.

Business Session

1. Authorize the Police Chief to accept and administer the FY 2023 Edward Byrne Memorial Justice Assistance Grant (JAG) in the amount of \$14,702.00 to purchase and install License Plate Readers (LPRs) 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 2025-18 titled:*

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL
AUTHORIZING THE POLICE CHIEF TO ACCEPT AND
ADMINISTER THE FISCAL YEAR 2023 EDWARD BYRNE
MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) TO BE USED
FOR PURCHASE AND INSTALLATION OF LICENSE PLATE
READER CAMERAS (LPR)**

2. City of Bell and Bell Successor Agency Investment Reports as of February 2025. *(City Council/Successor Agency to the Bell Community Redevelopment Agency)*

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

3. Approve the Agreement with The Pun Group Accountants & Advisors, for Auditing Services for three (3) years, with two (2) one-year extensions.

Recommendation: *It is recommended that the City Council approve the Agreement with The Pun Group Accountants & Advisors, for Professional Auditing Services for three (3) years, with two (2) one-year extensions.*

4. Consideration to Approve Amendment No. 1 with Kosmont Realty for Pre-Disposition Real Estate Advisory, Due Diligence Services, Brokerage, and Economic Development Advisory Services. *(City Council)*

Recommendation: *It is recommended that the City Council Amendment No. 1 to the Agreement with Kosmont Companies for Economic Development Advisory Services, increasing the total contract amount not to exceed \$93,500 and extending the agreement term by one (1) year.*

5. Consideration to approve the Amended and Restated Agreement with Terra Realty Advisors - Real Estate Services on Outdoor Advertising/Billboard. *(City Council)*

Recommendation: *It is recommended that the City Council approve Amended and Restate Agreement with Terra Realty Advisors for real estate services for outdoor advertising/digital billboards with a total contract amount not to exceed \$77,500 and including a one-year extension and a two (1) year options at the City's discretion.*

6. Consideration to Approve Amendment No. 2 with Community Service Group (CSG). *(City Council)*

Recommendation: *It is recommended that the City Council approve Contract Amendment No. 2 with the Community Service Group (CSG) for on-call planning and special project management services for both city-owned and privately owned projects, in an amount not exceeding \$130,000.*

7. First Amendment to City of Bell City Manager Employment Agreement. (*City Council*)

Recommendation: *It is recommended that the City Council approve the First Amendment to the City of Bell City Manager Employment Agreement.*

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 and 9.*

8. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants of April 9, 2025. (*Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority*).
9. Minutes for the Regular City Council Meetings of March 12 and March 26, 2025. (*City Council*)

Pending Items – None

Next Regular Meeting Wednesday, April 23, 2025

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted April 4, 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**

April 9, 2025

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

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