

MINUTES OF THE

Bell City Council/Bell Community Housing Authority/Successor Agency to the Bell Community Redevelopment Agency/ Bell Public Finance Authority/Bell Planning Commission

October 17, 2012

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

Bell Community Center
6250 Pine Avenue

Call to Order by Mayor Saleh at 6:00 PM.

**Roll Call of the City Council in their capacities as Councilmembers/Members of all
Related Agencies:** Harber, Quintana, Valencia, Alvarez, and Saleh

Present: Harber, Quintana and Saleh (3)

Absent: *Valencia, Alvarez None (2)

Staff: City Manager Willmore, City Attorney Aleshire, City Clerk Valdez, Chief Miranda,
City Engineer Rodrigue, Community Development Director Perez, Community Services Director
Wasserman, Finance Director Betta, City Treasurer Hernandez, Senior Management Analyst
Prado, Account Clerk Perez and Assistant Planner Chacon (12)

*Vice Mayor Alvarez arrived at 6:05 PM and Councilmember Valencia arrived at 6:45 PM.

Communications from the Public on Closed Session Items

None.

Closed Session

1. The City Council and the related Authorities and Agencies recessed at 6:03 PM to a closed session to confer with legal counsel regarding the following matters:

- a) CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION (Subdivision (a) of Section 54956.9) Name of Case: *Dexia Credit Local v. City of Bell, Bell Public Financing Authority*
- b) CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION (Subdivision (a) of Section 54956.9); Name of case: *Bell v. Best Best & Krieger; LASC BC466436*
- c) CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION (Subdivision (a) of Section 54956.9) Name of Case: *Bell Redevelopment Agency vs. County Records Research, LASC VC059404*

- d) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Subdivision (a) of Section 54956.9); Name of case: *David Mango v. City of Maywood et. al.* (Case No. CV [11-05641](#) GW (FFMX))
- e) CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION (Subdivision (a) of Section 54956.9); Name of case: *D&J Engineering v. Bell; LASC VC059415.*
- f) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Subdivision (a) of Section 54956.9); Name of case: *Luis Ramirez v. Bell (Supplemental Retirement Plan) BC 474118.*
- g) CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION Significant exposure to litigation (Government Code Section 54956.9(b)) (five (5) potential case)

Reconvene Regular Meeting at 7:16 PM

Pledge of Allegiance led by Murphy the Robot.

City Attorney Report

The City Attorney reported the following on the Closed Session matters: Item a) through Item c) were discussed, no reportable actions were taken. Items d) and e) were not discussed. Item f) was discussed, no reportable action was taken. Item g) was not discussed.

Communications from the Public

The following members of the public addressed the City Council, Bell Community Housing Authority the Successor Agency to the Bell Community Redevelopment Agency and the Planning Commission, on items that were on the agenda and on non-agenda items: Ms. Bertz, Gloria Medina, Donna Gannon, Ramon Cervantes, Sam Pena, Jose Moreno, Alfred Areyan, Nora Saenz, Hilda Rodriguez, Mario Rivas, Diane Oliva,

Presentations

Proclamation Proclaiming October 28, 2011 as “National Immigrant’s Day”. (*Requested by Councilmember Valencia*)

Consent Calendar

2. Approval of General Warrants, Successor Agency to the Bell Community Redevelopment Agency Warrants and Community Housing Authority Warrants dated October 17, 2012. (*Council/Successor Agency to the Bell Community Redevelopment Agency /Bell Community Housing Authority*)

Discussion ensued among the City Council on Item 2 of the consent calendar.

It was moved by Councilmember Valencia, seconded by Councilmember Harber, to approve Item 2 from the consent calendar.

Vote: 5-0
Yes: Councilmember Harber, Councilmember Quintana,
Councilmember Valencia, Vice Mayor Alvarez and Mayor Saleh
No: None
Abstained: None
Absent: None

Motion Unanimously Passed.

3. Receive and File City of Bell, Bell Successor Agency and Bell Surplus Property Authority Investment Reports at August 31, 2012.

Item 3 was pulled from the consent calendar for further discussion. Discussion ensued among the City Council.

It was moved by Councilmember Quintana, seconded by Vice Mayor Alvarez, to approve Item 3.

