



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, July 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

July 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, 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).

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: 6502 Flora Street Avenue, Bell CA 90201
Agency negotiators: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined
- b. Anticipated Initiation of Litigation pursuant to Government Code Section 54956.9 (d)(3) regarding significant exposure to litigation in one case.
- 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

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. Swearing-In and Pinning Ceremony for Incoming Chief Velasco

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. Approving the Engineer's Report, Confirming the Assessments and Ordering the Levying of Assessments with No Increase for the Landscape and Lighting Maintenance District for Fiscal Year 2025/2026. (*City Council*)

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

1. Conduct a Public Hearing regarding the City of Bell Landscape and Lighting Maintenance District Fiscal Year 2025/2026 Engineer's Report; and

2. Read by title only, waive further reading and adopt Resolution No. 2025-38 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, APPROVING THE ENGINEER'S REPORT, CONFIRMING THE DIAGRAM AND ASSESSMENT, AND ORDERING THE LEVYING OF ASSESSMENTS WITHIN THE CITY OF BELL LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT FOR THE FISCAL YEAR 2025/2026

Business Session

2. Approval of Professional Services Agreement for Appraisals services related to the following APNs: 6327-002-900, 6327-002-901; 6226-005-900 through 6226-006-903. *(Bell Housing Authority)*

Recommendation: *It is recommended that the Chair and Members of the Board:*

1. Read by title only, waive further reading, and adopt Resolution No. 2025-39 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL AUTHORIZING FY 2025-26 BUDGET AMENDMENT TO TRANSFER \$199,500.00 FROM THE BELL COMMUNITY HOUSING AUTHORITY (BCHA) FUND BALANCE RESERVE TO THE BCHA ACCOUNT AND APPROVE AN AGREEMENT WITH GW APPRAISAL FOR APPRAISAL SERVICES FOR APNS: 6327-002-900, 901, 6226-005-900-903, 6226-006-900, 6226-006-901, 6226-006-902, AND 6226-006-903

2. It is recommended that the City Council approve an agreement with GW Appraisers to provide appraisal services for the following APNs: 6327-002-900, 901, 6226-005-900-903, 6226-006-900, 6226-006-901, 6226-006-902, and 6226-006-903.
3. Approval of a Purchase and Sale Agreement between the City of Bell and Muhammad Khalil and Cecilia Khalil for certain real property located at 6502-06 Flora Avenue. *(City Council)*

Recommendation: *It is recommended that Council read by title only, waive further reading and adopt Resolution 2025-47 titled:*

A RESOLUTION OF THE CITY COUNCIL OF THE OF THE CITY OF BELL, CALIFORNIA, APPROVING A PURCHASE AND SALE AGREEMENT WITH MUHAMMAD KHALI AND CECILIA KHALIL FOR CERTAIN PROPERTY LOCATED AT 6502-06 FLORA AVENUE IN THE CITY OF BELL

4. Consideration to approve Amendment No. 1 with HF&H Consultants, LLC, for Solid Waste Consulting/SB 1383 Compliance/Contract Management Assistance Services. *(City Council)*

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

1. Approve Amendment No. 1 with HF&H Consultants, LLC for Solid Waste Consulting/SB 1383 Compliance Assistance Services; and

2. It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2025-40 titled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL
AUTHORIZING FY 2025-26 BUDGET AMENDMENT TO
TRANSFER \$150,000 FROM THE SANITATION FUND
BALANCE RESERVE TO THE SANITATION ACCOUNT FOR
OUTSIDE PROFESSIONAL SERVICES**

5. A Resolution of the City Council of the City of Bell Approving A Fiscal Year 2024-2025 Budget Amendment To Transfer \$250,000 from the General Fund Reserves to the Community Development Department Professional Services Account and Issue a Purchase Order to Transtech in the amount of \$250,000. *(City Council)*

Recommendation: *It is recommended that the 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 2024-2025 BUDGET
AMENDMENT TO TRANSFER \$250,000 FROM THE GENERAL
FUND RESERVES TO THE COMMUNITY DEVELOPMENT
DEPARTMENT PROFESSIONAL SERVICES ACCOUNT AND
ISSUE A PURCHASE ORDER TO TRANSTECH IN THE
AMOUNT OF \$250,000**

6. Approval of the Right-Of-Way Use Agreement between the City of Bell and the Gateway Council of Governments for the Gateway Cities Regional Fiber Optic Network. *(City Council)*

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

1. Approve the Right-of-Way (ROW) Use Agreement between the City of Bell and the Gateway Cities Council of Governments for the installation, maintenance, and operation of the Gateway Cities Regional Fiber Optic Network on the City's rights-of-way; and
 2. Authorize the City Manager or his designee to administer the Agreement, including approving finalized plans and any other actions in connection with the Agreement.
7. Consideration to Approve a Public Works Agreement between the City of Bell and Graffiti Protective Coatings, Inc. for Citywide Graffiti Abatement Services. *(City Council)*

