



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 9, 2026

6:00 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

September 9, 2026

6:00 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: 895 6158 8642

Password: 556682

To provide public comment on **Closed Session** items, participants must call no later than **6:00 p.m.** To provide public comment on **Regular Session** items, participants must use the **Raise Hand** feature prior to the start of the meeting at **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, September 9, 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 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.
- c. Conference with Legal Counsel - Existing Litigation Government Code Section 54956.9 (d)(1) Humberto Vazquez v. City of Bell, Case No. 24NWCV04381

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. Promotional Swearing In Ceremony for Sergeant Estrella Lopez
- b. Proclamation Declaring September 15 through October 15, 2026, as National Hispanic Heritage Month
- c. Certificate of Recognition to One Dream One Team in Celebration of Their 10th Anniversary
- d. September 11, 2001 Commemoration Ceremony

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. Request to Reschedule the September 23, 2026 Regular City Council Meeting. (*City Council*)

Recommendation: *It is recommended that the City Council reschedule the regular City Council meeting scheduled for Wednesday, September 23, 2026, to Tuesday, September 22, 2026.*

2. Authorize the Police Chief to accept and administer the FY 2025-2026 Edward Byrne Memorial Justice Assistance Grant (JAG) in the amount of \$14,681.00 to purchase necessary police safety equipment; body armor, protective helmets, and closed-circuit television cameras to provide an added level of security for the Police Station and City Hall. (*City Council*)

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

1. Approve the acceptance of the FY 2025-2026 Edward Byrne Memorial Justice Assistance Grant (JAG)
2. Read by title only, waive further reading and adopt Resolution 2026-54 titled:

**A RESOLUTION OF THE CITY COUNCIL OF CITY OF BELL
AUTHORIZING THE POLICE CHIEF TO ACCEPT AND
ADMINISTER THE FY 2025-2026 EDWARD BYRNE MEMORIAL
JUSTICE ASSISTANCE GRANT (JAG) TO BE USED FOR THE
PURCHASE OF CLOSED CIRCUIT TELEVISION (CCTV)
CAMERAS**

3. Consideration to approve the renewal options with OpenGov, Inc. for the Online Permitting, Plan Check, and Procurement (Contract Management) software. (City Council)

Recommendation: *It is recommended that the City Council authorize staff to exercise the two (2) renewal options May 2026 – May 2027 and April 2027 – May 2028 with OpenGov, Inc. for \$74,816.70 and \$78,557.53 respectively to continue using OpenGov, Inc. online permitting and plan check.*

4. Consideration to approve a new Agreement with CSG Consultants, Inc. for professional planning services which includes Zoning Review and Compliance, Entitlement Services, CEQA/NEPA Compliance, Subdivision and Design Review Services. (City Council)

Recommendation: *It is recommended that the City Council approve a new Agreement with CSG Consultants, Inc.(CSG) in the amount of \$65,000 for professional planning services.*

5. Consideration to approve Amendment No. 2 with Kosmont Real Estate Services (Kosmont) for Pre-Disposition Real Estate Advisory, Surplus Land Act, Due Diligence Services, Brokerage, and Economic Development Advisory Services. (City Council)

Recommendation: *It is recommended that the City Council approve Amendment No. 2 to the Agreement with Kosmont Real Estate Services for Pre-Disposition Real Estate Advisory, Due Diligence Services, Brokerage, and Economic Development Advisory Services to May 30, 2027.*

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

Recommendation: *It is recommended that:*

1. Mayor Quintana and Vice-Mayor Arroyo each nominate a Student Commissioner to the Community Services Commission
2. Councilmembers Flores, Saleh and Sifuentes each nominate an Adult Commissioner to the Community Services Commission
3. Councilmember Sifuentes nominate one member to the Planning Commission
4. Read by title only, waive further reading and adopt Resolution No. 2026-55 titled:

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

7. Consideration to Approve a New Agreement with Municipal Translation Company for Translation and Interpretation Services at City Council and Commission meetings. (City Council)

Recommendation: *It is recommended that the City Council approve a new agreement with Municipal Translation Company for translation and interpretation services for a three-year term commencing September 1, 2026 through August 31, 2029, in amount not to exceed \$142,000.*

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 8 through 10.

8. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants of September 9, 2026. (*Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority*).
9. Receive and File the City of Bell and Bell Successor Agency Reports as of July 2026. (*City Council and Successor Agency*)
10. Approve the Minutes for the Regular City Council Meeting of May 13, 2026. (*City Council*)

Pending Items – None

Adjourned Meeting to be held Tuesday, September 22, 2026

Mayor to adjourn the meeting in memory of the victims of the Nepal floods

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted September 4, 2026 at least seventy-two (72) hours prior to the meeting as required by law.



Angela Bustamante, City Clerk

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

September 9, 2026

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

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