Vote: 5-0
Yes: Councilmember Harber, Councilmember Quintana,
Councilmember Valencia, Vice Mayor Alvarez and Mayor Saleh
No: None
Abstained: None
Absent: None

Motion Unanimously Passed.

13. The Utility User Tax- An Introduction. *(Council)*

Josh Betta, Finance Director, provided a staff report on item 13. Discussion ensued among the City Council. The City Council received and filed.

Public Hearing

4. Consideration of Development of a Proposed 3,393 Square Foot Retail Building, located at 4714 Gage Avenue. Applicant: Angelo Karmos. *(Planning Commission) Continued from 09/19/12 meeting.*

Joe Perez, Community Services Director, provided the staff report for item 4. Discussion ensued among the City Council.

Mayor Saleh open the public hearing at 8:57 PM regarding the Consideration of Development of a Proposed 3,393 Square Foot Retail Building, located at 4714 Gage Avenue. Applicant: Angelo Karmos.

The following individual spoke in favor of the project: Nelida Sanchez.

Hearing no further comments for or against this item, Mayor Saleh closed the public hearing at 8:58 PM.

It was moved by Councilmember Harber, seconded by Councilmember Valencia, to approve the proposed development and adopt the following resolutions in the following sequence.

1. Resolution No. 2012-64PC Approving Architectural Review Board No. 2012-03.

RESOLUTION NO. 2012-64PC: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING ARCHITECTURAL REVIEW BOARD NO. 2012-03 FOR THE KARMOS PLAZA DEVELOPMENT PROJECT. THE ARCHITECTURAL REVIEW BOARD PROVIDES THE STANDARDS FOR CONSTRUCTION AND OPERATION OF A 3,393 SQUARE FOOT COMMERCIAL RETAIL BUILDING WITH 21 VEHICULAR PARKING SPACES, 1 LOADING SPACE AND 924 SQUARE FEET OF LANDSCAPING; TO BE CONSTRUCTED ON ONE 12,500 SQUARE FOOT PARCEL; GENERALLY LOCATED BETWEEN PROSPECT AND VINEVALE AVENUES; 4714 GAGE AVENUE, CITY OF BELL, CA 90201 (APN: 6326-007-012).

2. Resolution No. 2012-66PC Approving Mitigated Negative Declaration and Mitigation Monitoring Program.

RESOLUTION NO. 2012-66PC: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE KARMOS PLAZA DEVELOPMENT PROJECT, INCLUDING ARCHITECTURAL REVIEW BOARD NO. 2012-03 FOR THE CONSTRUCTION AND OPERATION OF 3,393 SQUARE FOOT COMMERCIAL RETAIL BUILDING WITH 21 VEHICULAR PARKING SPACES, 1 LOADING SPACE AND 924 SQUARE FEET OF LANDSCAPING; TO BE CONSTRUCTED ON ONE 12,500 SQUARE FOOT PARCEL; GENERALLY LOCATED BETWEEN PROSPECT AND VINEVALE AVENUES' 4714 GAGE AVENUE, CITY OF BELL, CA 90201 (APN: 6326-007-012).

<u>Vote:</u>	5-0
Yes:	Councilmember Harber, Councilmember Quintana, Councilmember Valencia, Vice Mayor Alvarez and Mayor Saleh
No:	None
Abstained:	None
Absent:	None

Motion Unanimously Passed.

Business Calendar

5. Consideration of Resolution No. 2012-74 Approving the Housing Due Diligence Review and Authorizing the Transmittal of the Review to the Oversight Board and Other Agencies as Required by Law. *(Council/Successor Agency of the Bell Community Redevelopment Agency) Continued from the 10/03/12 meeting.*

Item 5 was continued.

6. Consideration of Creation of a New Management Analyst Position in the Community Development Department. *(Council)*

Joe Perez, Community Development Director provided a staff report on item 6. Discussion ensued among the City Council.

There was no motion to approve Item 6

7. Consideration of an Exempt/At-Will Housing Manager Position. *(Council)*

Pamela Wasserman, Community Services Director, provided a staff report on item 7. Discussion ensued among the City Council.

There was no motion to approve Item 7.

