



# Agenda

Adjourned Regular Meeting of the

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

**Tuesday, October 7, 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.

## ADJOURNED REGULAR JOINT MEETING OF THE

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

October 7, 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 Tuesday, October 7, 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. Anticipated Initiation of Litigation pursuant to Government Code Section 54956.9 (d)(3) regarding significant exposure to litigation in two cases.

- 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: 5246/5162 Florence Avenue, Bell CA 90201(Florence Village Mobile Home Park)  
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: 4874 Gage Avenue, Bell CA 90201 (Bell Mobile Home Park)  
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: 4850 Gage Avenue, Bell CA 90201  
Agency negotiators: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney)  
Negotiating parties: To be Determined
- h. Conference with Legal Counsel - Existing Litigation Government Code Section 54956.9  
(d)(1) Griselda Cornejo v. City of Bell, et al. Case No: 24NWCV00508

### **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's Citizens Award
- b. Proclamation declaring September 15 – October 15, 2025 as National Hispanic Heritage Month
- c. Proclamation declaring October 2025 as Breast Cancer Awareness Month
- d. Proclamation declaring October 2025 as Domestic Violence Awareness Month
- e. Presentation on Tobacco Prevention Efforts by Social Model Recovery Systems

## 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

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. Second reading and Public Hearing 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 read by title only, waive further reading, and adopt Ordinance No. 1295 titled:*

**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**

## Business Session

2. Approval of Amendment No. 1 to the Agreement for Contract Services with World Private Security, Inc. for Crossing Guard Services. (*City Council*)

**Recommendation:** *It is recommended that the City Council approve Amendment No. 1 to the Agreement for Contract Services between the City of Bell and World Private Security, Inc., exercising one (1) of the two available one-year extension options, extending the term of the agreement through June 30, 2026, at an annual cost not to exceed \$220,893.75.*

3. 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 Amendment No. 2, which is the removal of the split in Developer fees from the contract sum, and 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.*

4. Resolution Approving Appointment to the Community Services Commission. *(City Council)*

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

1. Council Member Ana Maria Quintana select a student commissioner; and
2. Read by title only, waive further reading and adopt Resolution 2025-58 titled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL  
AMENDING RESOLUTION 2025-28 TO REMOVE ERLIN  
NAVARRO FROM THE COMMUNITY SERVICES COMMISSION  
AND TO APPROVE A NEW APPOINTMENT TO FILL THE  
RESULTING VACANCY**

5. Creation of a Public Art Ad Hoc Committee. *(City Council)*

**Recommendation:** *It is recommended that the City Council appoint two (2) Councilmembers to serve on the Public Art Ad Hoc Committee.*

### **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 6 and 7.*

6. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants of October 7, 2025. *(Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority).*
7. Minutes for the Regular City Council Meeting of September 24, 2025. *(City Council)*

### **Pending Items – None**

### **Next Regular Meeting Wednesday, October 22, 2025**

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted October 3, 2025 at least seventy-two (72) hours prior to the meeting as required by law.

*Angela Bustamante*

Angela Bustamante, City Clerk

**ADJOURNED REGULAR MEETING OF THE  
BELL CITY COUNCIL AND RELATED AGENCIES**

**October 7, 2025**

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

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