



Agenda

Special Meeting of the Bell City Council

Wednesday, July 23, 2025

At 6:30 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.

SPECIAL JOINT MEETING OF THE

**Bell City Council/Bell Community Housing Authority/Successor Agency to the Bell
Community Redevelopment Agency/Bell Public Finance Authority**

Wednesday, July 23, 2025

6:30 P.M. Open 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, July 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).

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

This is the time members of the public may address the City Council and related Authorities and Agencies on items that are listed on the agenda only. (Each speaker is limited to three minutes)

Public Hearing(s)

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. Consideration of a Resolution of the City Council of the City of Bell Authorizing the Recording of Liens Against Various Real Properties in the City for Delinquent Rubbish Collection Charges. *(City Council)*

Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2025-37 titled:*

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BELL, CALIFORNIA AUTHORIZING THE RECORDING OF
LIENS AGAINST VARIOUS REAL PROPERTIES IN THE CITY
OF BELL FOR DELINQUENT RUBBISH COLLECTION
CHARGES”**

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted on July 18, 2025 at least twenty-four (24) hours prior to the meeting as required by law.

Angela Bustamante

Angela Bustamante, City Clerk

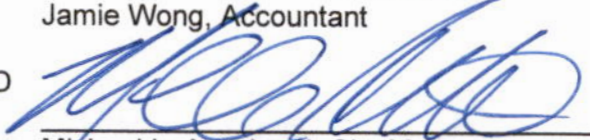
City of Bell Agenda Report

DATE: July 23, 2025

TO: Mayor and Members of the City Council

FROM: Rickey Manbahal, Finance Director ^{RM}
Jamie Wong, Accountant

APPROVED
BY:


Michael L. Antwine II, City Manager

SUBJECT: Public Hearing - A Resolution of the City Council of the City of Bell Authorizing the Recording of Liens Against Various Real Properties in the City for Delinquent Rubbish Collection Charges

RECOMMENDATION:

It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2025-37 titled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, CALIFORNIA AUTHORIZING THE RECORDING OF LIENS AGAINST VARIOUS REAL PROPERTIES IN THE CITY OF BELL FOR DELINQUENT RUBBISH COLLECTION CHARGES”

BACKGROUND:

The City entered into an agreement with Consolidated Disposal Service, LLC (Consolidated) on July 1, 2012. In 1998-99, Republic Services purchased Consolidated. However, the City's current agreement still references Consolidated Disposal Service, LLC.

On August 12, 2015, the City approved Ordinance No. 1209, which authorizes the City Council, following a noticed of public hearing, to collect delinquent fees and charges by confirming a special assessment against such properties and then creating an assessment lien on the property tax roll of the assessed properties.

Per the City's Municipal Code Section 8.24.120, the City Manager is required to transmit the delinquent fees report to the City Council at which time the City Council shall fix a date and time to hold a special city council lien hearing meeting. On May 12, 2025, the City set a Public Hearing on July 23, 2025, to consider the Creation of Liens/Special Assessment to collect delinquent rubbish fees.

DISCUSSION:

