

MINUTES

Bell City Council/Bell Community Housing Authority/Successor Agency to the Bell Community Redevelopment Agency

March 7, 2012

Bell Community Center
6250 Pine Avenue

Called to order by Mayor Saleh at 6:10 P.M.

Roll Call of the City Council in their capacities as Councilmembers/ Members of the Bell Community Housing Authority/ and, Successor Agency to the Bell Community Redevelopment Agency:

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

Absent: Councilmember Valencia (1)*

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

* Arrived at 6:20 P.M.

Communications from the Public on Closed Session Items

None

Closed Session

1. The City Council and the related Authorities and Agencies recessed to a closed session to confer with legal counsel regarding the following matters:
 - a.) CONFERENCE WITH LABOR NEGOTIATOR pursuant to Government Code Section 54956.6. (Bell Police Officers Association MOU Negotiations)
 - b.) CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION (Subdivision (a) of Section 54956.9); Name of case: *Lisa Ramirez, et al, County of Los Angeles, City of Bell, et al*; U.S. District Court Case No. CV 00457-JHN (M__ X)
 - c.) 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
 - d.) 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*

- e.) CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION (Subdivision (a) of Section 54956.9); Name of case: *Richard Fisher Associates v. Bell*; LASC BC 466983.
- f.) CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION (Subdivision (a) of Section 54956.9); Name of case: *Bell v. Best Best & Krieger*, LASC BC466436
- g.) CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION Significant exposure to litigation (Government Code Section 54956.9(b)) (three (3) potential cases)

*Councilmember Valencia arrived during the Closed Session at 6:20 P.M; however, he recused himself and left the dais during discussion of Item 1 (c) only.

Reconvene Regular Meeting

Mayor Saleh announced the following list of upcoming events in the City: Job Recruitment Fair (March 9, 2012); Recycling of Used Oil Items at O'Reilly Auto Parts (March 11, 2012); Spring Festival at Veteran's Park (April 7, 2012); Earth Day at the Bell City Yard (April 21, 2012)

Pledge of Allegiance was led by Brooke Candelario

City Attorney Report

The City Attorney reported that all items on the Closed Session agenda were discussed except Item 1 (a) and that there was no action taken on the items discussed.

Presentation by interim City Manager on the Organization of the City of Bell

Interim Chief Administrative Office Croce gave a brief presentation on the City of Bell organization and Council/Manager plan which combines democratically elected accountability with professional management.

Communications from the Public on Agenda Items Only

Alfred Areyan spoke on items 7, 10, 11, and 12 and supported looking at additional options for refuse collection; Ismael Morales urged the Council to select the most reasonable solid waste provider for the residents; Maricela Herrera suggested that there should be a greater focus on youth programs such as baseball.

Consent Calendar

- Mayor Saleh pulled item #5 at the request of the City Attorney for clarification
 - Councilmember Valencia pulled items 2, 4, and 6 for separate discussion
2. Approval of Minutes of the Regular Meeting of the City Council on February 15, 2012, and Minutes of the Special Meeting of the City Council on February 22, 2012

(Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority/Bell Surplus Property Authority)

3. Approval of General Warrants and Community Housing Authority Warrants dated March 7, 2012. ***(Council/Community Housing Authority)***
4. Agreement with Arbitros Unidos de Los Angeles for the provision of referees for the City of Bell youth soccer program. ***(Council)***
5. Memorandum of Agreement for the Los Angeles Regional Integrated Law and Justice Project (COPLINK) ***(Council)***
6. Florence Village After-hours Caretaker Agreement with Martha Fonseca

Motion by Councilmember Alvarez, seconded by Councilmember Valencia to approve Consent Calendar Item No. 3 was adopted by the following vote:

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

MOTION UNANIMOUSLY ADOPTED

Motion by Councilmember Valencia, seconded by Councilmember Alvarez to approve Consent Calendar Item No. 2, as corrected to reflect that Councilmember Valencia recused himself from consideration of Closed session Item No. 1 (c), was adopted by the following vote:

