



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 12, 2026

6:30 P.M. CLOSED SESSION

7:00 P.M. OPEN SESSION

**BELL COMMUNITY CENTER
6250 PINE AVENUE, BELL CA 90201**

**Ana Maria Quintana
Mayor**

**Monica Arroyo
Vice-Mayor**

**Francis Flores
Council Member**

**Ali Saleh
Council Member**

**Pablo Sifuentes
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 12, 2026

6:30 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: 812 5830 4486

Password: 951397

To provide public comment on **Closed Session** items, participants must call no later than **6:30 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, August 12, 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, Saleh, Sifuentes, Vice-Mayor Arroyo, and Mayor Quintana

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 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.
- e. CONFERENCE WITH LEGAL COUNSEL - PUBLIC EMPLOYEE PERSONNEL MATTER/EVALUATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54957(b). Title: Avila

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, Saleh, Sifuentes, Vice-Mayor Arroyo, and Mayor Quintana

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. Cal South Presentation
- c. Certificate of Recognition to Mayor Ana Maria Quintana in recognition of her new role as President of the Los Angeles County Division of League of California Cities

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.

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.

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. Approval of Conceptual Design Alternatives for Gage and Heliotrope Park. *(City Council)*

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

1. Approval of one of the conceptual design alternatives for Gage and Heliotrope Park;

2. Authorize staff to proceed with the procurement of professional design services for the preparation of final plans, specifications, and construction documents based on the approved conceptual design
2. Consideration of Amendment No. 1 with California Consulting, LLC for Grant Administration Services in the amount of \$56,400 per year. (City Council)

Recommendation: *It is recommended that the City Council approve an Amendment No. 1 with California Consulting, LLC to extend the term of the agreement for an additional two (2) years until June 30, 2028.*

3. Consideration to approve a new Agreement with Banks Consulting for professional planning services. (City Council)

Recommendation: *It is recommended that the City Council approve a new Agreement with Banks Consulting in the amount of \$50,000 for professional planning services.*

4. Adoption of a Resolution Authorizing the Submission of a Full Proposal to the California Natural Resources Agency Urban Greening Grant Program for the City of Bell Urban Forestry Project and Heat Mitigation Initiative. (City Council)

Recommendation: *It is recommended that the City Council read by title only, waive further reading, and adopt Resolution No. 2026-49 titled:*

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL
APPROVING THE APPLICATION FOR CLIMATE BOND GRANT
FUNDS UNDER THE CALIFORNIA NATURAL RESOURCES
AGENCY URBAN GREENING PROGRAM FOR THE CITY OF
BELL URBAN FORESTRY PROJECT AND HEAT MITIGATION
INITIATIVE**

5. Consideration of Amendment No. 1 to the Agreement with Infinity Technologies for Information Technology (IT) Managed Services. (City Council)

Recommendation: *It is recommended that the City Council approve Amendment No. 1 to the Agreement with Infinity Technologies to provide additional IT and Audio Visual (AV) support services during City Council meetings.*

6. Authorization for the Police Chief to accept and administer the California Highway Patrol (CHP), Cannabis Tax Fund Grant Program (CTFGP) Grant to reduce the number of traffic fatalities and injuries caused by driving under the influence. (City Council)

Recommendation: *It is recommended that the City Council Read by title only, waive further reading and adopt Resolution 2026-50 titled:*

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL
ACCEPTING A GRANT FROM THE CALIFORNIA HIGHWAY
PATROL'S CANNABIS TAX FUND GRANT PROGRAM IN THE
AMOUNT OF \$234,922.02 AND AUTHORIZING AN INTER-FUND
ADVANCEMENT FROM THE GENERAL FUND -
UNRESTRICTED FUND BALANCE TO THE POLICE
DEPARTMENT'S CALIFORNIA STATE GRANTS FUND
ACCOUNT FOR THE PURPOSE OF PROVIDING OVERTIME TO**

REDUCE TRAFFIC COLLISIONS AND PURCHASE TWO NEW VEHICLES

7. Appointments to the Community Services Commission and Planning Commission. (*City Council*)

Recommendation: *It is recommended that:*

1. The City Council reopen the application period for the Community Services Student Commissioner position.
2. Councilmember Sifuentes and Mayor Quintana each nominate one (1) member to the Planning Commission.
3. Read by title only, waive further reading and adopt Resolution No. 2026-53 titled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL
APPROVING THE APPOINTMENTS TO THE PLANNING
COMMISSION**

8. 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.
3. Read by title only, waive further reading and adopt Resolution No. 2026-51 titled:

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

9. Consideration to approve Amendment No.1 with Overland, Pacific & Cutler, LLC (OPC), a Tran Systems company. (*Bell Community Housing Authority*)

Recommendation: *It is recommended that the Chair and Members of the Board read by title only, waive further reading, and adopt Resolution No. 2026-52 titled:*

**A RESOLUTION OF THE BELL COMMUNITY HOUSING
AUTHORITY OF THE CITY OF BELL AUTHORIZING FY 2026-
2027 BUDGET AMENDMENT TO TRANSFER \$160,000 FROM
THE BELL COMMUNITY HOUSING AUTHORITY (BCHA) FUND
BALANCE RESERVE TO THE BCHA ACCOUNT AND
APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH
OVERLAND, PACIFIC & CUTLER, LLC (OPC), A
TRANSYSTEMS COMPANY FOR A CLOSURE IMPACT
REPORT**

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 10 and 11.

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

11. Receive and File the City of Bell and Bell Successor Agency Reports as of June 2026. (*City Council and Successor Agency*)

Pending Items – None

August 26, 2026 Meeting Cancelled
Next Regular Meeting is Wednesday, September 9, 2026

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted August 7, 2026 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 12, 2026

**6:30 P.M. Closed Session
7:00 P.M. Regular Session**

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