



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**

Wednesday, November 18, 2020

5:00 P.M. CLOSED SESSION

7:00 P.M. OPEN SESSION

Bell Community Center
6250 Pine Avenue

Ali Saleh
Mayor

Alicia Romero
Vice Mayor

Monica Arroyo
Council Member

Fidencio J. Gallardo
Council Member

Ana Maria Quintana
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 18, 2020

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

****DUE TO GOVERNOR'S EXECUTIVE ORDER'S N-25-20 AND N-29-20****
RE CORONAVIRUS COVID-19

THIS MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDER'S WHICH ALLOWS FOR THE CITY COUNCIL AND/OR CITY STAFF TO PARTICIPATE VIA TELECONFERENCE

Please be advised that pursuant to the Executive Orders, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19, the Bell Community Center will not be open to the public. The City Council will participate in the meeting by using a teleconference/virtual platform and will not be physically present at the Community Center. The public is encouraged to view the meeting through the City's website at <http://www.cityofbell.org/?NavID=101>

PUBLIC COMMENT: If you wish to make a comment you may provide input electronically through a temporary public comment email established for City of Bell City Council meetings cityclerk@cityofbell.org. Please indicate in the Subject Line "For Public Comment Agenda Item _____" and submit your written comment by 4pm on Wednesday, November 18, 2020. 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).

Public Comment could also be submitted by telephone by calling 1-669-900-9128. To provide a comment on Closed Session items, please call no later than 5:00 PM and for the regular session of the agenda, please call no later than 7PM. City staff will be using the Zoom audio communication platform for this meeting. Each speaker is limited to 3 minutes and will be given the opportunity to speak in the order your phone call is received. After you submit your comment, you will be disconnected but will still have access to view the meeting live on the City's website at <http://www.cityofbell.org/?NavID=101>

Join Zoom Meeting (ONLY FOR PUBLIC COMMENT)

Phone Number: 1-669-900-9128

Meeting ID: 987 1066 6114

Password: 156686

Call to Order

Roll Call of the City Council in their capacities as Councilmembers/Members of all Related Agencies: Arroyo, Gallardo, Quintana, Romero and 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 LABOR NEGOTIATORS- Government Code Section 54957.6, Agency designated representatives: Paul Philips (Interim City Manager), Dave Aleshire (City Attorney) Employee Organization: Bell Police Officers Association (BPOA)

- b) CONFERENCE WITH LABOR NEGOTIATORS- Government Code Section 54957.6, Agency designated representatives: Paul Philips (Interim City Manager), Dave Aleshire (City Attorney) Employee Organization: Bell City Employees Association (BCEA)
- c) Conference with Legal Counsel – Anticipated Litigation
Potential Initiation of litigation pursuant Government Code Section 54956.9(d)(4): One Case
- d) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Properties: 7020-7030 Atlantic Avenue, Bell CA 90201
Agency negotiators: Paul Philips (Interim City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined
Under negotiation: Price and Terms of Payment
- e) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Properties: 5241 Florence Avenue, Bell CA 90201
Agency negotiators: Paul Philips (Interim City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined
Under negotiation: Price and Terms of Payment
- f) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Properties: 6303, 6317 and 6331 Pine Avenue, Bell CA 90201
Agency negotiators: Paul Philips (Interim City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined
Under negotiation: Price and Terms of Payment
- g) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Properties: 4333 Florence Avenue, Bell CA 90201
Agency negotiators: Paul Philips (Interim City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined
Under negotiation: Price and Terms of Payment
- h) Conference with Legal Counsel – Existing Litigation, Government Code Section 54956.9(d)(1), Edward W. Dadisho vs City of Bell, et al., LASC No. 20STV00825
- i) Conference with Legal Counsel – Pending Litigation, Government Code Section 54956.9(d)(1), The Salvation Army, et al. vs City of Bell, LASC No. 19STCP00693

Reconvene Regular City Council Meeting

Roll Call of the City Council in their capacities as Councilmembers/Members of all Related Agencies: Arroyo, Gallardo, Quintana, Romero and Saleh

Pledge of Allegiance

City Attorney Report

The City Attorney will report out on any action(s) to be taken by the City Council/Agencies on Closed Session matters.

Presentations and Recognitions

Presentation on the Bell Community Housing Authority

Presentation by Metro on the Master Cooperative Agreement with the Los Angeles Metropolitan Transportation Authority

Communications from the Public

This is the time members of the public may address the City Council and related Authorities and Agencies. The public may speak on items that are on the agenda and on non-agenda items that are under the subject matter jurisdiction of City Council and/or its related authorities and agencies.

