

**Minutes of  
Bell City Council - Bell Community Redevelopment Agency, and  
Bell Community Housing Authority**

**January 11, 2012**

**Bell Community Center  
6250 Pine Avenue**

Meeting was called to order by Mayor Saleh at 5:45 P.M.

Roll call of City Council in their capacities as Councilmembers, Community Redevelopment Agency Members, and Community Housing Authority Commissioners

**Present:** Vice Mayor Harber, Councilmember Alvarez, Councilmember Quintana and Councilmember Valencia (4)

**Absent:** Mayor Saleh (1)

**Also Present:** Interim Chief Administrative Officer Croce, City Attorney Aleshire and City Clerk Valdez

***Communications from the Public on Closed Session Items***

None

***Closed Session***

The City Council and the related Authorities and Agencies recessed to a closed session to confer with legal counsel regarding the following matters:

Mayor Saleh arrived at 5:48 P.M; all members present

- 3.01** CONFERENCE WITH LABOR NEGOTIATOR pursuant to Government Code Section 54956.6. (Bell Police Officers Association MOU Negotiations)
- 3.02** CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION (Subdivision (a) of Section 54956.9) Name of case: *James Corcoran v. City of Bell* Case No.: Los Angeles County Superior Court BC442280
- 3.03** 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*

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- 3.04 CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION (Subdivision (a) of Section 54956.9); Name of case: *Robert A. Rizzo v. Bell*; LASC BC472566.
- 3.05 CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION (Subdivision (a) of Section 54956.9); Name of case: *Bell Redevelopment Agency v. County Record Search*; LASC VC059404.
- 3.06 CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION (Subdivision (a) of Section 54956.9); Name of case: *California Redevelopment Association, et al. v. Matosantos*, Cal. Supreme Ct. Case No. S194861.
- 3.07 CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION (Subdivision (a) of Section 54956.9); Name of case: *Richard Fisher Associates v. Bell*; LASC BC 466983.
- 3.08 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION Significant exposure to litigation (Government Code Section 54956.9(b)) (Nine (9) potential cases)

City Council reconvened to open session at 7:14 P.M, with all members present.

City Attorney Aleshire announced that the Council discussed items 3.01, 3:06 and 2 anticipated litigation cases, and that there were no actions to be taken by the City Council. He further announced that the Council will adjourn its regular meeting to 6:00 P.M. on Thursday, January 12, 2012 to discuss the balance of the items listed for Closed Session discussion.

Pledge of Allegiance led by Mayor Saleh

***Announcement by City Clerk Valdez***

Compensation for the members of the Bell City Council is \$673 a month. In accordance with Government Code Section 54952.3, I hereby announce that Council Members will not receive any additional compensation or stipend for the convening of the following regular meetings of the Bell Community Redevelopment Agency, the Bell Community Housing Authority, the Bell Public Finance Authority, the Bell Surplus Property Authority, the Bell Solid Waste Authority and the Planning Commission.

***Communications from the Public on Agenda Items Only***

Alfred Areyan and Sandy Orozco addressed the Council relative to the Dial A Ride Public Transportation Request for Proposal.

Mayor Saleh announced that speakers who requested to speak on Item 7.01 will be allowed to speak at the time the item is considered

**Consent Calendar**

- Councilmember Valencia pulled item 5.03 for separate consideration

- 5.01** *(Council/Community Redevelopment Agency/Community Housing Authority/Planning Commission)* Approval of Special Bell City Council Minutes dated October 19, 2011 and November 1, 2011; and Bell City Council, Bell Community Redevelopment, Bell Community Housing Authority and Planning Commission Minutes dated September 28, 2011, October 12, 2011 and October 26, 2011.
- 5.02** *(Council/Community Housing Authority)* Approval of General Warrants and Community Housing Authority Warrants dated December 14, 2011 through January 11, 2012.
- 5.03** Approval Issuance of Dial A Ride Public Transportation Request for Proposal.
- 5.04** Appointment of Patricia Healy as Interim City Clerk.
- 5.05** Consideration of Resolution No. 2012-02 Setting the Dates and Times of the City Council's Regular Meetings of February through December 2012.
- 5.06** *(Community Housing Authority)* Consideration of Appropriations Adjustment Allocating \$57,259 in Bell Community Housing Authority funds and authorize payment for improvements completed to the Restroom and Shower Facility at Bell Mobile Home Park by Medina Construction.

