



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 22, 2026

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 22, 2026

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 AT THE BELL COMMUNITY CENTER

PUBLIC COMMENT: Each City Council meeting agenda includes a **Public Comment** period, providing members of the public with an opportunity to address the City Council on items listed on the agenda, as well as non-agenda matters that are within the subject matter jurisdiction of the City Council and/or its related authorities and agencies.

Public Comment In-Person

Please complete a Request to Speak Card and submit it to the City Clerk prior to the start of the meeting. Speakers will be called in the order in which Speaker Cards are received. When recognized by the Mayor, speakers should approach the podium, state their name for the record, and address the City Council. Each speaker is allotted up to three (3) minutes and may speak once during the Public Comment portion of the agenda.

Public Comment Remotely

The City provides remote participation through the Zoom audio communication platform. Members of the public may observe the meeting and provide public comment by either:

- Calling the telephone number provided on the agenda; or
- Joining the Zoom meeting using the Meeting ID and Passcode listed on the agenda.

Join Zoom Meeting (ONLY FOR PUBLIC COMMENT)

Phone Number: 1-669-444-9171

Meeting ID: 869 8243 4495

Password: 883490

To provide public comment on **Closed Session** items, participants must call no later than **5:00 p.m.** To provide public comment on **Regular Session** items, participants must call no later than **7:00 p.m.**

During the Public Comment period, participants joining via Zoom must use the **Raise Hand** feature to request to speak. Participants joining by telephone must press ***9** to raise their hand. Requests to speak must be submitted before the meeting begins. Individuals who join after the meeting has started will not be permitted to speak during Public Comment.

When the Mayor announces your name or phone number, you will be prompted to speak. At that time, please unmute your microphone or telephone line, state your name for the record, and proceed with your comments.

Members of the public attending the meeting in person will be invited to speak first, followed by remote participants. Remote speakers will be recognized in the order their calls are received. Each remote speaker is allotted up to three (3) minutes to address the City Council.

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 22, 2026. 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 <https://www.cityofbell.gov/City-Hall/City-Clerk/Live-Web-Stream>

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 (Executive Director), and Danny Aleshire (Legal Counsel)
Negotiating parties: Evergeen Holdings, Inc.
- 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 Danny Aleshire (City Attorney)
Negotiating parties: Gentefy Holdings, Inc.
- 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 Danny Aleshire (City Attorney)
Negotiating parties: Various Prospective Developers
- d. 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 (Executive Director), and Danny Aleshire (Legal Counsel)
Negotiating parties: Matar
- e. Conference with Legal Counsel - Anticipated Litigation. The City Council will conduct a closed session, pursuant to Government Code Sections 54956.9 (d)(2), because there is a significant exposure to litigation in one case.

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 Recognition
- b. SELA Cultural Center Presentation

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)

The initial period for public comments will be limited to 30 minutes. Additional speakers who submitted signed up before the meeting began will be given an opportunity to speak at the end of the Council meeting.

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 Hearing(s)

The following items have 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.

PUBLIC TESTIMONY can be provided by:

- Calling the telephone number provided on the agenda; or
- Joining the Zoom meeting using the Meeting ID and Passcode listed on the agenda.

During the Public Hearing, participants joining via Zoom must use the **Raise Hand** feature to request to speak. Participants joining by telephone must press *9 to raise their hand.

1. Conduct a Public Hearing, Approve the Fiscal Year 2026-2027 Sewer Charge Report, and Adopt a Resolution to Have Sewer Service Charges Collected on the Los Angeles County Property Tax Roll. *(City Council)*

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

1. Conduct a Public Hearing to receive comments regarding the Fiscal Year 2026-2027 Sewer Charge Report; and
2. Close the Public Hearing; and
3. Approve the Fiscal Year 2026-2027 Sewer Charge Report; and
4. Read by title only, waive further reading, and adopt Resolution No. 2026 - 41 titled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL
CONDUCTING A PUBLIC HEARING, APPROVING THE FISCAL YEAR
2026-2027 SEWER CHARGE REPORT, AND ELECTING TO HAVE
SEWEER SERVICE CHARGES COLLECTED ON THE LOS ANGELES
COUNTY TAX ROLL PURSUANT TO THE PROVISIONS OF DIVISION
5, PART 3, CHAPTER 6 OF THE HEALTH AND SAFETY CODE OF THE
STATE OF CALIFORNIA**

Business Session

2. Consideration to adopt Resolution 2026-42, A Resolution of the City Council of the City of Bell, CA, Adopting the City of Bell 2026 Local Hazardous Mitigation Plan (LHMP). *(City Council)*

Recommendation: *It is recommended that the City Council read by title only, waive further reading, and adopt Resolution No. 2026-42 titled:*

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL
APPROVING THE CITY OF BELL 2026 LOCAL HAZARDOUS
MITIGATION PLAN (LHMP) TO REMAIN ELIGIBLE FOR PRE AND
POST DISASTER MITIGATION FUNDING**

3. Annual Slurry Seal Project (CIP No. 7193) Fiscal Year 2025-26 – Award of Construction Contract. *(City Council)*

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

1. Award a construction contract in the amount of \$119,750.00 to Pavement Coatings Co. for the Annual Slurry Seal Project (CIP No. 7193); and
2. Authorize the City Manager to execute change orders to the project in a total amount not to exceed \$11,975.00 (ten percent of the bid amount) for any necessary additional work.
3. Approve the total estimated project cost of \$173,638.00, including \$41,913.00 in project soft cost.