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.

PUBLIC TESTIMONY can be provided electronically through a temporary public comment email established for City of Bell City Council meetings cityclerk@cityofbell.org. Please indicate in the Subject Line "Public Hearing" and submit your written comment by 4pm on Wednesday, November 18, 2020. 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).

Public Testimony could also be submitted by telephone by calling 1-669-900-9128 and entering the following Meeting ID: 987 1066 6114 Password: 156686

1. *Item Continued from the October 28, 2020 Meeting* – Consideration of an Ordinance of the City of Bell, amending Title 17 of the Bell Municipal Code Amending Chapter 17.96 of The

Bell Municipal Code To Revise The City's Regulations Regarding Requiring Conditional Use Permits ("CUPs") for corner lots in the C-3 or C-3R zones. (Council)

Recommendation: *It is recommended that the City Council read by title only, waive further reading and introduce Ordinance No. 1265 titled:*

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELL, AMENDING SECTION 17.96.030 OF ARTICLE II OF CHAPTER 17.96 OF THE BELL MUNICIPAL CODE TO ELIMINATE THE CITY'S REGULATIONS REGARDING THE REQUIREMENT FOR A CONDITIONAL USE PERMIT ON CORNER LOTS IN THE C-3 AND C-3R ZONES

Business Calendar

2. Discussion of Uses Requiring Conditional Use Permits ("CUPs") in the C-3 and C-3R zones. (Council)

Recommendation: *It is recommended that the City Council direct Staff to go to the Planning Commission with an additional Zone Text Amendment to require a Conditional Use Permit for the following uses:*

1. For all tobacco sales in commercially zoned properties; and
 2. For all used goods or merchandize in commercially zoned properties.
3. Florence Avenue Pedestrian Improvements Project – Additional City Entry Monument Signs. (Council)

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

1. Authorize the Community Services Director to add two (2) new City entry monument signs to the Florence Avenue Pedestrian Improvements Project (Project) scope of work, consistent with the design of the entry monument signs in the Project; and
 2. Approve an increase of the Project contingency budget in a total amount not to exceed \$82,000 for additional monument sign work.
4. Approval of a Master Cooperative Agreement with The Los Angeles Metropolitan Transportation Authority. (Council)

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

1. Read by title only, waive further reading and adopt Resolution No. 2020-67 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL APPROVING THE MASTER COOPERATIVE AGREEMENT WITH THE LOS ANGELES METROPOLITAN TRANSPORTATION AUTHORITY

2. Authorize the City Manager to execute the agreement, subject to approval by the Los Angeles Metropolitan Transportation Authority Board at a later date.

5. Authorize the Police Chief to accept and administer the Office of Traffic Safety (OTS), Selective Traffic Enforcement Program (STEP) Grant to reduce the number of traffic fatalities and injuries. *(Council)*

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

1. Approve the acceptance of the OTS STEP grant; and
2. Read by title only, waive further reading and adopt Resolution 2020-68 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL AUTHORIZING AN INTER-FUND ADVANCEMENT, IN THE AMOUNT OF \$90,000 FROM THE GENERAL FUND UNRESTRICTED FUND BALANCE TO THE POLICE DEPARTMENT'S OFFICE OF TRAFFIC SAFETY FUND ACCOUNT FOR THE PURPOSE OF PROVIDING OVERTIME TO REDUCE TRAFFIC COLLISIONS

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 through 10.*

6. It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2020-65 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, DECLARING CERTAIN EMPLOYEE CLASSIFICATIONS AS EXCLUDED FROM THE CIVIL SERVICE SYSTEM, DESIGNATING SUCH CLASSIFICATIONS TO BE UNREPRESENTED AND AT-WILL, PURSUANT TO MUNICIPAL CODE SECTION 2.84.0630 (B), AND RESCINDING RESOLUTION NO. 2019-26

7. It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2020-66 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, IDENTIFYING EMPLOYEE CLASSIFICATIONS, COMPENSATION LEVELS, AND SALARY RANGES, AND RESCINDING RESOLUTION NO. 2019-86

8. It is recommended that the City Council read by title only, waive further reading and adopt Ordinance 1266 titled:

AN ORDINANCE OF THE CITY OF BELL CITY COUNCIL ADOPTING ZONE TEXT AMENDMENT NO. 2020-05 AMENDING SECTIONS AMENDING CHAPTERS 17.08, 17.16, 17.20, 17.24, 17.28, 17.54, AND 17.92 OF THE BELL MUNICIPAL CODE TO

