



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, September 24, 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

September 24, 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, September 24, 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. Anticipated Initiation of Litigation pursuant to Government Code Section 54956.9 (d)(3) regarding significant exposure to litigation in one case.
- 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: 7030 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: 6400 Atlantic 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

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. National Night Out Sponsor Recognitions
- b. Proclamation declaring September 2025 as National Service Dog Month
- c. Proclamation declaring September 2025 as Preparedness Month
- d. Proclamation declaring September 2025 as National Suicide Prevention 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.

Business Session

1. Introduction and first reading of an ordinance amending the City of Bell Municipal Code by modifying Title 15 to adopt by reference Title 24 the 2025 California Building Standards Codes. *(City Council)*

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

1. Introduce Ordinance 1295, waive further reading and read by title only:

AN ORDINANCE OF THE CITY OF BELL CITY COUNCIL AMENDING THE CITY OF BELL MUNICIPAL CODE BY MODIFYING TITLE 15 BUILDINGS AND CONSTRUCTION AND ADOPTING BY REFERENCE THE 2025 CALIFORNIA BUILDING CODE, 2025 CALIFORNIA RESIDENTIAL CODE, 2025 CALIFORNIA ELECTRICAL CODE, 2025 CALIFORNIA MECHANICAL CODE, 2025 CALIFORNIA PLUMBING CODE, AND 2025 CALIFORNIA EXISTING BUILDING CODE WITH CERTAIN AMENDMENTS, ADDITIONS AND DELETIONS THERETO

2. Schedule a public hearing on October 8, 2025, to consider adoption and second reading of the said Ordinance.
2. Accept and Authorize the City Manager and Police Chief to enter into an agreement with the United States Postal Inspection Service (USPIS) to provide money laundering and narcotics interdiction services at the United States bulk-mail facility located in Bell, CA. *(City Council)*

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

1. Approve and accept the Memorandum of Understanding between the Bell Police Department and the United States Postal Inspection Service; and
2. Read by title only, waive further reading and adopt Resolution 2025-57 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL AUTHORIZING THE BELL POLICE DEPARTMENT TO ENTER INTO AN AGREEMENT WITH THE UNITED STATES POSTAL INSPECTION SERVICE BY WAY OF AN ESTABLISHED MEMORANDUM OF UNDERSTANDING, AND TO PROVIDE A SWORN POLICE OFFICER AND TRAINED K-9 TO PARTICIPATE IN A JOINT TASK FORCE, DESIGNED TO INVESTIGATE AND INTERDICT ILLICIT DISTRIBUTION OF NARCOTICS, FIREARMS AND FIREARM ACCESSORIES, AND CURRENCY USING THE UNITED STATES MAIL SYSTEM

3. Adoption of a Resolution (1) Approving the Los Angeles Interagency Metropolitan Police Apprehension Crime Task Force Joint Powers Agreement (“LA-IMPACT JPA”), Authorizing the City’s Membership; and (2) Authorizing the City Manager to Execute the Agreement. *(City*

Council)

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

1. Approve the Los Angeles Interagency Metropolitan Police Apprehension Crime Task Force Joint Powers Agreement (“LA-IMPACT JPA”), thereby authorizing the City of Bell’s membership in the LA-IMPACT Authority and authorizing the City Manager to execute the Agreement; and
2. Read by title only, waive further reading and adopt Resolution 2025-56 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING THE LOS ANGELES INTERAGENCY METROPOLITAN POLICE APPREHENSION CRIME TASK FORCE JOINT POWERS AGREEMENT (LA IMPACT JPA), AUTHORIZING THE CITY’S MEMBERSHIP IN LA IMPACT; AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE JPA AGREEMENT

4. 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 split in Developer fees from the contract sum, decrease the total contract sum from \$750,000 to \$200,000 with Transtech Engineers for contract building official, building inspector, and plan check related services for, and on behalf of, the City.*

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 5 through 7.

5. Receive and File the Donation Report for the Month of August 2025. *(City Council)*
6. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants of September 24, 2025. *(Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority).*
7. Minutes for the Regular City Council Meeting of September 10, 2025. *(City Council)*

Pending Items – None

Next Regular Meeting Wednesday, October 8, 2025

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted September 19, 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**

September 24, 2025

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

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