



# 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, April 22, 2026**

**6:00 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

April 22, 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 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](mailto:cityclerk@cityofbell.org). Your written comment must be submitted by 4pm on Wednesday, April 22, 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: 7030 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: 4738 Florence 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: 6400 Atlantic Avenue, Bell CA 90201  
Agency negotiators: Michael L. Antwine II (City Manager), and Danny Aleshire (City Attorney)  
Negotiating parties: To be Determined
- d. 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. Proclamation declaring the month of April 2026 as Autism Acceptance Month
- b. Block Party Trailor Program Presentation
- c. Introduction of Zeus, Bell Police Department K-9

#### **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.

## 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 an Interim Urgency Ordinance Prohibiting the establishment or relocation of Medical and Dental Clinics in the C3 Zone within City Limits. (City Council)

**Recommendation:** *It is recommended that the City Council read by title only, waive further reading and adopt urgency Ordinance No. 1298 titled:*

**AN INTERIM URGENCY ORDINANCE OF THE CITY OF BELL  
PROHIBITING THE ESTABLISHMENT OR RELOCATION OF  
MEDICAL AND DENTAL CLINICS WITHIN CITY LIMITS DURING  
THE PENDENCY OF THE CITY'S REVIEW AND ADOPTION OF  
PERMANENT ZONING REGULATIONS FOR SUCH USES**

## Business Session

2. Authorization to Submit Notice of Intent to Withdraw from the Independent Cities Risk Management Authority (ICRMA) Liability, Cyber, and Terrorism Programs. (City Council)

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

1. Read by title only, waive further reading and adopt Resolution No. 2026-19 titled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
BELL, CALIFORNIA, AUTHORIZING THE SUBMISSION OF A  
NOTICE OF INTENT TO WITHDRAW FROM THE INDEPENDENT  
CITIES RISK MANAGEMENT AUTHORITY (ICRMA) LIABILITY,  
CYBER, AND TERRORISM PROGRAMS**

2. Authorize the City Manager or designee to execute all documents necessary to effectuate the withdrawal in accordance with the applicable governing documents.
3. Consideration of a one-year Agreement with Sun Ridge Systems to provide software support and maintenance to the current Records Identification and Management System (RIMS) used by the Bell Police Department. (City Council)

**Recommendation:** *It is recommended that the City Council approve an Agreement with Sun Ridge Systems, extending the term of the current agreement for an additional one-year period, from July 1, 2026 to June 30, 2027.*

4. Transfer and Acceptance of Former Redevelopment Agency Properties 4014 Gage Ave. and 4022 Gage Ave. (APN 6325-002-901 and 6325-002-902). (Successor Agency)

**Recommendation:** *It is recommended that the Chair and Board members of the Successor Agency read by title only, waive further reading and adopt Resolution No. 2026-17 titled:*

**A RESOLUTION OF THE SUCCESSOR AGENCY FOR THE BELL  
COMMUNITY REDEVELOPMENT AGENCY, DECLARING THE**

**PROPERTIES EXEMPT SURPLUS PROPERTY UNDER THE SURPLUS LAND ACT AND APPROVING THE TRANSFER OF THOSE CERTAIN REAL PROPERTIES TO THE CITY AND AUTHORIZING RELATED ACTIONS ON APN 6325-002 -01 and 6325-002-902**

5. Appointments to the Governing Board of the Los Angeles Gateway Region Integrated Regional Water Management Authority. *(City Council)*

**Recommendation:** *It is recommended that the City Council read by title only, waive further reading and adopt Resolution No. 2026-18 titled:*

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL APPOINTING A MEMBER AND ALTERNATES TO THE LOS ANGELES GATEWAY REGION INTEGRATED REGIONAL WATER MANAGEMENT JOINT POWERS AUTHORITY GOVERNING BOARD**

6. Consideration of Agreement with Price Paige & Company CPA. *(City Council)*

**Recommendation:** *It is recommended that the City Council approve an agreement with Price Paige & Company CPA for advisory accounting professional services.*

7. Approval of a Purchase and Sale Agreement between the City of Bell and Muhammad Khalil and Cecilia Khalil for certain real property located at 6624 Flora Avenue. *(City Council)*

**Recommendation:** *It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2026-20 titled:*

**A RESOLUTION OF THE CITY COUNCIL OF THE OF THE CITY OF BELL, CALIFORNIA, APPROVING A PURCHASE AND SALE AGREEMENT WITH MUHAMMAD KHALI AND CECILIA KHALIL FOR BELL COMMUNITY HOUSING AUTHORITY PROPERTY LOCATED AT 6624 FLORA AVENUE IN THE CITY OF BELL**

8. Approve the Purchase and Sale Agreement with Goldstar Enterprises, Inc. for Bell Community Housing Authority property located at 4205-4209 Bell Avenue and 6712-6718 Otis Avenue. *(City Council)*

**Recommendation:** *It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2026-21 titled:*

**A RESOLUTION OF THE CITY COUNCIL OF THE OF THE CITY OF BELL, CALIFORNIA, APPROVING A PURCHASE AND SALE AGREEMENT WITH GOLDSTAR ENTERPRISES, INC. FOR BELL COMMUNITY HOUSING AUTHORITY PROPERTY LOCATED AT 4205-4209 BELL AVENUE AND 6712-6718 OTIS AVENUE IN THE CITY OF BELL**

**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 11.***

9. Receive and File the City of Bell & Bell Successor Agency Investment Reports as of February 2026. *(City Council/Successor Agency)*
10. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants of April 22, 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 March 11, 2026. *(City Council)*

**Pending Items – None**

**Next Regular Meeting is Wednesday, May 13, 2026**

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted April 17, 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**

**April 22, 2026**

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

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