



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, May 27, 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

May 27, 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 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, May 27, 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 Legal Counsel - Existing Litigation Government Code Section 54956.9 (d)(1) Martha Perez, et al. v. City of Bell, Case No. 23NWCv01759
- b. Conference with Legal Counsel - Existing Litigation Government Code Section 54956.9 (d)(1) Hazzel Sarabia V. City of Bell Case No. 25NWCv04468
- c. 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 Danny Aleshire (City Attorney)
Negotiating parties: To be Determined

- d. 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: To be Determined
- e. 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: To be Determined
- f. Anticipated Initiation of Litigation pursuant to Government Code Section 54956.9 (d)(3) regarding 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

None.

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 a speaking card 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.

Business Session

1. Annual Comprehensive Financial Report (ACFR) for the Fiscal Year Ended June 30, 2025.
(City Council)

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

2. Approve the Engineer's Report and Set the Public Hearing to Consider Annual Assessments within the Citywide Landscaping and Lighting Maintenance District with No Increase in Assessments. (City Council)

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

- a) Resolution No. 2026-23 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, INITIATING PROCEEDINGS FOR THE ANNUAL ASSESSMENT LEVY WITHIN THE CITY OF BELL LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT FOR THE 2026-2027 FISCAL YEAR PURSUANT TO THE PROVISIONS OF DIVISION 15, PART 2, OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA

- b) Resolution No. 2026-24 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, APPROVING THE ENGINEER'S REPORT REGARDING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE CITY OF BELL LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT FOR THE 2026-2027 FISCAL YEAR AND DIRECTING THAT THE CITY CLERK MAKE THE ENGINEER'S REPORT A PERMANENT RECORD AVAILABLE FOR PUBLIC INSPECTION

- c) Resolution No. 2026-25 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, DECLARING THE INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSMENTS WITHIN THE CITY OF BELL LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT FOR THE 2026-2027 FISCAL YEAR PURSUANT TO THE PROVISIONS OF DIVISION 15, PART 2, OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA, AND SETTING A TIME AND PLACE FOR PUBLIC HEARING OF OBJECTIONS HEREON

3. Consideration to approve Amendment No. 4 to the Agreement with Duke Studio, Inc. to increase the budget by an additional \$185,000 for FY 25/26, \$460,000 for FY 26/27, and extend the term of the agreement until June 30, 2027, 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. 4, and read by title only, waive further reading, and adopt Resolution No.*

2026-26 titled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL AUTHORIZING FY 2025-26 BUDGET AMENDMENT TO TRANSFER \$185,000 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”

4. Discussion on Translation and Interpretation Services for City Meetings and Events. (City Council)

Recommendation: *It is recommended that the City Council provide comments and/or direction to staff regarding future translation and interpretation services for City meetings and events, including City Council, Planning Commission, Community Services Commission and community events.*

5. Report on Brown Act Teleconferencing and Public Access Requirements and Implementation Required by SB 707. (City Council)

Recommendation: *It is recommended that the City Council provide comments and/or direction to staff.*

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 6 and 9.

6. It is recommended that the City Council:

1. Read by title only, waive further reading and adopt Resolution No. 2026-27 titled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL ACCEPTING THE PARKING LOT RESURFACING AT 7109 WALKER AVENUE AS COMPLETE AND AUTHORIZING STAFF TO PREPARE AND FILE THE NOTICE OF COMPLETION WITH THE LOS ANGELES COUNTY RECORDER”; and

2. Authorize staff to release retained construction contract amounts due to the contractor thirty-five (35) days after the filing of the Notice of Completion (NOC)

7. It is recommended that the City Council:

1. Read by title only, waive further reading and adopt Resolution No. 2026-28 titled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL ACCEPTING THE STREET IMPROVEMENT PROJECT FISCAL YEAR 2024-2025 AS COMPLETE AND AUTHORIZING STAFF TO PREPARE AND FILE THE

NOTICE OF COMPLETION WITH THE LOS ANGELES COUNTY RECORDER”;
and

2. Authorize staff to release retained construction contract amounts due to the contractor thirty-five (35) days after the filing of the Notice of Completion.
8. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants of May 27, 2026. (*Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority*).
9. Approve the Minutes for the Regular City Council Meetings of March 25, 2026 and April 8, 2026, and for the Special Meeting held on April 18, 2026. (*City Council*)

Pending Items – None

Next Regular Meeting is Wednesday, June 10, 2026

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted May 22, 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**

May 27, 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 – f	
AGENDA & INDEX		1-8
PUBLIC HEARINGS	None	
BUSINESS SESSION	1	9-194
	2	195-280
	3	281-346
	4	347-348
	5	349-357
CONSENT CALENDAR	6	358-362
	7	363-368
	8	369-406
	9	407-423