***Motion by Councilmember Valencia, seconded by Councilmember Alvarez to approve Consent Calendar Items Nos. 5.01, 5.02 and 5.04 through 5.06 was adopted by the following vote:***

***Ayes: Mayor Saleh, Vice Mayor Harber, Councilmember Alvarez, Councilmember Quintana and Councilmember Valencia (5)***

***Noes: None (0)***

***Abstained: None (0)***

***Absent: None (0)***

***MOTION UNANIMOUSLY ADOPTED***

***Motion by Councilmember Alvarez, seconded by Vice Mayor Harber to approve Consent Calendar item No. 5.03 was adopted by the following vote:***

***Ayes: Mayor Saleh, Vice Mayor Harber, Councilmember Alvarez, Councilmember Quintana and Councilmember Valencia (5)***

***Noes: None (0)***

***Abstained: None (0)***

***Absent: None (0)***

***MOTION UNANIMOUSLY ADOPTED***

*Public Hearings*

- 6.01** Consideration of Fiscal Year 2012-2013 Community Development Block Grant Program Budget and Approval of Resolution No. 2012-03 Approving the CDBG Projects and Budgets.

Interim Community Services Director Debra Kurita provided Council with a brief explanation of the materials provided to the Council in the agenda packets.

Mayor Saleh opened the public hearing. Donna Gannon raised concern about neighborhoods deteriorating. Hearing no one else wishing to speak on this matter, Mayor Saleh closed the public hearing.

**RESOLUTION NO. 2012-03      A Resolution of the Bell City Council approving the City's Community Development Block Grant Program for Fiscal Year 2012-13.**

*Motion by Vice Mayor Harber, seconded by Councilmember Valencia to adopt Resolution No. 2012-03 was adopted by the following vote:*

*Ayes:            Mayor Saleh, Vice Mayor Harber, Councilmember Alvarez, Councilmember Quintana and Councilmember Valencia (5)*

*Noes:            None (0)*

*Abstained:    None (0)*

*Absent:         None (0)*

***MOTION UNANIMOUSLY ADOPTED***

- 6.02** Consideration of An Extension of Urgency Ordinance No.. 1183 of the City of Bell Establishing a Moratorium on the Acceptance, Processing or the Issuance of Conditional or Special Use Permits, or Entitlements for all Recycling Facilities in the City of Bell.

Interim Community Development Director Nancy Fong provided Council with a brief explanation of the materials provided to the Council in the agenda packets.

Mayor Saleh opened the public hearing. Ignacio Marquez and Alfred Areyan spoke in support of extending the moratorium. Hearing no one else wishing to speak on this matter, Mayor Saleh closed the public hearing.

**URGENCY ORDINANCE NO. 1184 - An Interim Urgency Ordinance of the City Council of the City of Bell, California, Extending a Moratorium Adopted by Ordinance No. 1183 by 10 Months and 15 Days, on the Acceptance, Processing, Issuance, or Approval of any Conditional or Special Use Permits or Entitlements for**

**the Establishing of any Type of Recycling Facility within the City Limits Pending the Completion of Studies and the Preparation of New and Updated Ordinances Regulating Recycling Facilities.**

***Motion by Councilmember Alvarez, seconded by Councilmember Quintana to adopt Urgency Ordinance No. 1184 was adopted by the following vote:***

***Ayes: Mayor Saleh, Vice Mayor Harber, Councilmember Alvarez, Councilmember Quintana and Councilmember Valencia (5)***

***Noes: None (0)***

***Abstained: None (0)***

***Absent: None (0)***

***MOTION UNANIMOUSLY ADOPTED***

***Council/Related Agencies Business***

**7.01 Consideration of Graffiti Removal Services Award.**

The following individuals spoke on this matter: Barry Woods representing Graffiti Control Systems spoke in support of the recommended contract award; Carla Lenhoff, representing Graffiti Protective Coatings opposed the proposed award; Carmen Bella ,and Hilda Rodriguez spoke in opposition of the proposed award, and Roger Ramirez expressed concern that the quality of service does not suffer.