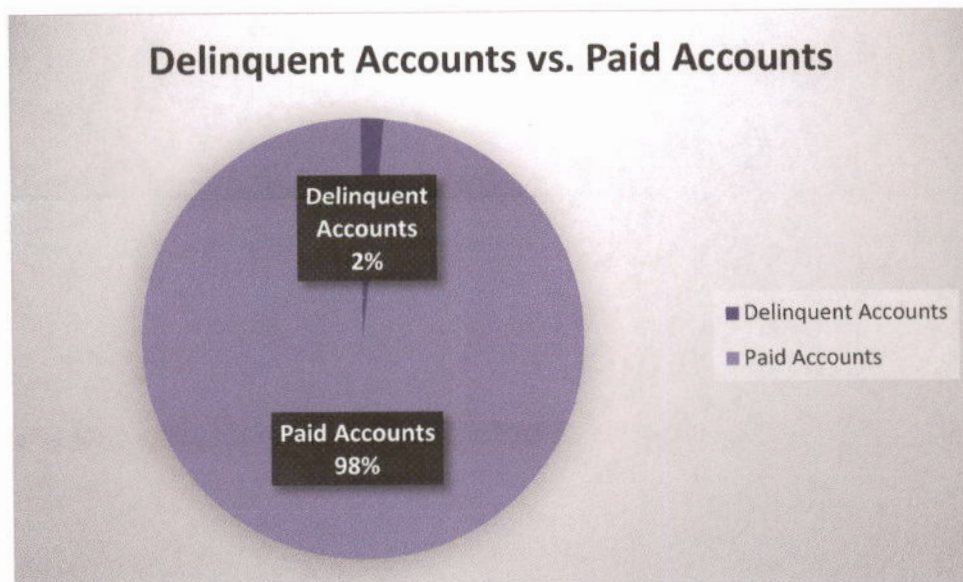
The Bell Municipal Code (Chapter 8.24) states that trash collection fees are to be paid for each residential property in the City (Section 8.24.120). If trash collection fees remain unpaid after 30

days, an account becomes delinquent.

Consolidated has made reasonable efforts to diligently pursue and collect all past due fees and charges. Consolidated sends customers a 30, 60, and 90-day reminder notice of the past due balance; however, several accounts remain past due as indicated in Attachment "2". As a result, Consolidated is requesting the city to declare the unpaid rubbish fees as special assessments, and to create a lien to collect all said assessments. The total delinquencies and unpaid amounts are as follows:

Calendar Year	Delinquent Accounts	Unpaid Amount
2025	99	\$26,580.84

Below is a chart illustrating delinquent accounts vs. paid residential accounts:



Approximately 98 percent of Bell accounts are current and pay their trash bill. The City will give delinquent property owners until Saturday, July 26, 2025, at 5:00 p.m. to pay delinquent fees and charges. If payment is received on or before Saturday, July 26, 2025, those properties will be removed from the lien list.

In conformance with BMC Section 8.24.082, Consolidated has provided the City Manager and City Clerk a list of properties that have been delinquent for at least three months (Exhibit "A"). Additionally, notices of public hearing were mailed to individual account holders and property owners on May 14, 2025. In addition, a notice of the public hearing was published in the Press Telegram on July 12, 2025.

On or before August 14, 2025, following the Council's final determination upon each charge, the City Clerk shall file with the County Auditor and/or County Recorder a copy of the report prepared with a statement endorsed on the report over his or her signature that the report has been finally adopted by the City Council and that the County Auditor and/or County Recorder shall enter the amounts of the charges against the respective lots or parcels of land as they appear on the current assessment roll.

If the City Council adopts this Resolution, the City will give delinquent property owners until Saturday, July 26, 2025, at 5:00 p.m. to pay delinquent fees and charges to Consolidated at the following address:

Republic Services (Consolidated Disposal Service)
12949 Telegraph Rd.
Santa Fe Springs, CA 90610
Phone: (562) 347-4016
Fax: (562) 347-4092

If payment is received on or before Saturday, July 26, 2025, those properties will be removed from the lien list.

FISCAL IMPACT:

The total delinquent amount is \$26,580.84. If collected, the City's anticipated revenue based on a ten percent (10%) franchise fee will be \$2,658.08.

STRATEGIC PLAN 2023-25:

This agenda item aligns with the City of Bell 2023-25 Strategic Plan:

Target 4 – Fostering Financial Resilience

ATTACHMENT(S):

1. Resolution 2025-37
2. Exhibit "A" Report on Delinquent Accounts

RESOLUTION NO. 2025-37

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, CALIFORNIA AUTHORIZING THE RECORDING OF LIENS AGAINST VARIOUS REAL PROPERTIES IN THE CITY OF BELL FOR DELINQUENT RUBBISH COLLECTION CHARGES

WHEREAS, Bell Municipal Code (BMC) Section 8.24.120 (Liability for fees), establishes the liability of each owner, occupant, or other person responsible for the day-to-day operation of the premises to make arrangement for collection of refuse; and

