

*Minutes of
Bell City Council
Bell Community Redevelopment Agency
Bell Community Housing Authority
Bell Public Finance Authority*

*June 22, 2011
6:00 PM Closed Session
7:00 PM Open Session*

*Bell Community Center
6250 Pine Avenue*

Meeting was called to order by Mayor Saleh at 6:06 PM.

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

6:10:34 PM

Present: Mayor Saleh, Vice Mayor Harber, Councilwoman Alvarez and Councilwoman Quintana

Absent: None

Also Present: Interim Chief Administrative Officer Carrillo and Interim City Attorney Casso, Deputy City Clerk Perez, City Engineer Alvarado and Captain Miranda

6:11:23 PM Mayor Saleh informed the City Council that Councilman Valencia was arriving twenty minutes late.

Communications From The Public

6:12:04 PM Sandy Orozco, no address stated, expressed concern about Pedro Carillo and delays in approving the Aleshire & Wynder contract.

City Council recessed to Closed Session at 6:16:43 PM.

PUBLIC EMPLOYMENT
(Government Code Section 54957(b)(1))
Title: City Attorney

CONFERENCE WITH LEGAL COUNSEL – EXISTING LIGATION

(Government Code Section 54956.9(a))
Name of Case: Gormley v. City of Bell, et al
Case No.: Los Angeles Superior Court BS 130380

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Initiation of Litigation

(Government Code Section 54956.9(c))
(Three (3) potential cases)

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Government Code Section 54956.8)

Property: Rickenbacker Road at 6th Street

Agency Negotiator: Pedro Carillo, Interim Chief Administrative Officer

Negotiating Parties Chuck Littell, Colliers International

Eric Nelson, Daum Real Estate Services

Tim O'Rourke, Jones Lang LaSalle

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation

(Government Code Section 54956.9(b).)
(Two (2) potential cases)

PUBLIC EMPLOYEE PERFORMANCE EVALUATION

(Government Code Section 54957(b).)

Title: Interim City Attorney

PUBLIC EMPLOYEE DISCIPLINE/DISMISSAL/RELEASE

(Government Code Section 54957(b)(1))

The City Council reconvened to open session at 7:30:14 PM.

Interim City Attorney Casso provided a report from closed session:

As to item 3.01, there was discussion but no reportable action.

Councilman Valencia joined closed session at 6:28 PM.

As to item 3.02, 3.03, 3.04, 3.05, and 3.06, there was no discussion and no reportable action.

As to item 3.07, there was discussion which will continue after open session.

Communications From The Public on Agenda Items Only

7:31:24 PM Sandy Orozco, no address stated, expressed her concern that Pedro Carillo and Councilman Valencia may believe contracting Aleshire & Wynder could be a conflict of interest.

7:34:39 PM Ismael Morales, no address stated, requested the Mayor to not vote on item 5.06, expressed concern over paying the City Engineer as mentioned in item 5.08, and requested item 5.11 be put on hold until all questions are answered.

7:37:09 PM Mayor Saleh assured Mr. Morales that he is not on the agenda item 5.06 as another resident shares the same name.

7:37:18 PM Steve Brown, 5162 Florence Avenue, stated he respects the City Council's hesitation to contract Aleshire & Wynder but expressed his trust in Mr. Aleshire.

7:40:31 PM Mario Rivas, no address stated, expressed his concerns that taxes were too high in Bell as well as his concerns over conflict of interests with Aleshire & Wynder.

7:43:01 PM Donna Gannon 6601 Prospect Avenue, requested the Mayor to not vote on agenda item 5.11 and expressed her concerns over a possible conflict of interest.

Council Business

It was moved by Vice Mayor Harber, seconded by Councilwoman Alvarez to approve the Bell City Council Minutes, Bell Community Redevelopment Minutes, Bell Community Housing Authority Minutes and Bell Public Finance Authority Minutes dated May 25, 2011.

7:45:50 PM

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

Motion Unanimously Passed.

Councilwoman Quintana was appointed Representative to the Southern California Association of Governments (SCAG) Steering Committee for the Pacific Electric Right of Way and Councilman Valencia was appointed as the alternate.