Council discussion ensued.

***Motion by Councilmember Alvarez, seconded by Vice Mayor Harber to approve an Agreement with Graffiti Control Systems for Graffiti Removal Services for FY 2011-12 in an amount not to exceed \$39,100 with two one-year options in an annual amount not to exceed \$93,839 was adopted by the following vote:***

***Ayes: Mayor Saleh, Vice Mayor Harber, Councilmember Alvarez, Councilmember Quintana and Councilmember Valencia (5)***

***Noes: None (0)***

***Abstained: None (0)***

***Absent: None (0)***

***MOTION UNANIMOUSLY ADOPTED***

**7.02 Presentation Regarding Balancing the City's Check Book: Introduction to City Financial Management.**

William Statler, Budget Advisor presented a report on the key city financial management concepts and principles and how they relate to the City of Bell; and other structures and recent

trends of the City's General Fund revenue and expenses. Following the presentation, Council discussion ensued.

**7.03** (*Community Redevelopment Agency*) Update: on California Supreme Court Decision Concerning Redevelopment Agency & AB1X26 and Approval of letter in support of SB 659--Temporarily Postpone Dissolution of Redevelopment Agencies.

David Aleshire, City Attorney, presented a report on the status of redevelopment in California given the December 29<sup>th</sup> Supreme Court decision in *Community Redevelopment Association v. Matosantos* (No.S194861). Following the report, Councilmembers asked questions and discussion ensued.

*Motion by Councilmember Valencia, seconded by Councilmember Alvarez to receive and file the City Attorney's report was adopted by the following vote:*

*Ayes: Mayor Saleh, Vice Mayor Harber, Councilmember Alvarez, Councilmember Quintana and Councilmember Valencia (5)*  
*Noes: None (0)*  
*Abstained: None (0)*  
*Absent: None (0)*

**MOTION UNANIMOUSLY ADOPTED**

*Motion by Councilmember Quintana, seconded by Councilmember Valencia to authorize the Mayor to issue a letter in support of (SB) 659, and further authorize Councilmembers to express support for the measure while in Sacramento for the New Mayors and Councilmembers Conference, was adopted by the following vote:*

*Ayes: Mayor Saleh, Vice Mayor Harber, Councilmember Alvarez, Councilmember Quintana and Councilmember Valencia (5)*  
*Noes: None (0)*  
*Abstained: None (0)*  
*Absent: None (0)*

**MOTION UNANIMOUSLY ADOPTED**

### ***Communications From The Public***

Donna Gannon, Alfred Areyan, Jose Moreno and Carmen Bella addressed the Council with general concerns on issues within the Council's jurisdiction.

### ***Mayor and City Council Communications***

#### **Councilmember Valencia**

- Announced that information related to warrants payments to Meyers and Nave and Annette Peretz is available to the public.

- Asked the Council to close the meeting in memory of Maria Tejada de Garcia who passed away on January 9, 2012

Vice Mayor Harber

- Thanked the Mayor and Interim Chief Administrative Officer Croce for their efforts in reducing the cost of the city's legal bills.

Councilmember Alvarez

- Announced that there will be a hazardous Waste Recycling Roundup event sponsored by the City and the County of Los Angeles on Saturday, January 14, 2012 at the City Yard.

Councilmember Quintana

- Thanked the City for all the recent efforts to improve the City and City Services. She also thanked Larry Savala ('93 Bell High School) for making live web streams of all Council meetings available on the internet.

*Adjournment*

*In Memory of Maria Tejada de Garcia*

At 9:56 P.M., the Mayor adjourned the meeting to Thursday, January 12, 2012 at 6:00 P.M. for the purpose of continuing items on the Closed Session agenda. The next Regular Meeting is scheduled for **Wednesday**, January 25, 2012 at 6:00 P.M.

I, Patricia Healy, CMC, Interim 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 the 25<sup>th</sup> day of January 2012.

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Patricia Healy, CMC  
Interim City Clerk