



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, November 12, 2025

7:00 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

November 12, 2025

7:00 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, November 12, 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: 4850 Gage 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. 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. 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: 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
- g. 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
- h. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Property: 6624 Flora 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. Citizen of the 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. Bell Mobile Home Park Relocation Plan Update. *(Council)*

Recommendation: *It is recommended that the City Council receive and file.*

2. Introduction and first reading of an ordinance amending the City of Bell Municipal Code Chapter 6.04 County Animal Control Ordinance. *(Council)*

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

1. **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELL, CALIFORNIA, AMENDING BELL MUNICIPAL CODE CHAPTER 6.04 (COUNTY ANIMAL CONTROL ORDINANCE)**
2. Schedule a public hearing on December 10, 2025, to consider adoption and second reading of said ordinance.
3. Consideration to approve a New Agreement with Hart, Kienle and Pentecost (HKP) for Bell Community Housing Authority in an amount not to exceed \$150,000.. *(City Council)*

Recommendation: It is recommended that the Chair and Members of the Board approve a new Agreement with Hart, Kienle and Pentecost (HKP) for Bell Community Housing Authority Legal Services for an amount not to exceed \$150,000.

4. Implementation of the City of Bell "Business of the Quarter" Awards Program. *(City Council)*

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

1. Approve the implementation of the City of Bell "Business of the Quarter" Awards Program as part of the City's ongoing Small Business Assistance and Recognition efforts.
2. Authorize staff to initiate the nomination and outreach process for 1st Quarter 2026.
3. Consideration to approve a New Agreement with Hart, Kienle and Pentecost (HKP) for Bell Community Housing Authority in an amount not to exceed \$150,000. *(City Council)*

Recommendation: It is recommended that the Chair and Members of the Board approve a new Agreement with Hart, Kienle and Pentecost (HKP) for Bell Community Housing Authority Legal Services for an amount not to exceed \$150,000.

5. Declaration of two (2) City owned vehicles as surplus property, and the approval of their donation to Bell High School. *(City Council)*

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL DECLARING TWO CITY-OWNED VEHICLES AS SURPLUS PROPERTY AND AUTHORIZING THEIR DONATION TO BELL HIGH SCHOOL

6. Elimination of One Police Sergeant Position with Administrative Special Assignment Pay and Addition of One Police Lieutenant Position. *(City Council)*

Recommendation: *It is recommended that the City Council approve the elimination of one Police Sergeant position currently designated as an Administrative Sergeant with Administrative Special Assignment Pay (10%) and approve the addition of one Police Lieutenant position within the Bell Police Department.*

7. Adoption of a New Classification Specification and Salary Range for the Position of Economic Development and Housing Manager. *(City Council)*

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

1. Approve the new classification of Economic Development and Housing Manager
 2. Approve the associated classification specification (Attachment A)
 3. Adopt a five-step salary range (A–E) with a maximum annual salary of \$120,000; and
 4. Authorize the City Manager, to update the City’s Classification and Compensation Plan accordingly.
8. Approval of Appropriation of Funds for Technical Support Services to Apply for a Bridge Investment Program Grant and Amendment to the Contract with California Consulting, Inc. *(City Council)*

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

1. Read by title only, waive further reading and adopt Resolution 2025-61 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, CALIFORNIA APPROVING THE APPROPRIATION IN THE AMOUNT OF \$25,000 FROM MEASURE M FUND TO THE GAGE BRIDGE REPAIR PROJECT (CIP. 7182)

2. Authorize the City Manager to approve a Purchase Order agreement with GFT Infrastructure to provide technical assistance for the grant application in the amount not to exceed \$10,000; and

3. Authorize the amendment to the contract with California Consulting, Inc. in the amount not to exceed \$15,000.

9. Limited License to Enter Agreement Between Miguel Rodriguez and the City of Bell. *(City Council)*

Recommendation: Approve the Limited License to Enter Agreement between Miguel Rodriguez and the City of Bell; and

1. Authorize the City Manager to execute the Limited License to Enter Agreement.
10. Shelter Bed Pilot Program Renewal Agreements. *(City Council)*
 1. Recommendation: Approve Amendment No. 2 to the Professional Services Agreement between Gateway Cities Council of Governments and the City of Bell for implementation of the Gateway Cities Local Solutions Fund (Shelter Beds) for a not-to-exceed program budget amount of \$974,550.00 to be covered by Measure A funding.
 2. Approve Amendment No. 2 to the Professional Services Agreement Between Gateway Cities Council of Governments and the City of Bell for Implementation of the Gateway Cities Local Solutions Fund (Liaison) for a not-to-exceed program budget amount of \$145,203.00 to be covered by Measure A funding.
 3. Approve Amendment No. 2 to the Agreement between the City of Bell and the Salvation Army for Crisis Shelter Beds to extend the contract until June 30, 2026, and to increase the nightly rate from \$58.50 to \$89.00 per bed and per night.

 11. Authorize the City Manager to enter into agreements with FM3 Research to conduct a Resident Satisfaction and Budget Priority Survey. *(City Council)*

Recommendation: It is recommended that the City Council approve an agreement with FM3 Research to conduct a Resident Satisfactory and Budget Priority Survey in the amount not to exceed \$58,250.

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 12 and 13.

It is recommended that the City Council:

12. Read by title only, waive further reading and adopt Resolution No. 2025-62 titled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL ACCEPTING THE TRAFFIC SIGNAL EQUIPMENT UPGRADE PROJECT AS COMPLETE AND AUTHORIZING STAFF TO PREPARE AND FILE THE NOTICE OF COMPLETION WITH

THE LOS ANGELES COUNTY RECORDER”

13. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants of November 12, 2025. (*Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority*).

Pending Items – None

Next Regular Meeting Cancelled Wednesday, November 26, 2025

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted November 9, 2025 at least seventy-two (72) hours prior to the meeting as required by law.

Angela Bustamante, City Clerk