Recommendation: *It is recommended that the City Council approve a Public Works Agreement between the City of Bell and Graffiti Protective Coatings, Inc. (GPC) for Graffiti Abatement Services in an amount not-to-exceed \$244,460 annually for a term of 3 years with the option to extend it by 2 additional one-year terms.*

8. Consideration To Approve a Public Works Agreement between the City of Bell and West Coast Arborists, Inc. for City-Wide Tree Maintenance Services. *(City Council)*

Recommendation: *It is recommended that the City Council approve a Public Works Agreement between the City of Bell and West Coast Arborists, Inc. (WCA) for City-Wide Tree Trimming Maintenance Services in an amount not-to-exceed \$150,000 annually for a term of*

three (3) years with the option to extend the term of the Agreement by two (2) additional one-year terms.

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

Recommendation: *It is recommended that the City 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 change orders to the project in a total amount not to exceed \$97,014.41 (ten percent of the bid amount) for any necessary additional work.
10. 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 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 level.

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 through 24.

11. Receive and File Donations Report for the month of June 2025. *(City Council)*
12. Approval of Proposed Stipulations and Award for Police Officer Cynthia Esquivel, Claim No. 22-167242, WCAB No. ADJ18422808. *(City Council)*
13. Approval of Proposed Stipulations and Award for Police Officer Javier Quintero, Worker's Compensation Claim Nos. 20-152660; 23-172663, WCAB Nos. ADJ17522498; ADJ17822363. *(City Council)*
14. Receive and File the Bell & Bell Successor Agency Investment Reports as of June 2025. *(City Council and Successor Agency to the Bell Community Redevelopment Agency)*
15. It is recommended that the City Council read by title only, waive further reading and adopt Resolution No. 2025-41 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL APPOINTING SHEETAL TALWAR, ACCOUNTING MANAGER, TO

SERVE AS THE CITY TREASURER

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

1. Resolution No. 2025-42 -- **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL ADOPTING AND RE-ESTABLISHING THE FISCAL YEAR 2025-26 ANNUAL LEVY RATE TO MEET THE CITY OF BELL GENERAL OBLIGATION BONDS, SERIES 2018A AND SERIES 2018B.**
2. Resolution No. 2025-43 -- **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL ADOPTING AND RE-ESTABLISHING THE FISCAL YEAR 2025-26 RATE OF ANNUAL VOTER-APPROVED PROPERTY TAX OVERRIDE TO FUND PENSION AND OTHER RETIREE OBLIGATIONS.**

17. It is recommended that the City Council read by the title only, waive further reading and adopt Resolution No. 2025-44 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL AMENDING THE ANNUAL APPROPRIATIONS LIMIT FOR FISCAL YEAR 2024-25 AND DETERMINING AND ESTABLISHING AN APPROPRIATIONS LIMIT FOR FISCAL YEAR 2025-26 IN ACCORDANCE WITH ARTICLE XIII B OF THE CALIFORNIA CONSTITUTION AND GOVERNMENT CODE SECTION 7910

18. It is recommended that the City Council read by title only, waive further reading and adopt Ordinance 1294 titled:

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

19. 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. *(City Council)*

20. It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2025-45 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, AUTHORIZING THE SUBMISSION OF A NOTICE OF INTENT TO WITHDRAW FROM THE INDEPENDENT CITIES RISK MANAGEMENT AUTHORITY (ICRMA) LIABILITY, CYBER, AND TERRORISM PROGRAMS

21. It is recommended that the City Council:

1. Approve the acceptance of the CHP CTFGP grant
2. Read by title only, waive further reading and adopt Resolution 2025-46 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL AUTHORIZING AN INTER-FUND ADVANCEMENT, IN THE AMOUNT OF \$110,000 FROM THE GENERAL FUND UNRESTRICTED FUND

**BALANCE TO THE POLICE DEPARTMENT'S CALIFORNIA STATE
GRANTS FUND ACCOUNT FOR THE PURPOSE OF PROVIDING
OVERTIME TO REDUCE TRAFFIC COLLISIONS**

- 22. Letter of Support for Assembly Bill 63 (M.Rodriguez) – Restoring a Compassionate, Victim-Centered Tool to Assist Individuals at Risk of Trafficking or Exploitation. *(City Council)*
- 23. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants of July 23, 2025. *(Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority).*
- 24. Minutes for the Regular City Council Meeting of June 11, 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

**August 13, 2025 Regular City Council Meeting Cancelled
Next Regular Meeting Wednesday, August 27, 2025**

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted July 18, 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**

July 23, 2025

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

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