REVISE THE CITY'S REGULATIONS REGARDING ACCESSORY DWELLING UNITS AND REVISE CERTAIN DEVELOPMENT STANDARDS IN THE R-3 AND C-3R ZONES, AND ADDING CHAPTER 17.62 TO THE BELL MUNICIPAL CODE REGARDING RESIDENTIAL DENSITY BONUSES

9. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants dated November 18, 2020. *(Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority).*
10. Minutes for the Regular City Council Meetings of February 26, 2020, and March 11, 2020. *(Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority).*

Pending Items – None

**November 25, 2020 Regular City Council Meeting Cancelled
Next Regular Meeting, Wednesday, December 9, 2020**

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted on November 13, 2020 at least seventy-two (72) hours prior to the meeting as required by law.



Angela Bustamante, City Clerk

**ADJOURNED REGULAR MEETING OF THE
BELL CITY COUNCIL AND RELATED AGENCIES**

November 18, 2020

**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 - i	
AGENDA & INDEX		1-9
PUBLIC HEARINGS	1	10-14
BUSINESS SESSION	2	15-56
	3	57-60
	4	61-120
	5	121-142
CONSENT CALENDAR	6	143-147
	7	148-156
	8	157-173
	9	174-268
	10	269

City of Bell Agenda Report

DATE: November 18, 2020

TO: Mayor and Members of the City Council

FROM: Manuel Acosta, Community Development Director

APPROVED
BY:



Paul Philips, Interim City Manager

SUBJECT: Approval of a Master Cooperative Agreement With The Los Angeles Metropolitan Transportation Authority

RECOMMENDATION:

It is recommended that the City Council:

1. Read by title only, waive further reading and adopt Resolution No. 2020-67 titled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BELL APPROVING THE MASTER COOPERATIVE
AGREEMENT WITH THE LOS ANGELES METROPOLITAN
TRANSPORTATION AUTHORITY**

2. Authorize the City Manager to execute the agreement, subject to approval by the Los Angeles Metropolitan Transportation Authority Board at a later date.

BACKGROUND

The Los Angeles Metropolitan Transportation Authority (Metro) is preparing for the development of a new light rail transit line, the West Santa Ana Branch (WSAB) Transit Corridor project. The main goals of the WSAB Project are to: 1. Provide mobility improvements, 2. Support local and regional land-use plans and policies, 3. Minimize environmental impacts, 4. Ensure cost effectiveness and financial feasibility, and 5. Promote equity.

The 19-mile WSAB Transit Corridor project intends to connect southeast Los Angeles County to downtown Los Angeles, serving the cities and communities of downtown Los Angeles, unincorporated Florence-Graham, Vernon, Huntington Park, Bell, Cudahy, South Gate, Downey, Paramount, Bellflower, Cerritos and Artesia. Additionally, in the City of Bell, a new station will be developed, The Florence/Salt Lake Station. The Station is located between the City of Bell and the City of Huntington Park. The future station presents an opportunity to provide convenient access into the Downtown Los Angeles and other parts of the Southeast and connectivity to other train line within the rail system. Attached is the current project map along with the four Local Preferred Alternative (LPA) options being considered by Metro.

The overall project area is home to 1.2 million residents and is a job center to approximately 584,000 employees. Projections show the resident population increasing to 1.5 million and jobs increasing to 670,000 by 2040. Population and employment densities are five times higher than the Los Angeles County average. This rail corridor is anticipated to serve commuters in a high travel demand corridor by providing relief to the limited transportation systems currently available to these communities. In addition, the project is expected to provide a direct connection to Metro's Green and Blue lines.

The WSAB is being partially funded by Measure M. Per Measure M and Metro's Long Range Transportation Plan (LRTP) financial forecast, as amended, the project has a \$4 billion (B) (2015\$) allocation of funding (comprised of Measure M and other local, state, and federal sources). Measure M funding becomes available in two cycles:

- FY 2028 - \$1 billion
- FY 2041 - \$3 billion

The current project cost is estimated to be \$6.5-\$6.6 billion (in 2018\$), contingent upon further project design, coordination with freight railroad and the Ports on Right-of-Way (ROW), and development of First/Last Mile plans and costs.

