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, November 10, 2026

5:30 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.

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

November 10, 2026

5:30 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: 895 6158 8642
Password: 556682

To provide public comment on **Closed Session** items, participants must call no later than **5:30 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 Tuesday, November 10, 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: 4738 Florence Avenue, Bell CA 90201
   Agency negotiators: Michael L. Antwine II (Executive Director), and Danny Aleshire (Legal Counsel)
   Negotiating parties: Samuelian Group LLC

c. Conference with Legal Counsel – Pending Litigation, Government Code Sections 54956.9(d)(2) and (e)(3), Claim submitted by Mr. Zamora pursuant to the Government Claims Act. The Claim is available for public inspection pursuant to Government Code Section 54957.5.

Reconvene Adjourned 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. Veterans Day Recognition
b. New employee Introductions: Accounting Manager Lora Khuu-Ukna and Economic Development and Housing Manager Armeen Neshat

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.

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. Public Hearing - Consideration to approve an Extension to the Interim Urgency Ordinance prohibiting the establishment, relocation, or expansion of data centers within City limits during the pendency of the City's review and adoption of permanent zoning regulations for such uses. *(City Council)*

   Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt urgency Ordinance No. 1300 titled:*

   AN INTERIM URGENCY ORDINANCE OF THE CITY OF BELL, CALIFORNIA, EXTENDING THE INTERIM URGENCY ORDINANCE WHICH INSTITUTED A 45-DAY TEMPORARY MORATORIUM ON THE ESTABLISHMENT, RELOCATION, OR EXPANSION OF DATA CENTERS WITHIN CITY LIMITS DURING THE PENDENCY OF THE CITY'S REVIEW AND ADOPTION OF PERMANENT ZONING REGULATIONS FOR SUCH USES FOR AN ADDITIONAL TEN MONTHS AND FIFTEEN DAYS, AND DECLARING THE URGENCY THEREOF

Business Session

2. Community Services Department Program Updates. (Oral Report) *(City Council)*

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

3. Approve a Temporary Use Agreement Between Miguel Angel Rodriquez (M.A.R.) Contracting, LLC and the City of Bell for a Christmas Tree Lot. *(City Council)*

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

   1. Approve the Temporary Use Agreement between M.A.R. and the City of Bell.

   2. Authorize the City Manager to execute the Temporary Use Agreement.

4. Consideration to Approve a Temporary Use Agreement Between MC Eddie's Xmas Trees (an affiliate of the Bell Police Officers Association) and the City of Bell for a Christmas Tree Lot Sale. *(City Council)*

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

   1. Approve the Temporary Use Agreement between MC Eddie's Xmas Trees and the City of Bell

   2. Authorize the City Manager to execute the Temporary Use Agreement

5. Appointment of City Treasurer*. (City Council)*

   Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt Resolution No. 2026-67 titled:*

   A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL APPOINTING LORA KHUU-UKHNA, ACCOUNTING MANAGER, TO SERVE AS THE CITY TREASURER

6. Establishment of the Measure BB Citizens' Oversight Committee and Adoption of Committee Bylaws. *(City Council)*

   Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt Resolution No. 2026-69 titled:*

   A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, CALIFORNIA, ESTABLISHING AN ADVISORY COMMUNITY OVERSIGHT COMMITTEE FOR THE OVERSIGHT OF MEASURE BB FUNDS AND ADOPTING COMMITTEE BYLAWS

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 7 through 11.

7. It is recommended that the City Council receive and file the City of Bell and Bell Successor Agency Investment Reports as of September 2026. *(City Council/Successor Agency to the Bell Community Redevelopment Agency)*

8. It is recommended that the City Council approve the proposed Stipulations and Awards for Police Sergeant Johnny Wallker, pursuant to the authority from the City Council given at the closed session meeting on October 14, 2026. *(City Council)*

9. It is recommended that the City Council read by title only, waive further reading and adopt Resolution No. 2026-68 titled:

   A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL APPROVING THE STATEMENT OF INVESTMENT POLICY AND UPDATES TO THE INVESTMENT POLICY FOR THE CALENDAR YEAR 2026

10. Approve the Minutes for the Regular and Special City Council Meetings of October 14, 2026. (*Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority*).

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

Pending Items – None

November 25, 2026 Regular City Council Meeting Cancelled
Next Regular Meeting is Wednesday, December 9, 2026

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted November 6, 2026 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

November 10, 2026

5:30 P.M. Closed Session
7:00 P.M. Regular Session

INDEX

Agenda Category	Item Number	Page Numbers
CLOSED SESSION	a – c	
AGENDA & INDEX		1-8
PUBLIC HEARINGS	1	9-27
BUSINESS SESSION	2	28
	3	29-38
	4	39-48
	5	49-56
	6	57-66
CONSENT CALENDAR	7	67-176
	8	177-186
	9	187-233
	10	234-244
	11	245-