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

MOTION UNANIMOUSLY ADOPTED

Councilmembers asked staff questions related to the provision of referees for the youth soccer program

Motion by Councilmember Quintana, seconded by Councilmember Valencia to approve an agreement with Arbitros Unidos de Los Angeles for the provision of referees for the youth program in an amount not to exceed \$25,000, was adopted by the following vote:

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

MOTION UNANIMOUSLY ADOPTED

City Attorney Aleshire noted that the language in the section on System Maintenance in the Memorandum of Agreement for the Los Angeles Regional Integrated Law and Justice Project needs to be clarified to reflect that future costs would come back to the City Council for approval. Councilmembers raised concerns about protection for the City. Councilmember Quintana asked why the section on indemnification was taken out of the final proposed agreement. City Attorney Aleshire noted that he could include a cover letter expressing our concerns about the deletion of the indemnification section and if other cities wanted it restored in the agreement, the City of Bell also wants this provision to protect the City. Mr. Aleshire also noted the agreement did not expressly provide for the City Council to approve any cost to the city that could come out of the contract. He will include this provision in his transmittal letter.

Motion by Councilmember Valencia, seconded by Vice-Mayor Harber to approve a Memorandum of Agreement with the Los Angeles Regional Integrated Law and Justice Project (COPLINK) with the clarifications listed above, was adopted by the following vote:

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

MOTION UNANIMOUSLY ADOPTED

Motion by Vice-Mayor Harber, seconded by Councilmember Alvarez to approve the Florence Village After-hours Caretaker Agreement with Martha Fonseca was adopted by the following vote:

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

MOTION UNANIMOUSLY ADOPTED

Council/Community Housing Authority

7. Solid Waste and Recycling Request for Proposals and Franchise Agreement (*Council*)

Mr. Bill Smith, Solid Waste Consultant, gave a presentation on the components of the proposed Request for Proposals (RFP) and franchise agreement and noted that the documents presented delineate a comprehensive solid waste hauling and recycling system. He further assured the Council that staff expects a seamless transition to occur on July 1, 2012, when the new agreement becomes effective. Residents and businesses should see improved service and lower rates. Mr. Smith also recommended that the Council approve an amendment to the current franchise agreement with Consolidated Disposal for a short term extension in the event the July 1, 2012 scheduled startup date of the new franchise cannot be met.

Council discussion ensued. The Council debated the issue of the purchase of the carts. Staff recommended that the City purchase the initial distribution of carts at a cost of \$1.2 million. Councilmember Valencia recommended that the City not purchase carts at this time and include a provision in the RFP that prospective bidders provide a breakdown of costs including the cost of the vendor providing the carts; he also expressed concern about the length of the contract. Council debate continued.

Motion by Councilmember Valencia to approve the Request for Proposals (RFP), postpone the City purchase of carts, and require vendors to include the cost of providing carts in the proposals and also provide a complete breakdown of all costs associated with the bids, failed due to lack of a second.

Council discussion continued. Councilmember Quintana supported the City purchasing the carts now and noted that doing so was in tune with community's desire to not have the charges for refuse collection service included on the property tax as separate assessments, and that doing so would guarantee that the RFP process would be a fair and equal process for all bidders. She agreed that bidders should include a cost breakdown in their bid.

Motion by Councilmember Quintana, seconded by Vice Mayor Harber to approve:

(a) the Request for Proposals (RFP) and included Franchise Agreement and authorize immediate publication.