8. Consideration of Five Year Pavement Management Work Plan. *(Council)*

Terry Rodrigue, City Engineer, provided a staff report on Item 8. Discussion ensued among the City Council.

It was moved by Councilmember Quintana, seconded by Vice Mayor Alvarez, to approve the Five Year Pavement Management Work Plan, including the list of pavement maintenance projects for the next two years, and the 2012/2013 Pavement Rehab Project projects at a cost of \$2,120,000.

<u>Vote:</u>	5-0
Yes:	Councilmember Harber, Councilmember Quintana, Councilmember Valencia, Vice Mayor Alvarez and Mayor Saleh
No:	None
Abstained:	None
Absent:	None

Motion Unanimously Passed.

9. Consideration of a Contract Agreement with Martin & Chapman to provide Election Consulting Services. *(Council)*

Dave Aleshire, City Attorney, provided the staff report on item 9. Discussion ensued among the Council. Item 9 was continued to the next Council meeting.

10. Consideration of the Lobbyist Services Request For Proposal (RFP). *(Council)*

Magdalena Prado, Senior Management Analyst, provided the staff report for item 10. Discussion ensued among the City Council.

It was moved by Councilmember Quintana, seconded by Councilmember Harber, to approve the RFP for Lobbyist Services and authorized staff to release the document.

<u>Vote:</u>	4-1
Yes:	Councilmember Harber, Councilmember Quintana, Councilmember Valencia and Vice Mayor Alvarez
No:	Mayor Saleh
Abstained:	None
Absent:	None

Motion Passed.

11. Consideration of the New City of Bell Website Design Concepts. *(Council)*

Magdalena Prado, Senior Management Analyst, provided a staff report on item 11. Discussion ensued among the City Council.

It was moved by Councilmember Quintana, seconded by Councilmember Valencia, to receive the results from the New City of Bell Website Design Survey; and authorize staff to implement the design; Option C.

Vote: 5-0
Yes: Councilmember Harber, Councilmember Quintana,
Councilmember Valencia, Vice Mayor Alvarez and Mayor Saleh
No: None
Abstained: None
Absent: None

Motion Unanimously Passed.

12. Jail Facility Update. *(Council)*

Anthony Miranda, Chief of Police, provided the staff report on item 12. Discussion ensued among the City Council.

It was moved by Councilmember Quintana, seconded by Councilmember Valencia, to receive and file the staff report on item 12.

Vote: 5-0
Yes: Councilmember Harber, Councilmember Quintana,
Councilmember Valencia, Vice Mayor Alvarez and Mayor Saleh
No: None
Abstained: None
Absent: None

Motion Unanimously Passed.

14. Discussion regarding Charter Reform Commission. *(Requested by Councilmember Quintana)*

Councilmember Quintana, provided a report on item 14 and recommended to create a citizens committee to bring in experts to look into reforming the City Charter.

It was moved by Councilmember Quintana, seconded by Councilmember Harber, to have the City Manager provide a staff report on Charter Reform.

Vote: 2-3
Yes: Councilmember Harber and Councilmember Quintana
No: Councilmember Valencia, Vice Mayor Alvarez and Mayor Saleh
Abstained: None
Absent: None

Motion Failed.

Mayor and City Council Communications

Councilmember Valencia, informed the Council that he attended the event honoring Coach Leroy Wilson.

Councilmember Quintana informed that LAUSD will be having workshops on the measures that will be on the ballot. Yale Admissions Office contacted her and informed her that two Bell High School teachers are being recognized.

Vice Mayor Alvarez inquired about the process of having a study session for either Friday or Monday, to have a general update of what is going on with the City and Departments.

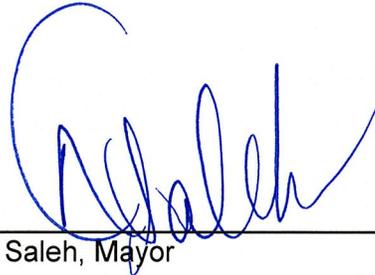
Adjournment

City Council meeting adjourned at 10:32 PM.

I, Rebecca Valdez, City Clerk of the City of Bell, certify that the foregoing minutes were approved by the City Council of the City of Bell at a regular meeting held on December 5, 2012.



Rebecca Valdez, CMC
City Clerk



Ali Saleh, Mayor