Measure M indicates that an early project delivery may be made possible with a Public-Private Partnership (P3) delivery method. A P3 with a comprehensive delivery approach is being pursued as part of a strategy for accelerating a significantly increased project scope by 2028 in preparation of the 2028 Summer Olympics being held in Los Angeles.

Currently the WSAB Project is undergoing an Environmental Impact Statement (EIS)/Environmental Impact Report (EIR) process to prepare the corridor for Light Rail Transit. The following is the current WSAB Project Schedule:

Draft EIS/R Release:	Early 2021
LPA Selection:	Mid 2022
First/Last Mile (FLM) Planning:	Following LPA Selection
P3 RFQ:	Following LPA Selection
Final EIR Certification:	Late 2021
Record of Decision (ROD):	Late 2021
P3 RFP:	Following Final EIR
Groundbreaking:	2023

DISCUSSION

The construction of the WSAB Light Rail Project will require extensive review by the City. As such, a Master Cooperative Agreement (MCA) is needed between Metro and Corridor cities on how they will work together to deliver the WSAB Project before groundbreaking in 2023. The MCA establishes the:

- Process for cities to be paid for project-related work
- Basis to start construction of enabling works, which will expedite project construction and reduce construction risk
- Process to provide review and approval of design documents

Additionally, areas of the MCA address construction activities including:

- Project description
- Scope, phases and schedule
- Roles and responsibilities
- Contractual packages
- City facility rearrangements
- Betterments
- Reimbursements and credits
- Resolution of disputes
- Metro and P3 roles and responsibilities
- Definitions and interpretations

It is important to note that the MCA does not relieve Metro or its contractor from the requirements of submitting all plans, documents, and reports for review and comment before obtaining City approval prior to the start of any construction activity within the public right-of-way. Under this MCA, the City agrees to waive all permit fees, however, all costs incurred by City staff and its consultants for design review and permit coordination among others, would be reimbursed by Metro through a work plan authorization process specified in the MCA.

To ensure we keep the project timeline, cities are being asked to agree to the terms of the MCA in order to provide the Metro Board enough time to approve and execute the MCAs by December 2020.

FISCAL IMPACT:

There is no financial impact associated with this action.

ATTACHMENTS:

1. Resolution 2020-67
2. WSAB Project Map Attachment
3. Master Cooperative Agreement

RESOLUTION NO. 2020-67

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL APPROVING THE MASTER COOPERATIVE AGREEMENT WITH THE LOS ANGELES METROPOLITAN TRANSPORTATION AUTHORITY

WHEREAS, The Los Angeles Metropolitan Transportation Authority (Metro) is preparing for the development of a new light rail transit line, the West Santa Ana Branch (WSAB) Transit Corridor project; and

WHEREAS, The main goals of the WSAB Project are to:

1. Provide mobility improvements,
2. Support local and regional land-use plans and policies,
3. Minimize environmental impacts,
4. Ensure cost effectiveness and financial feasibility, and
5. Promote equity; and

WHEREAS, The 19-mile WSAB Transit Corridor project intends to connect southeast Los Angeles County to downtown Los Angeles, serving the cities and communities of downtown Los Angeles, unincorporated Florence-Graham, Vernon, Huntington Park, Bell, Cudahy, South Gate, Downey, Paramount, Bellflower, Cerritos and Artesia; and

WHEREAS, In the City of Bell, a new station will be developed, The Florence /Salt Lake Station. The Station is located between the City of Bell and the City of Huntington Park.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BELL DOES HEREBY RESOLVE AND DETERMINE AS FOLLOWS:

SECTION 1. That the City Council approves the attached Master Cooperative Agreement with the Los Angeles Metropolitan Transportation Authority for the design, construction, operation and maintenance of a portion of the West Santa Ana Branch Transit Corridor project.

SECTION 2. That the City Council authorizes the Mayor, or his designee, execute the agreement on behalf of the City of Bell, subject to approval by the Los Angeles Metropolitan Transportation Authority Board at a later date.

SECTION 3. This Resolution shall take effect from and after the date of its passage and adoption.

PASSED, APPROVED, AND ADOPTED this 18th day of November, 2020.

Ali Saleh, Mayor

APPROVED AS TO FORM:

David Aleshire, City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Angela Bustamante, City Clerk of the City of Bell, hereby attest to and certify that the foregoing resolution is the original resolution adopted by the Bell City Council at its regular meeting held on the 18th day of November, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Angela Bustamante, City Clerk

West Santa Ana Branch Transit Corridor

Project Overview

