



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 23, 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 23, 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 23, 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: 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. Anticipated Initiation of Litigation pursuant to Government Code Section 54956.9 (d)(3) regarding significant exposure to litigation in two cases.

- f. Public Employee Performance Evaluation (Government Code Section 54957 (b))
Title: City Manager

- g. Public Employee Performance Evaluation (Government Code Section 54957 (b))
Title: Chief of Police

- h. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)

Property: APN 6226-005-900,901,902,903

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

Negotiating parties: To be Determined

- i. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)

Property: APN 6226-006-900,901,902,903

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

Negotiating parties: To be Determined

- j. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)

Property: 4333 Florence Avenue, Bell CA 90201

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

Negotiating parties: To be Determined

- k. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)

Property: 7037 Atlantic Avenue, Bell CA 90201

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

Negotiating parties: To be Determined

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

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. Request to Reschedule the May 14, 2025, Regular City Council Meeting. *(City Council)*

Recommendation: *It is recommended that the City Council reschedule the regular City Council meeting of May 14, 2025 to Monday, May 12, 2025.*

2. Acceptance of the 2025 Dodgers Dreamteam Foundation Grant Program Funds in the Amount of \$34,560.00 and Approve the Grant Program Agreement. *(City Council)*

Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2025-19 titled:*

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL,
APPROVING AN AGREEMENT WITH THE LOS ANGELES DODGERS
FOUNDATION FOR THE 2025 DODGERS DREAM TEAM / BELL
YOUTH BASEBALL & T-BALL PROGRAM AND ACCEPTING GRANT
FUNDS IN THE AMOUNT OF \$34,560.00.**

3. Gage Avenue Bridge Improvement Project – Approve Amendment No. 1 to the Agreement with Gannett Fleming, Inc. *(City Council)*

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

1. Approve “Amendment No. 1 to the Agreement for Professional Services with Gannett Fleming, Inc.”.
2. Authorize the City Manager to execute change orders to the agreement in the amount not to exceed \$397,000 or 11% of the Contract Price.

4. Gage Avenue Bridge Improvements Project – Approve Amendment No.2 to Metro Funding Agreement. (City Council)

Recommendation: *It is recommended that the City Council approve the amendment to the Funding Agreement between the City of Bell and the Los Angeles County Metropolitan Authority for the Gage Avenue Bridge Improvements Project entitled, “Amendment No. 2 to Measure R Funding Agreement Between the City of Bell and the Los Angeles County Metropolitan Transportation Authority.”*

5. Adoption of a Resolution Directing Staff to Initiate the Property Owner Notice, Hearing, and Protest Process as Required by Proposition 218 for the Proposed Sewer Rates Effective July 1, 2025 through June 30, 2030. (City Council)

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

1. Accept a report prepared by Willdan Financial (Willdan) regarding the proposed sewer rates
2. Read by title only, waive further reading and adopt Resolution 2025-20 titled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL
STATING ITS INTENTION TO ADOPT SEWER RATES AND DIRECTING
STAFF TO GIVE NOTICE OF A PUBLIC HEARING PURSUANT TO
PROPOSITION 218**

6. Approval of a Letter of Intent between the City of Bell and Primestor for the property located at 6400 Atlantic Avenue. (City Council)

Recommendation: *It is recommended that the City Council approve a Letter of Intent between the City of Bell and Primestor for the property located at 6400 Atlantic Avenue.*

7. Consideration to Reschedule the Annual City Council Reorganization. (City Council)

Recommendation: *It is recommended that the City Council reschedule its annual reorganization to the regular meeting on May 28, 2025.*

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 12.*

8. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants of April 23, 2025. (Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority).
9. Minutes for the Regular City Council Meeting of April 9, 2025. (City Council)

10. It is recommended that the City Council receive and file the Donations Report for the month of March 2025. *(City Council)*
11. It is recommended that the City Council:
 1. Read by title only, waive further reading and adopt Resolution No. 2025-21 titled:
“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL ACCEPTING THE ANNUAL SLURRY SEAL PROJECT (CIP NO. 7094) 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.
12. It is recommended that the City Council:
 1. Read by title only, waive further reading and adopt Resolution No. 2025-22 titled:
“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL ACCEPTING THE DEMOLITION OF BUILDINGS AND SITE CLEARANCE PROJECT AT 6400 ATLANTIC AVENUE 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.

Pending Items – None

Next Regular Meeting Wednesday, May 14, 2025

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted April 20, 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 23, 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 – k	
AGENDA & INDEX		1-8
PUBLIC HEARINGS	None	
BUSINESS SESSION	1	9
	2	10-42
	3	43-52
	4	55-71
	5	72-126
	6	127
	7	128
CONSENT CALENDAR	8	129-230
	9	231-237
	10	238-239
	11	240-244
	12	245-249