(b) an amendment to the current franchise agreement with Consolidated Disposal for a short term extension in the event the July 1, 2012 scheduled startup date of the new franchise cannot be met

(c) Require that vendors include a breakdown of all associated costs in the proposals to the City,

was adopted by the following vote:

Ayes: Councilmembers Alvarez, Quintana, Vice Mayor Harber, Mayor Saleh (4)

Noes: Councilmember Valencia (1)

Abstained: None (0)

Absent: None (0)

MOTION ADOPTED

8. Purchase and installation of LED lighting at various locations throughout the City
(Council)

City Engineer Terry Rodrigue provided Council with a brief explanation of this item. Council discussion ensued.

Motion by Councilmember Alvarez, seconded by Councilmember Quintana to:

(a.) Approve an appropriations adjustment allocating \$148,800 from the Energy Efficiency and Conservation Block Grant

(b.) Authorize payment to Republic ITS for purchase and installation of LED lighting in various locations throughout the City,

was adopted by the following vote:

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

Noes: None (0)
Abstained: None (0)
Absent: None (0)

MOTION UNANIMOUSLY ADOPTED

The City Council recessed the meeting at 9:35 P.M. and reconvened at 10:05 P.M.

9. Bell Community Housing Authority Policies and Guidelines (***Bell Community Housing Authority***)

Debra Kurita, Director of Community Services gave a brief explanation of the proposed Community Housing Authority Policies and Guidelines for rent payments and, if necessary, eviction. The policies also includes guidelines and procedures for the removal of Surplus property Following this presentation, Council discussion ensued. Councilmembers asked questions relative to a provision in which City employees could purchase mobile homes, recreation vehicles or trailers if offered at public auction. The policy would prohibit employees from purchasing any mobile home sold by means other than a public auction

RESOLUTION NO. 2012-29 - A Resolution of the Bell Community Housing Authority Approving the Policies and Guidelines for Enforcement of Rent Payment and/or Eviction

Motion by Councilmember Alvarez, seconded by Vice-Mayor Harber, to adopt Resolution No. 2012-29, failed of adoption by the following vote:

Ayes: Councilmember Alvarez, Vice Mayor Harber (2)
Noes: Councilmembers Quintana and Valencia, and Mayor Saleh(3)
Abstained: None (0)
Absent: None (0)

MOTION FAILED

Motion by Councilmember Quintana, seconded by Vice-Mayor Harber to adopt Resolution No. 2012-29, and amend the policies to exclude employees from purchasing mobile homes under any circumstances, including auctions, was adopted by the following vote:

Ayes: Councilmembers Quintana, Valencia, Vice Mayor Harber, Mayor Saleh (4)
Noes: Alvarez (1)
Abstained: None (0)
Absent: None (0)

MOTION ADOPTED

10. Review of New City of Bell Logo (***Council***)

Recommendation: That the City Council:

- (a.) Direct staff to add color options to the proposed four concepts; and
- (b.) Display the colorized versions on the City of Bell website to solicit public opinion via Survey Monkey, an online survey method, for a one-week period prior to

the upcoming March 21, 2012 Council Meeting, at which time the Council would select a new logo design.

Item No. 10 was continued by unanimous consent to the Special City Council Meeting of March 14, 2012

11. Addendum No. 2 to City of Bell and Oldtimers Foundation Agreement for Paratransit Services for Bell Residents (**Council**)

Recommendation: Approve the attached Addendum No. 2 to the City of Bell and Oldtimers Foundations' Agreement that authorizes the provision of Paratransit Services for the period beginning on July 1, 2010 through to such time the City completes the bid process for continuation of services and the chosen provider begins service.