WHEREAS, BMC Section 8.24.120 further provides if service fees and charges (and any applicable interest or penalties) are not paid as required, the owner and occupant each shall be jointly and severally liable for their payment, and "[t]he city may collect the fees and charges (plus any interest or penalties) on the property tax roll for the property."; and

WHEREAS, Consolidated Disposal Service, LLC (Consolidated) is the exclusive contractor for the collection, removal and disposal for all rubbish in the City of Bell pursuant to a Franchise Agreement; and

WHEREAS, in accordance with BMC Section 8.24.082, Consolidated has assigned delinquent accounts to the City for collection by causing a report of any three-month delinquent fee reports to be sent to the City Manager; and

WHEREAS, the City Manager has received a listing of properties that have delinquent rubbish charges which constitutes only approximately 2% of the accounts; and

WHEREAS, after making all reasonable efforts to diligently pursue and collect all fee and charges due for providing rubbish collection services from the responsible account holders, and after notifying the property owners, Consolidated is requesting the City Council to approve the assessments and to authorize the recording of lien as indicated on Exhibit "A"; and

WHEREAS, in accordance with BMC Section 8.24.082, notices of public hearing were mailed to individual account holders and property owners on May 14, 2025, and, in addition, notice of the public hearing was published in the Press Telegram on July 12, 2025; and

WHEREAS, the City Council has sufficiently considered all evidence and testimony presented to them in order to make the following determination.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BELL DOES HEREBY RESOLVE AND DETERMINE AS FOLLOWS:

SECTION 1. Based on evidence, testimony and information presented during the July 23, 2025 public hearing, the rubbish collection accounts, described in the "Lien List" marked as Exhibit "A" attached hereto and incorporated by reference, are determined to be delinquent and hereby declared to constitute special assessments against the respective parcels of land.

SECTION 2. The Los Angeles County Tax Assessor shall enter on the County Assessment Roll the amount of the Assessment, and said Assessment shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the assessment shall be paid to the City Treasurer of the City. The City Treasurer shall deposit all

proceeds of such assessments into a Special Fund; and all payments made from such funds shall be for the purpose as set out in the Report.

SECTION 3. The City Manager, or his designee, is hereby authorized and directed to record with the LA County Recorder's Office assessment liens on the properties described in Exhibit "A" for the amount of such delinquent fees, plus legal fees and administrative cost, and to take any necessary actions related thereto to effectuate the recordation of said liens.

SECTION 4. Consolidated shall continue to provide collection services in the City of Bell in accordance with the Franchise Agreement regardless of the status of the delinquent accounts.

SECTION 5. This Resolution shall take effect from and after the date of its passage and adoption. ~~061~~

PASSED, APPROVED, AND ADOPTED this 23th day of July 2025.

Ali Saleh, Mayor

APPROVED AS TO FORM:

David Aleshire, City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Angela Bustamante, City Clerk of the City of Bell, hereby attest and certify that the above and foregoing resolution was duly adopted by the Bell City Council at a special meeting held on the 23rd day of July 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Angela Bustamante, City Clerk

