



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 25, 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 25, 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 25, 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: 6502 Flora 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: 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
- f. 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
- g. Conference with Legal Counsel – Existing Litigation, Government Code Section 54956.9(d)(1), Quintero vs City of Bell, (ADJ#17522498, ADJ17822363
- h. Conference with Legal Counsel – Existing Litigation, Government Code Section 54956.9(d)(1), Esquivel vs City of Bell, (ADJ#1842280
- i. Conference with Legal Counsel – Existing Litigation, Government Code Section 54956.9(d)(1), Perez, et. al vs City of Bell, (Case no. 3038839)

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 July as Parks and Recreation Month
- c. Proclamation declaring June as LGBTQ Pride 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.

Public Hearings

1. Proposition 218 Public Hearing Adopting Changes to Sewer Rates. *(City Council)*

Recommendation: It is recommended that the City Council:

1. Conduct a public hearing pursuant to Section 6(a)(2) of Article D of the California Constitution regarding the proposed changes to the sewer rates;
2. During the Public Hearing, consider all protests of the proposed changes to the sewer rates;
3. Close the Public Hearing; and
4. If written protests of the proposed sewer rates are presented by less than a majority owners of the affected parcels of real property, take the following actions:

Read by title only, waive further reading and adopt Resolution 2025-31 titled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL ADOPTING SEWER RATES FOR THE NEXT FIVE YEARS, COMMENCING JULY 1, 2025, AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH.”

AND

Read by title only, waive further reading and Introduce Ordinance No. 1294 titled:

“AN ORDINANCE OF THE CITY OF BELL ADOPTING SEWER RATES FOR THE NEXT FIVE YEARS, COMMENCING JULY 1, 2025, AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH”

2. Public Hearing: City Vacancies Report Pursuant to Assembly Bill 2561. *(City Council)*

Recommendation: *It is recommended that the City Council conduct a public hearing to*

receive the City Vacancies Report pursuant to Assembly Bill 2561 and allow for any presentations from the City's represented bargaining units. This item is informational only; no Council action or resolution is required.

3. Adoption of the Recommended Budget for Fiscal Year 2025-2026. (City Council)

Recommendation: It is recommended that the City Council 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

4. Adopting a List of Projects for Fiscal Year 2025-2026 for the use of funds from the Road Repair and Accountability Act of 2017 (SB-1). (City Council)

Recommendation: It is recommended that Council read by title only, waive further reading and adopt Resolution No. 2025-32 titled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL
ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2025-
2026 TOTALLY OR PARTIALLY FUNDED BY SB-1: THE ROAD
REPAIR AND ACCOUNTABILITY ACT OF 2017 (SB 1)**

5. Street Improvement Project Fiscal Year 2024-2025 – Award of Contract. (City Council)

Recommendation: It is recommended that Council:

1. Award a construction contract in the amount of \$970,144.10 to Sequel Contractors, Inc. for the Street Improvement Project Fiscal Year 2024-2025; and
 2. Authorize the City Manager to execute contract change orders in a total amount not to exceed \$97,014.41 (ten percent of the bid amount) for any necessary additional work.
6. Consideration to Approve an Agreement between the City of Bell and Salazar Landscaping dba SLA, Inc. (SLA) for Citywide Landscape Maintenance Services. (City Council)

Recommendation: It is recommended that the City Council approve a Public Works Agreement between the City of Bell and SLA Inc, for Citywide Landscape Maintenance Services in an amount not-to-exceed \$131,040 annually for a term of 3 years with the option to extend it by 2 additional one-year terms.

7. Amended and Restated Joint Exercise of Powers Authority Agreement with Gateway Water Management Authority. (City Council)

Recommendation: It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2025-33 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL

**APPROVING THE AMENDED AND RESTATED JOINT
EXERCISE OF POWERS AUTHORITY AGREEMENT, AS
PRESENTED**

8. Appointments to the Governing Board of the Los Angeles Gateway Region Integrated Regional Water Management Authority. *(City Council)*

Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2025-34:*

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL
APPOINTING A MEMBER AND ALTERNATE TO THE LOS
ANGELES GATEWAY REGION INTEGRATED REGIONAL
WATER MANAGEMENT JOINT POWERS AUTHORITY
GOVERNING BOARD**

9. Approval of Amendment No. 7 to the Agreement with Willdan Engineering for Professional Engineering Services. *(City Council)*

Recommendation: *It is recommended that the City Council approve Amendment No. 7 to the Agreement for Contract Services between the City of Bell and Willdan Engineering with the following key terms:*

1. Extend the term of the Agreement to June 30, 2026, with an option to renew for an additional one-year to June 30, 2027; and
 2. Maintain current hourly rates at the July 1, 2020 pricing.
10. Approval of a Purchase and Sale Agreement between the City of Bell and Mr. Mohamad and Mrs. Cecilia Khalil for certain real property located at 6502 Flora Avenue. *(City Council)*

Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2025-35 titled:*

**A RESOLUTION OF THE CITY COUNCIL OF THE OF THE CITY
OF BELL APPROVING A PURCHASE AND SALE AGREEMENT
WITH MUHAMMAD KHALI AND CECILIA KHALIL FOR
CERTAIN PROPERTY LOCATED AT 6502 FLORA AVENUE IN
THE CITY OF BELL**

11. Authorization for the Purchase of Microsoft Office 365. *(City Council)*

Recommendation: *It is recommended that the city council authorize the purchase of Microsoft Office 365, through Intelli-Tech for the period of June 2025 to June 2026. This acquisition will continue to enhance our productivity, improve collaboration, and ensure we have access to the latest tools and security features.*

12. Consideration to Approve Amendment No. 1 with Municipal Translation Inc. for Translation and Interpretation Services at Council and Commission meetings. *(City Council)*

Recommendation: *It is recommended that the City Council approve Amendment No. 1 to the agreement with Municipal Translation Inc. for translation and interpretation services,*

extending the term of the agreement from July 1, 2025 to June 30, 2026.

13. Second Amendment to City of Bell 2022 City Manager Employment Agreement. *(City Council)*

Recommendation: *It is recommended that the City Council approve the Second Amendment to the City of Bell 2022 employment agreement for Michael L. Antwine II as the City Manager.*

14. Consider Contingent Approval of Appointment of Damian A. Velasco as Chief of Police and Approval of Chief of Police Employment Agreement. *(City Council)*

Recommendation: *It is recommended that the City Council approve the appointment of Damian A. Velasco as Chief of Police, contingent upon his successful completion of the standard POST pre-employment screening/background investigation and authorize the City Manager to execute the Chief of Police Employment Agreement.*

15. Approval of a Fiscal Year 2024/25 Budget Amendment to Transfer \$250,000 from General Fund Reserves to the Community Development Department's Professional Services Fund

Recommendation: *It is recommended that City Council read by title only, waive further reading and adopt Resolution 2025-36 titled:*

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL
APPROVING A FISCAL YEAR 2024-25 BUDGET AMENDMENT
TO TRANSFER \$250,000 FROM THE GENERAL FUND
RESERVES TO THE COMMUNITY DEVELOPMENT
DEPARTMENTS PROFESSIONAL SERVICES ACCOUNT**

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 16 through 18.

16. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants of June 25, 2025. *(Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority).*
17. Receive and File Donations Report for the month of May 2025. *(City Council)*
18. Receive and File City of Bell's and the Bell Successor Agency Investment Report as of May 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

July 9, 2025 Regular City Council Meeting Cancelled Next Regular Meeting Wednesday, July 23, 2025

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted June 22, 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 25, 2025

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

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