Item No. 11 was continued by unanimous consent to the Special City Council Meeting of March 14, 2012

12. Consideration of actions relating to appointments to the Oversight Board to the Successor Agency to the former Bell Community Redevelopment Agency (**Successor Agency**)

Motion by Councilmember Quintana, seconded by Councilmember Valencia that the City Council acting as Successor Agency:

- (a) **Provide nominations for the Mayor to appoint as members to the Oversight Board representing the City**
- (b) **Authorize the Mayor to provide the nominations to the Los Angeles County Board of Supervisors office for appointments to the Oversight Board**
- (c) **Direct staff to reach out to Supervisor Molina and other Oversight Board members to begin a dialog concerning the dissolution process of the former Bell Community Redevelopment Agency**
- (d) **Direct staff to set a date and time for the first Oversight Board meeting**

Was adopted by the following vote:

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

Noes: None (0)

Abstained: None (0)

Absent: None (0)

MOTION UNANIMOUSLY ADOPTED

13. Consideration of establishing a Local Advisory Committee for the I-710 Freeway Corridor Project (**Council**)

Recommendation: The City Council approve the following items:

- (a) Establish a 5-member Local Advisory Committee.
- (b) Appoint five community members where two members are from the Bell business community and 3 members are Bell residents.

- (c) Direct staff to proceed with advertising the call for committee members in local newspaper, the city's website, Chamber of Commerce, and direct mailings to the interest list.
- (d) Establish a deadline for application on March 23, 2012.
- (e) Request the Gateway Cities Council of Government to supply staff support for the Bell Local Advisory Committee.

Item No. 13 was continued by unanimous consent to the Special City Council Meeting of March 14, 2012

- 14. Consideration of a resolution supporting the maintenance of adult education by the Los Angeles Unified School District (LAUSD) (**Council**)

RESOLUTION NO. 2012-30 – a Resolution of the City Council of the City of Bell, California Urging the Los Angeles Unified School District to Reconfirm its Commitment to Adult and Career Education, and to Commit to Preserve Funding for the Division of Adult and Career Education at the 2011-2012 Funding Level.

Councilmember Quintana gave a brief explanation of this item and noted that it was particularly important for the Board of the Los Angeles Unified School District (LAUSD) to reconfirm its commitment to Adult and Career Education at this time. The construction for the Adult and Career Education Center in the City of Bell is underway and is estimated to be completed by the end of May, 2012. Plans for this center will be jeopardized if the LAUSD eliminates all funding for Adult and Career Education. Council discussion ensued.

Motion by Councilmember Valencia, seconded by Councilmember Alvarez to adopt Resolution No. 2012-30 was adopted by the following vote:

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

MOTION UNANIMOUSLY ADOPTED

Communications from the Public on Non-Agenda Matters

Alfred Areyan asked for the Council's help in monitoring billings for water usage in the City by Golden State Water; Fernando Cheverria raised concerns about the ongoing Police Negotiations; Alma Rico expressed concern about the placement of crossing guards at some intersections; and Mario Rivas raised several general concerns about city operations.

Mayor and City Council Communications

Councilmember Quintana

- Noted that she joined Mayor Saleh and Councilmember Valencia at the Read Across America event at Orchard Academies on March 2nd

- Asked staff to investigate activities at the bar across from the school, because several students said they were afraid to walk past the bar

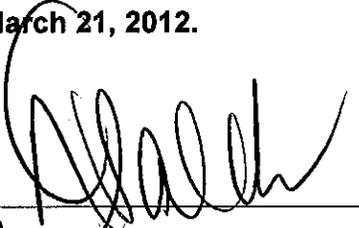
Councilmember Valencia

- Attended a Legislative briefing sponsored by the Los Angeles Division of the California League of Cities at the Metropolitan Water District on March 1, 2012.

Adjournment – 11:17 P.M.

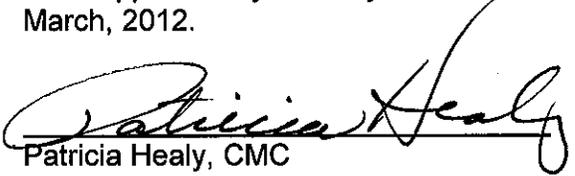
Next Regular Meeting, Wednesday, March 21, 2012.

MINUTES APPROVED THIS 21st DAY OF MARCH, 2012.



Ali Saleh
Mayor

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 21st of March, 2012.



Patricia Healy, CMC
Interim City Clerk