Exhibit "A"
Report on Delinquent Accounts

	PARCEL	ACCOUNT #	CUST	ADDRESS	CITY	LIEN AMOUNT
1	6315015017	0009757	0009757	6241 WOODLAWN UNIT A AVE	BELL	1,142.82
2	6326014009	0200362	0200362	6621 HELIOTROPE AVE	BELL	1,000.08
3	6325001031	0169397	0169397	6517 CORONA AVE	BELL	922.64
4	6318023022	0112928	0112928	6333 BEAR AVE	BELL	848.10
5	6324032004	6008123	6008123	3644 WEIK AVE	BELL	700.08
6	6317031004	0205209	0205209	6309 GIFFORD AVE	BELL	632.59
7	6327027032	0091081	0091081	6928 CRAFTON AVE	BELL	631.56
8	6326003016	6008108	6008108	6717 KING AVE	BELL	583.01
9	6327028022	6008057	6008057	6611 WALKER AVE	BELL	514.14
10	6325027004	0166436	0166436	6914 FISHBURN AVE	BELL	482.09
11	6327001026	6005600	6005600	4865 BELL AVE	BELL	468.52
12	6327005002	0133099	0133099	4864 BELL AVE	BELL	428.52
13	6325004015	6005735	6005735	3911 BELL AVE	BELL	428.52
14	6325033010	6005743	6005743	6915 OTIS AVE	BELL	428.52
15	6325040002	6005829	6005829	3814 BELL AVE	BELL	428.52
16	6325013007	6005832	6005832	6520 FISHBURN AVE	BELL	428.52
17	6324026012	0203607	0203607	3719 BROMPTON AVE	BELL	422.52
18	6325038016	0203606	0203606	6919 CORONA AVE	BELL	417.52
19	6315015006	6006075	6006075	6226 PALM AVE	BELL	361.47
20	6325016004	6008098	6008098	6530 FLORA AVE	BELL	357.04
21	6327026016	0202894	0202894	7031 WALKER AVE	BELL	342.43
22	6327003027	6006141	6006141	4905 NELSON DR	BELL	332.76
23	6225002004	0206909	0206909	3900 FLORENCE AVE	BELL	321.41
24	6325018018	6005662	6005662	6519 CLARKSON AVE	BELL	319.31
25	6315018026	6006090	6006090	6241 PALA AVE	BELL	310.02
26	6325018001	6004529	6004529	6528 PINE AVE	BELL	285.78
27	6325028024	6004649	6004649	6910 OTIS AVE	BELL	285.78
28	6325029005	6004680	6004680	7009 FISHBURN AVE	BELL	285.78
29	6326005003	6005323	6005323	6420 KING AVE	BELL	285.78
30	6326001411	6005401	6005401	6605 WOODWARD AVE	BELL	285.78
31	6327028021	0070503	0070503	6612 CRAFTON AVE	BELL	274.26
32	6325038004	0070508	0070508	6912 SAN LUIS AVE	BELL	274.26
33	6225004042	0094312	0094312	4305 WALNUT ST	BELL	274.26
34	6325009011	0140732	0140732	6429 FISHBURN AVE	BELL	274.26
35	6327023013	0188167	0188167	6805 CRAFTON AVE	BELL	274.26
36	6326017008	6003686	6003686	4809 BECK AVE	BELL	262.14
37	6318023036	6004811	6004811	6244 CARMELITA AVE	BELL	262.14
38	6327026013	0195451	0195451	7025 WALKER AVE	BELL	254.26
39	6316020016	0200828	0200828	6210 WOODWARD AVE	BELL	254.26
40	6315022014	6005377	6005377	6204 CASITAS AVE	BELL	254.26
41	6325019008	0201087	0201087	6622 PINE AVE	BELL	247.21
42	6325006010	6004316	6004316	6632 RIVERSIDE AVE	BELL	246.05
43	6325002025	0194553	0194553	6417 GIFFORD AVE	BELL	243.02
44	6324027012	0205641	0205641	6923 BEAR AVE	BELL	242.78
45	6324005021	0207132	0207132	6636 LOMA VISTA AVE	BELL	233.02
46	6316018021	6007188	6007188	6217 MAYFLOWER AVE	BELL	217.89
47	6224002023	0036995	0036995	7928 WILCOX AVE	BELL	214.26
48	6315018014	0050882	0050882	6204 ALAMO AVE	BELL	214.26
49	6326016017	6003699	6003699	4811 BROMPTON AVE	BELL	214.26
50	6326030006	6003827	6003827	4626 WEIK AVE	BELL	214.26
51	6326027017	6004016	6004016	6837 MAYFLOWER AVE	BELL	214.26

Exhibit "A"

