



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, December 10, 2025

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

December 10, 2025

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 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, December 10, 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: 7030 Atlantic 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. Anticipated Initiation of Litigation pursuant to Government Code Section 54956.9 (d)(3) regarding significant exposure to litigation in two cases.

- d. 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
- e. 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
- f. 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
- g. Employee Evaluation Pursuant to Government Code Section 54957(b)(1). Title: City Attorney
- h. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Property: 5241 Florence Avenue, Bell CA 90201
Agency negotiators: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined
- i. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Property: 6502-6506 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

- b. Swearing-In Ceremony for Newly Hired Police Officers Braulio Ortiz and Felipe Reyes
- c. Recycling All Star Awards Presented by Republic Services

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. Update on Holiday Village Grant Application Efforts - Port of Long Beach Community Grants Program. *(Council)*

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

- 2. Acceptance of a Metro Open Street Grant Cycle 6 & 7. *(City Council)*

Recommendation: *It is recommended that the City Council read by title only, waive further reading, and adopt Resolution 2025-67 titled:*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL ACCEPTING THE OPEN STREETS METRO GRANT FOR THE 2026 OPEN STREETS EVENT IN COLLABORATION WITH THE CITY OF MAYWOOD

- 3. Appointment of Retired Annuitant Neal Thomas Mongan as Police Captain pursuant to Government Code Section 21221(h) and adoption of a resolution approving said appointment. *(City Council)*

Recommendation: *It is recommended that the City Council read by title only, waive further reading, and adopt Resolution 2025-68 titled:*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, CALIFORNIA, APPROVING THE APPOINTMENT OF RETIRED ANNUITANT NEAL THOMAS MONGAN AS POLICE CAPTAIN PURSUANT TO GOVERNMENT CODE SECTION 21221(h).

4. Approval of a 15% Salary Increase for the Community Development Director Based on Comparable Agencies. *(City Council)*

Recommendation: *It is recommended that the City Council read by title only, waive further reading, and adopt Resolution 2025-69 titled:*

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BELL, APPROVING A 15% SALARY ADJUSTMENT TO THE
COMMUNITY DEVELOPMENT DIRECTOR CLASSIFICATION**

5. Consideration To Approve a Public Works Agreement between the City of Bell and Crosstown Electrical and Data, Incorporated, for Traffic Signal Maintenance and Repair Services. *(City Council)*

Recommendation: *It is recommended that the City Council approve a Public Works Agreement between the City of Bell and Crosstown Electrical and Data, Inc. for Traffic Signal Maintenance and Repair Services in an amount not to exceed \$36,482.00 annually for a term of three (3) years with the option to extend it by 2 additional one-year terms.*

6. Consideration to Approve Amendment No. 3 with Community Service Group (CSG). *(City Council)*

Recommendation: *It is recommended that the City Council approve contract amendment No. 3 with the Community Service Group (CSG) for on-call planning and special project management services for city-owned and privately owned projects, increasing the contract amount by \$90,000 and extending the contract by one year.*

7. Consideration to Approve a New Agreement with MGR Property Management for two (2) years, with one (1) optional one-year extension to provide Property Management Services for all Bell Community Housing Authority (BCHA) properties. *(Bell Community Housing Authority)*

Recommendation: *It is recommended that the Chair and Members of the Board approve a New Agreement with MGR Property Management, Inc. for Property Management Services for two (2) years, with one (1) optional one-year extension.*

8. Consideration to approve Amendment No. 3 with Duke Studio, Inc. to increase the budget by an additional \$150,000 for Mobile Home Parks and Housing Unit Maintenance Services. *(Bell Community Housing Authority)*

Recommendation: *It is recommended that the Chair and Members of the Board approve Amendment No. 3 with Duke Studio, Inc. and read by title only, waive further reading, and adopt Resolution No. 2025-70 titled:*

**“A RESOLUTION OF THE BELL COMMUNITY HOUSING
AUTHORITY AUTHORIZING FY 2025-26 BUDGET
AMENDMENT TO TRANSFER \$150,000 FROM THE BELL
COMMUNITY HOUSING AUTHORITY (BCHA) FUND BALANCE
RESERVE TO THE BCHA ACCOUNT FOR MISC REPAIRS AND
EMERGENCY REPAIRS FOR ADDITIONAL MOBILE HOME
PARKS AND HOUSING UNIT MAINTENANCE SERVICES”**

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 9 through 13.

9. It is recommended that the City Council read by title only, waive further reading and adopt Ordinance No. 1296:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELL,
AMENDING BELL MUNICIPAL CODE CHAPTER 6.04 (COUNTY
ANIMAL CONTROL ORDINANCE)**

10. Receive and file the Donation Report for the Month of October 2025. *(City Council)*
11. Approve the Minutes for the Regular City Council Meeting of October 22, 2025, and the Special City Council meeting held on November 12, 2025. *(City Council)*
12. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants of December 10, 2025. *(Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority).*
13. It is recommended that the City Council set a Public Hearing Date for January 28, 2026 at 7:00 pm to consider the appropriation of the Fiscal Year 2026-2027 Community Development Block Grant Program. *(City Council)*

Pending Items – None

Next Regular Meeting Cancelled Wednesday, January 14, 2026

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted December 5, 2025 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**

December 10, 2025

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

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DATE: December 10, 2025

TO: Mayor and Members of the City Council

FROM: Janine A. Andrade, Community Services Director *JA*

APPROVED BY: 
Michael L. Antwine II, City Manager

SUBJECT: Update on Holiday Village Grant Application Efforts - Port of Long Beach Community Grants Program

RECOMMENDATION:

It is recommended that City Council receive and file this report.

BACKGROUND:

In September, Community Services staff initiated the process of preparing and submitting a grant application to support enhancements to the City of Bell's Holiday Village Program. This annual event continues to grow in popularity and serves as a cornerstone of our community's seasonal programming.

The Port of Long Beach offers various grant opportunities, including the Community Grants Program and Community Sponsorship Program, aimed at funding environmental projects and community events.

Staff completed the Community Grants Program grant application process and submitted materials for consideration in November. The requested funds will be directed toward strengthening and elevating the Holiday Village experience, including expanded activities, improved event infrastructure, and enhanced family engagement opportunities.

The Community Services Department remains committed to seeking external funding to enrich recreation and community programs. In alignment with this goal, staff is preparing to pursue additional grant opportunities in the upcoming cycle to support both seasonal events and year round programming.

FISCAL IMPACT:

The sponsorship from the Port of Long Beach positively impacts the city budget for special events in the amount of \$2,500.

STRATEGIC PLAN 2023-25:

Target 4: Fostering Financial Resilience
Goal 7: Leverage partnerships for funding opportunities

ATTACHMENT(S):

None