



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, February 25, 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

February 25, 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, February 25, 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 REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Property: 6250 Atlantic Avenue, Bell CA 90201
Agency negotiators: Michael L. Antwine II (City Manager), and Danny Aleshire (City Attorney)
Negotiating parties: To be Determined
- b. 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

- c. 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
- 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 Danny Aleshire (City Attorney)
Negotiating parties: To be Determined
- e. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Property: 6339 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

- a. Swearing-In and Pinning Ceremony for Captain and Lieutenant
- b. Presentation by L.A County Fire Department
- c. Presentation by Los Angeles County Sanitation District
- d. Proclamation declaring February 2026 as Black History Month
- e. Proclamation declaring February 18, 2026 through March 18, 2026 as Ramadan Awareness Month

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.

Public Hearing(s)

The following item has 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.

1. Public Hearing - Consideration to approve a Disposition and Development Agreement (DDA) between the City of Bell and Gentefy Holdings, LLC, for the property located at 4410 Gage Avenue. *(City Council)*

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

1. Open the public hearing
2. Receive public testimony and accept any additional written protests
3. Approve the Disposition and Development Agreement (DDA)

Business Session

2. Consideration of a Letter of Support for AB 1708 (Solache) HHAP Pathways for Cities Act. *(City Council)*

Recommendation: *It is recommended that the City Council approve the issuance of a Letter of Support for AB 1708 (Solache).*

3. Appointment of two Councilmembers to the FY26-27 Budget Ad-Hoc Committee and Approval of the FY 2026-2027 Budget Calendar. *(City Council)*

Recommendation: *It is recommended that the City Council appoint two (2) Councilmembers to the Budget Ad-hoc Committee and approve the FY 2026-2027 Budget Calendar.*

4. Ramadan Night Market. *(City Council)*

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

5. Approve an Agreement with Angel City Market for Downtown Bell Market Operation Services.

(City Council)

Recommendation: *It is recommended that the City Council approve a new Agreement with Angel City Market as the City's Market Operator for one-year with a one-year extension.*

6. Approve of a Global Master Services Agreement and Addendum with ADP, LLC for Payroll Processing, Human Resources Information System (HRIS), Compliance Reporting, and Related Services; and Discontinuation of the Springbrook HR/Payroll Module. (City Council)

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

1. Approve the Global Master Services Agreement and Addendum with ADP, LLC to provide payroll processing, HRIS, compliance reporting, timekeeping, and related services.
 2. Authorize the City Manager to execute the agreement, and all related documents.
 3. Authorize the discontinuation of the Springbrook HR/Payroll module due to system obsolescence and future compliance limitations.
7. Pritchard Field Improvement Project Phase 2 – Award of Construction Contract Update. (City Council)

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

8. Approval of a Purchase and Sale Agreement between the City of Bell and Chester D. Lomax and Rosa A. Lomax, Trustees of the Chet and Rosa Lomax Revocable Trust dated 6/16/05 for acquisition of the real properties located at 6411, 6425 and 6429 Woodward Avenue (APNs. 6326-001-014, 015, 017, 018 and 019). (City Council)

Recommendation: *It is recommended that the City Council approve the Agreement for Purchase and Sale of Real Property under Threat of Condemnation and Joint Escrow Instructions by resolution as follows:*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, CALIFORNIA, APPROVING A PURCHASE AND SALE AGREEMENT WITH CHESTER D. LOMAX AND ROSA A. LOMAX, TRUSTEES, FOR THE ACQUISITION OF THOSE CERTAIN RESIDENTIAL PROPERTIES LOCATED AT 6411, 6425 AND 6429 WOODWARD AVENUE IN THE CITY OF BELL

9. Proposed Resolutions and Ordinance for the submittal to voters of a Measure adopting a Supplemental General Local Transaction and Use Tax (Sales Tax) for the June 2, 2026, Ballot for the purpose of maintaining Local Control of Revenues generated in the City of Bell to directly benefit the Bell Community. (City Council)

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

- (1) Resolution 2026-11 titled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, CALIFORNIA CALLING FOR THE PLACEMENT OF A GENERAL TAX MEASURE ON THE BALLOT FOR THE CONSOLIDATED GENERAL MUNICIPAL ELECTION TO BE HELD ON JUNE 2, 2026 FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF AN ORDINANCE TO ENACT A SUPPLEMENTAL

GENERAL TRANSACTIONS AND USE TAX AT A RATE OF ONE PERCENT (1%); AND, REQUESTING THE COUNTY OF LOS ANGELES TO CONSOLIDATE THE SUBMISSION OF THE MEASURE AT THE GENERAL MUNICIPAL ELECTION TO BE HELD ON JUNE 2, 2026, WITH THE STATEWIDE ELECTION TO BE HELD ON THAT DATE PURSUANT TO SECTION 10403 OF THE ELECTIONS CODE.

- (2) Resolution 2026-12 titled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, CALIFORNIA, AUTHORIZING THE DRAFTING OF DIRECT ARGUMENTS, SETTING PRIORITIES FOR FILING WRITTEN ARGUMENT(S) AND DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS REGARDING A CITY MEASURE TO BE SUBMITTED AT THE JUNE 2, 2026 GENERAL MUNICIPAL ELECTION.
- (3) Conduct a First Reading and Introduction of Ordinance 1297: "AN ORDINANCE OF THE PEOPLE OF THE CITY OF BELL, CALIFORNIA, ADDING A NEW CHAPTER 3.21 TO THE BELL MUNICIPAL CODE TO ENACT A ONE PERCENT (1%) SUPPLEMENTAL GENERAL TRANSACTIONS AND USE TAX, WHICH SHALL BE ADMINISTERED BY THE CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION
- (4) Authorize staff to make changes to the proposed Ordinance and Resolutions, as necessary, to ensure compliance with various requirements from the County of Los Angeles Registrar of Voters and the California Department of Tax and Fee Administration.

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 February 25, 2026. (*Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority*).
11. Approve the Minutes for the Regular City Council Meeting of December 10, 2025. (*City Council*)

Pending Items – None

Next Regular Meeting is Wednesday, March 11, 2026

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted February 20, 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**

February 25, 2026

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

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