Report on Delinquent Accounts

52	6324025007	6004339	6004339	6829 ORCHARD AVE	BELL	214.26
53	6325037006	6004447	6004447	6825 CORONA AVE	BELL	214.26
54	6325027024	6004666	6004666	7104 FISHBURN AVE	BELL	214.26
55	6315021028	6005051	6005051	6251 CASITAS AVE	BELL	214.26
56	6325038002	6005199	6005199	6904 SAN LUIS AVE	BELL	214.26
57	6326026004	6005437	6005437	7010 PROSPECT AVE	BELL	214.26
58	6325006019	6004271	6004271	6603 GIFFORD AVE	BELL	205.78
59	6225004028	6008208	6008208	4231 WALNUT ST	BELL	192.00
60	6315023013	0208882	0208882	5300 FILMORE ST	BELL	191.38
61	6315022004	6006044	6006044	6242 CASITAS AVE	BELL	182.76
62	6325013009	0208760	0208760	6600 FISHBURN AVE	BELL	178.51
63	6325027018	6007220	6007220	7022 FISHBURN AVE	BELL	177.75
64	6325037015	0198837	0198837	6835 CORONA AVE	BELL	168.64
65	6327020006	0199738	0199738	6426 ALAMO AVE	BELL	168.64
66	6325014006	6005432	6005432	6630 FISHBURN AVE	BELL	166.38
67	6325022401	0197935	0197935	6710 CLARKSON AVE	BELL	162.14
68	6326005017	0181496	0181496	6522 KING AVE	BELL	160.04
69	6317031025	6005882	6005882	6254 RIVERSIDE AVE	BELL	158.64
70	6315019031	6005040	6005040	6249 WALKER AVE	BELL	157.90
71	6315024001	6005355	6005355	5217 GAGE AVE	BELL	155.01
72	6315027021	6006092	6006092	6317 PALA AVE	BELL	150.96
73	6324029006	6004311	6004311	3568 BECK AVE	BELL	139.26
74	6324025014	0214014	0214014	6929 ORCHARD AVE	BELL	138.57
75	6316026004	6006015	6006015	6320 MAYFLOWER AVE	BELL	138.57
76	6327026005	0214272	0214272	7001 CRAFTON AVE	BELL	137.37
77	6326005015	6005610	6005610	6511 PROSPECT AVE	BELL	135.57
78	6325012009	0212391	0212391	6420 FISHBURN AVE	BELL	130.60
79	6325028007	6005724	6005724	6823 FISHBURN AVE	BELL	123.52
80	6325011013	6004477	6004477	6711 FISHBURN AVE	BELL	118.50
81	6326023002	6003609	6003609	4710 BELL AVE	BELL	118.50
82	6325030019	6004424	6004424	6839 OTIS AVE	BELL	118.50
83	6327037011	6005393	6005393	6904 CHANSLOR AVE	BELL	118.50
84	6325036003	0144793	0144793	4016 WEIK AVE	BELL	109.39
85	6326021006	0180914	0180914	6913 VINEVALE AVE	BELL	104.26
86	6317031001	0189486	0189486	6255 GIFFORD AVE	BELL	103.09
87	6315020023	6006042	6006042	6235 HOME AVE	BELL	102.82
88	6327007016	0140886	0140886	4930 SOUTHAL LN	BELL	100.01
89	6326004033	6006937	6006937	6506 WOODWARD AVE	BELL	96.40
90	6317031023	6004831	6004831	6306 RIVERSIDE AVE	BELL	95.07
91	6327023021	0147410	0147410	6831 CRAFTON AVE	BELL	89.32
92	6318022035	6004748	6004748	6218 ORCHARD AVE	BELL	88.64
93	6316016024	0213489	0213489	6213 HELIOTROPE AVE	BELL	86.13
94	6324005028	0208402	0208402	6606 LOMA VISTA AVE	BELL	84.32
95	6325028023	6004626	6004626	6906 OTIS AVE	BELL	84.26
96	6318023040	6005948	6005948	6224 CARMELITA AVE	BELL	79.32
97	6325028025	6005491	6005491	6914 OTIS AVE	BELL	79.32
98	6324010004	0213877	0213877	3566 GAGE AVE	BELL	79.18
99	6315025014	6006036	6006036	6301 HOME AVE	BELL	78.52
						26,580.84