4. Annual Sidewalk Improvement Project (CIP No. 7191) Fiscal Year 25-26 – Award of Construction Contract. *(City Council)*

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

1. Award a construction contract in the amount of \$93,500.00 to CJ Concrete Construction, Inc. for the Annual Sidewalk Improvement Project (CIP No. 7191); and
 2. Authorize the City Manager to execute change orders for the Project in a total amount not to exceed \$9,350.00 (ten percent of the contract amount) for any necessary additional work; and
 3. Approve the total estimated project cost of \$130,900.00, including \$28,050.00 in project soft costs.
5. Adopt a Resolution approving a Budget Amendment and approve Amendment No.2 to the Professional Services Agreement with HF&H Consultants for the remaining SB 1383 Solid Waste Consulting Services through December 31, 2026. *(City Council)*

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

1. Approve Amendment No. 2 to the Professional Services Agreement with HF&H Consultants in an amount not to exceed \$102,000 for continued SB 1383 Solid Waste Consulting Services through December 31, 2026; and
2. Read by title only, waive further reading and adopt Resolution No. 2026-43 titled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL
AUTHORIZING A FISCAL YEAR 2026-2027 BUDGET
AMENDMENT TO TRANSFER \$102,000 FROM THE
SANITATION FUND BALANCE RESERVE TO THE SANITATION
ACCOUNT FOR OUTSIDE PROFESSIONAL SERVICES**

6. A Resolution Re-Establishing the Fiscal Year 2025-26 General Obligation Bonds Levy and a Resolution Re-Establishing the Fiscal Year 2026-27 Voter-Approved Property Tax Override to Fund Pension and Retiree Obligations. *(City Council)*

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

1. Resolution No. 2026-44 -- A Resolution of the City Council of the City of Bell Adopting and Re-Establishing the Fiscal Year 2026-27 Annual Levy Rate to meet the City of Bell General Obligation Bonds, Series 2018A and Series 2018B.
 2. Resolution No. 2026-45 -- A Resolution of the City Council of the City of Bell Adopting and Re-Establishing the Fiscal Year 2026-27 Rate of Annual Voter-Approved Property Tax Override to Fund Pension and Other Retiree Obligations.
7. Price Paige & Company CPA Contract Amendment. *(City Council)*

Recommendation: *It is recommended that the City Council approves an amendment to Price Paige & Company CPA professional services agreement.*

8. Approval of Public Comment Procedures for Remote Participants. *(City Council)*

Recommendation: *It is recommended that the City Council approve the Public Comment Procedures for remote participants.*

9. Approval of Resolution No. 2026-37 Declaring the Results of the City of Bell General Municipal Election Consolidated with the Statewide Primary Election Held on June 2, 2026. *(City Council)*

Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2026-37 titled:*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, RECITING THE FACT OF THE GENERAL MUNICIPAL ELECTION HELD ON TUESDAY, JUNE 2, 2026, DECLARING THE RESULTS AND SUCH OTHER MATTERS AS PROVIDED BY LAW

10. Second Reading and Adoption of Ordinance No. 1297 Enacting a One Percent (1%) Supplemental General Transactions and Use Tax. *(City Council)*

Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt Ordinance No. 1297 titled:*

AN ORDINANCE OF THE PEOPLE OF THE CITY OF BELL, CALIFORNIA, ADDING A NEW CHAPTER 3.21 TO THE BELL MUNICIPAL CODE TO ENACT A ONE PERCENT (1%) SUPPLEMENTAL GENERAL TRANSACTIONS AND USE TAX, WHICH SHALL BE ADMINISTERED BY THE CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION

11. Approval of Documents Authorizing the California Department of Tax and Fee Administration to Implement the City's General Transactions and Use Tax Increase. *(City Council)*

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

1. Read by title only, waive further reading and adopt Resolution 2026-46 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENTS WITH THE CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION FOR IMPLEMENTATION OF A LOCAL TRANSACTIONS AND USE TAX

2. Read by title only, waive further reading and adopt Resolution 2026-47 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL AUTHORIZING EXAMINATION OF SALES OR TRANSACTIONS AND USE TAX RECORDS

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 item 12.

12. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants of July 22, 2026. (*Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority*).

Pending Items – None

Annual Reorganization of the City Council

The Reorganization of the Bell City Council for the year of 2026 in accordance with Bell Municipal Code Section 2.04.030(b).

- a) Election of Mayor
- b) Election of Vice Mayor

**Next Regular Meeting is Wednesday, August 12, 2026
August 26, 2026 Meeting Cancelled**

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted July 17, 2026 at least seventy-two (72) hours prior to the meeting as required by law.

Angela Bustamante
Angela Bustamante, City Clerk

**30REGULAR MEETING OF THE
BELL CITY COUNCIL AND RELATED AGENCIES**

July 22, 2026

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

INDEX

<u>Agenda Category</u>	<u>Item Number</u>	<u>Page Numbers</u>
CLOSED SESSION	a – e	
AGENDA & INDEX		1-10
PUBLIC HEARINGS	1	11-89
BUSINESS SESSION	2	90-96
	3	97-146
	4	147- 205
	5	206-231
	6	232-238
	7	239-267
	8	268-271
	9	272-281
	10	282-293
	11	294-385
CONSENT CALENDAR	12	386-548