



# 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, August 27, 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

August 27, 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](mailto:cityclerk@cityofbell.org). Your written comment must be submitted by 4pm on Wednesday, August 27, 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: 4570 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: 6412 Woodward Avenue, Bell CA 90201  
Agency negotiators: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney)  
Negotiating parties: To be Determined

- d. Anticipated Initiation of Litigation pursuant to Government Code Section 54956.9 (d)(3) regarding significant exposure to litigation in two cases.
- e. 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
- f. 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
- g. 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
- h. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)  
Property: 6335 Pine Avenue, Bell CA 90201  
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: 6339 Pine Avenue, Bell CA 90201  
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: 6339 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. Recognition of Former Chief of Police Carlos Islas
- b. Presentation: New Website Update
- c. Business Assistance Program by LEEAF

## 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. A Resolution in Support of the Lower LA River Para Todos Campaign. (*City Council*)

**Recommendation:** *It is recommended that the City Council read by title only, waive further reading, and adopt Resolution No. 2025-52 titled:*

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL IN SUPPORT OF THE LA LOWER RIVER PARA TODOS CAMPAIGN**

2. Consideration To Approve a Public Works Agreement between the City of Bell and Bear Electrical Solutions, LLC., for Streetlight Maintenance and Repair Services. (*City Council*)

**Recommendation:** *It is recommended that the City Council approve a Public Works Agreement between the City of Bell and Bear Electrical Solutions LLC., for Streetlight Maintenance and Repair Services in an amount not to exceed \$185,000 annually for a term of three (3) years.*

3. A Resolution of the City of Bell Community Housing Authority to declaring Assessor Parcel Number ("APN") 6325-018-901, exempt surplus land under the Surplus Land Act (Government Code sections 54220 et seq.). (*Bell Community Housing Authority*)

**Recommendation:** *It is recommended that the City Council read by title only, waive further*

reading and adopt Resolution No. 2025-48 titled:

**A RESOLUTION OF THE CITY OF BELL COMMUNITY HOUSING  
AUTHORITY DECLARING ASSESSOR'S PARCEL NUMBER  
6325-018-901 IN THE CITY OF BELL EXEMPT SURPLUS LAND  
PURSUANT TO THE SURPLUS LAND ACT (GOVERNMENT  
CODE SECTIONS 54220 ET SEQ.)**

4. Increase City of Bell Purchase Order Limit to \$5,000. *(City Council)*

**Recommendation:** *It is recommended that the City Council approve the purchase order limit increase to five thousand dollars (\$5,000).*

5. Consideration to approve Amendment No. 2 with Transtech Engineers Inc. for contract building official, building inspector, and plan check related services. *(City Council)*

**Recommendation:** *It is recommended that the City Council approve the removal of the yearly cap and increase the contract sum with Transtech Engineers Inc. for contract building official, building inspector, and plan check related services for, and on behalf of, the City.*

6. Approval of Bus Wrap Design Concept 2 for the City of Bell Fixed Route. *(City Council)*

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

1. Approve Bus Wrap Design Concept 2 for the City of Bell Fixed Route Vehicle
2. Authorize staff to proceed with final production and selected design

7. Annual Appointments of Council Members to Serve on Various Committees. *(City Council)*

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

1. City Council review and discuss the appointments of council members on the various committees;
2. Mayor appoint members to serve on the various committees, following recommendations from each council member as to where they would like to serve; and
3. Read by title only, waive further reading and adopt Resolution No. 2025-49 titled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL  
APPROVING THE COUNCIL APPOINTMENTS TO REGIONAL  
ORGANIZATIONS, VARIOUS BOARDS AND AGENCIES**

**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 14.**

8. Receive and File Donations Report for the month of July 2025. *(City Council)*
9. It is recommended that the City Council:
  1. Read by title only, waive further reading and adopt Resolution No. 2025-50 titled:  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL ACCEPTING THE PRITCHARD FIELD IMPROVEMENT PROJECT- PHASE 1, 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.
10. It is recommended that the City Council:
  1. Read by title only, waive further reading and adopt Resolution No. 2025-51 titled:  
**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL ACCEPTING THE CIVIC CENTER ACCESS CONTROL SYSTEM PROJECT AS COMPLETE AND AUTHORIZING STAFF TO PREPARE AND FILE THE NOTICE OF COMPLETION WITH THE LOS ANGELES COUNTY RECORDER”**; and
  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.
11. Receive and File the Bell & Bell Successor Agency Investment Reports as of July 2025. *(City Council and Successor Agency to the Bell Community Redevelopment Agency)*
12. Minutes for the Regular City Council Meetings of June 25, 2025 and July 23, 2025, and for the Special Meeting held on July 23, 2025. *(City Council)*
13. It is recommended that the City Council approve the revised classification specification for the position of Housing Coordinator to Housing Specialist and authorize staff to incorporate the updated specification into the City’s Classification Plan.
14. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants of August 27, 2025. *(Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority).*

**Pending Items – None**

**Next Regular Meeting Wednesday, September 10, 2025**

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

**August 27, 2025**

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

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