



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, June 11, 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

June 11, 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, June 11, 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: 6400 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: 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

- d. 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
- e. Public Employee Performance Evaluation (Government Code Section 54957 (b))
Title: City Manager
- f. Public Employee Appointment (Government Code Section 54957 (b))
Title: Chief of Police
- g. Anticipated Initiation of Litigation pursuant to Government Code Section 54956.9 (d)(3) regarding significant exposure to litigation in two cases.

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 June 19th as Juneteenth Day
- c. Proclamation declaring June 14, 2025 as National Flag Day

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

1. Fiscal Year 2025-2026 Proposed Budget. (*City Council*)

Recommendation: It is recommended that the City Council:

1. Approve staff's recommendation to the proposed FY25-26 budget as listed below, and
2. Read by title only, waive further reading and adopt Resolution No. 2025-27 titled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL
ADOPTING THE CITY BUDGET FOR THE FISCAL YEAR
COMMENCING JULY 1, 2025, AND ENDING JUNE 30, 2026**

Business Session

2. Consideration to approve Amendment No. 2 with Duke Studio, Inc. to extend the Agreement for another year in the amount of \$335,000 from July 1, 2025, to June 30, 2026, for Mobile Home Parks and Housing Unit Maintenance Services. (*Bell Community Housing Authority*)

Recommendation: *It is recommended that the Chair and Members of the Board approve Amendment No. 2 with Duke Studio, Inc. to extend the Agreement for another year for Mobile Home Parks and Housing Unit Maintenance Services.*

3. Consideration to approve a new Agreement with Infinity Technologies for Information Technology (IT) Managed Services. (*City Council*)

Recommendation: *It is recommended that the City Council approve a new Agreement with Infinity Technologies for Information Technology (IT) Managed Services for three (3) years from July 1, 2025, to June 30, 2028.*

4. Approval of a New Agreement with Granicus for Meeting Production, Recording, and Live Web-Streaming Services. (*City Council*)

Recommendation: *It is recommended that the City Council approve a New Agreement with Granicus for meeting production, recording and live web-streaming services in an amount not to exceed \$139,707.44 for three-years, with two (2) one-year options.*

5. Consideration to Cancel Regular Scheduled Council Meetings. (*City Council*)

Recommendation: *It is recommended that the City Council cancel the July 9, 2025, August 13, 2025, November 26, 2025, and December 24, 2025, City Council meetings.*

6. Approve the Engineer's Report and Set the Public Hearing to Consider Annual Assessments within the Citywide Landscaping and Lighting Maintenance District with No Increase in Assessments. (*City Council*)

Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt the following resolutions:*

- a) Resolution No. 2025-23 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL,

**INITIATING PROCEEDINGS FOR THE ANNUAL ASSESSMENT LEVY
WITHIN THE CITY OF BELL LANDSCAPE AND LIGHTING
MAINTENANCE DISTRICT FOR THE 2025-2026 FISCAL YEAR
PURSUANT TO THE PROVISIONS OF DIVISION 15, PART 2, OF THE
STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA**

b) Resolution No. 2025-24 titled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL,
APPROVING THE ENGINEER'S REPORT REGARDING THE LEVY
AND COLLECTION OF ASSESSMENTS WITHIN THE CITY OF BELL
LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT FOR THE
2025-2026 FISCAL YEAR AND DIRECTING THAT THE CITY CLERK
MAKE THE ENGINEER'S REPORT A PERMANENT RECORD
AVAILABLE FOR PUBLIC INSPECTION**

c) Resolution No. 2025-25 titled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL,
DECLARING THE INTENTION TO LEVY AND COLLECT THE ANNUAL
ASSESSMENTS WITHIN THE CITY OF BELL LANDSCAPE AND
LIGHTING MAINTENANCE DISTRICT FOR THE 2025-2026 FISCAL
YEAR PURSUANT TO THE PROVISIONS OF DIVISION 15, PART 2, OF
THE STREETS AND HIGHWAYS CODE OF THE STATE OF
CALIFORNIA, AND SETTING A TIME AND PLACE FOR PUBLIC
HEARING OF OBJECTIONS HEREON**

7. Consideration of a Resolution Approving Participation in the Los Angeles Urban County Permanent Local Housing Allocation (PLHA) Program Year 5, Authorizing Reimbursable Contract with the County of Los Angeles and Approve the Recommended Programs to be Funded. *(City Council)*

Recommendation: *It is recommended that the city council:*

1. Read by title only, waive further reading, and adopt Resolution No. 2025-26 titled:

**A RESOLUTION OF THE BELL CITY COUNCIL APPROVING
PARTICIPATION IN THE LOS ANGELES URBAN COUNTY
PERMANENT LOCAL HOUSING ALLOCATION PROGRAM BY
AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO SIGN A
REIMBURSABLE CONTRACT WITH THE LOS ANGELES COUNTY
DEVELOPMENT AUTHORITY (LACDA) ACTING ON BEHALF OF THE
COUNTY OF LOS ANGELES**

2. Approve Staff-recommended programs that will be funded with the Permanent Local Housing Allocation (PLHA) Program Funds Year 5.
3. Authorize Staff to develop the program policies and guidelines for the programs.
4. Authorize Staff to incorporate PLHA budget programs and staffing to implement the programs in City Budgets.
8. Exempt surplus land under the Surplus Land Act owned by City of Bell ("City"). *(City Council)*

Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2025-29 titled:*

A RESOLUTION OF THE CITY OF BELL DECLARING ASSESSOR'S PARCEL NUMBER 6325-018-902 IN THE CITY OF BELL EXEMPT SURPLUS LAND PURSUANT TO THE SURPLUS LAND ACT (GOVERNMENT CODE SECTIONS 54220 ET SEQ.)

9. Exempt surplus land under the Surplus Land Act owned by the Bell Community Housing Authority ("BCHA"). *(Bell Community Housing Authority)*

Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2025-30 titled:*

A RESOLUTION OF THE CITY OF BELL COMMUNITY HOUSING AUTHORITY DECLARING ASSESSOR'S PARCEL NUMBER'S 6325-017-900, 6325-017-901, 6325-017-902 AND 9325-017-903 IN THE CITY OF BELL EXEMPT SURPLUS LAND PURSUANT TO THE SURPLUS LAND ACT (GOVERNMENT CODE SECTIONS 54220 ET SEQ.)

10. Appointments to the Community Services Commission. *(City Council)*

Recommendation: *It is recommended that:*

1. Council Member Ana Maria Quintana select a student commissioner.
2. Council Member Monica Arroyo select an adult commissioner.
3. Read by title only, waive further reading and adopt Resolution 2025-28 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL APPROVING THE APPOINTMENT TO THE COMMUNITY SERVICES COMMISSION

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 and 12.*

11. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants of June 11, 2025. *(Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority).*
12. Minutes for the Regular City Council Meeting of May 28, 2025. *(City Council)*

Pending Items – None

Annual Reorganization of the City Council

The Reorganization of the Bell City Council for the year of 2025 in accordance with Bell Municipal Code Section 2.04.030(b).

- a) Election of Mayor
- b) Election of Vice Mayor

Next Regular Meeting Wednesday, June 25, 2025

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted June 8, 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**

June 11, 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		1-9
PUBLIC HEARINGS	1	10-13
BUSINESS SESSION	2	14-70
	3	71-117
	4	118-172
	5	173-174
	6	175-197
	7	198-201
	8	202-205
	9	206-210
	10	211-214
CONSENT CALENDAR	11	215-273
	12	274-278