It was moved by Councilwoman Alvarez, seconded by Vice Mayor Harber to approve and accept all road rehabilitation work as specified in the Alamo Avenue Street Reconstruction Project from

Gage Avenue to Randolph Street, Federal Project STPL-5272 with E.C. Construction and file the Notice of Completion.

7:50:48 PM

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

Motion Unanimously Passed.

It was moved by Councilwoman Alvarez seconded by Vice Mayor Harber to approve Resolution No. 2011-15 and authorize the Interim Chief Administrative Officer to execute Right of Way Certification for Federally Funded Projects with the California Department of Transportation.

7:54:43 PM

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

Motion Unanimously Passed.

It was moved by Councilwoman Alvarez seconded by Councilwoman Quintana to approve the 2010 Automatic License Plate Reader (ALPR) Grant with the Department of Homeland Security administered by the County of Los Angeles.

7:59:53 PM

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

Motion Unanimously Passed.

8:00:14 PM Councilman Valencia expressed concern that he may have to abstain from voting on agenda item 5.06 due to a possible conflict of interest.

8:00:59 PM Interim City Attorney Casso reassured Councilman that there is no conflict of interest here.

8:05:41 PM Councilwoman Quintana requested to find an alternative source of funds for the non-profit organizations as she does not support fireworks in the City of Bell.

8:08:53 PM Councilwoman Alvarez asked if Mayor Saleh is an applicant for a fireworks stand.

8:09:24 PM Interim CAO Carillo assured Councilwoman Alvarez that Mayor Saleh has no connection to the fireworks stand.

It was moved by Councilwoman Alvarez seconded by Vice Mayor Harber to approve the applications and approve Temporary Use Permits for Fireworks Stands in the City of Bell.

8:14:25 PM

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

Motion Passed.

8:15:51 PM Councilman Valencia suggested proposing to move meetings to Mondays.

8:16:59 PM Councilwoman Alvarez suggested to have meetings begin at 5:00 PM instead.

8:18:14 PM Councilman Valencia suggested keeping the 7:00 PM time so residents may come from work.

8:18:42 PM Councilwoman Quintana suggested for meetings to begin at 5:00 PM.

8:20:11 PM Mayor Saleh recommended taking the new City Attorney into consideration for scheduling.

It was moved by Councilman Valencia seconded by Councilwoman Alvarez to Approve Resolution 2011-16, setting the dates and times of the Bell City Council's regular meetings for dates July 13, July 27 at 7:00 PM on Wednesdays.

8:21:32 PM

<u>Vote:</u>	5-0
Yes:	Mayor Saleh, Vice Mayor Harber, Councilwoman Alvarez, Councilwoman Quintana and Councilman Valencia

No: None
Abstained: None
Absent: None

Motion Unanimously Passed.

8:22:20 PM Interim City Attorney Casso reported that minor adjustments were made to the City Engineer's report to ensure compliance with findings from the state controller's audit.

8:27:13 PM City Engineer Alvarado gave a report regarding agenda item 5.08.

8:35:00 PM Councilman Valencia clarified an item on the City Engineer's report.

8:41:52 PM City Engineer Alvarado clarified questions pertaining to item 5.08.

It was moved by Councilwoman Alvarez, seconded by Vice Mayor Harber to approve Resolutions 2011-17 through 2011-20, Approving the Engineer's Reports for the following Assessment Districts for Fiscal Year 2011-2012:

1. Solid Waste Collection, Transfer and Disposal Service (Resolution No. 2011-17)
2. Integrated Waste management Plan (Resolution No. 2011-18)
3. Landscape and Lighting (Resolution No. 2011-19)
4. Sanitation and Sewer System (Resolution No. 2011-20)

8:45:26 PM Vice Mayor Harber asked a question regarding lowering salaries.

8:46:07 PM Interim CAO Carillo responded to Vice Mayor Harber's concern.

8:47:18 PM

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

Motion Unanimously Passed.

8:48:19 PM City Engineer Alvarado gave a report regarding agenda item 5.09.

It was moved by Councilman Valencia, seconded by Vice Mayor Harber to approve Resolutions 2011-21 through 2011-24, with an amendment of a specific write-up of each assessment to be made public, thus setting Public Hearing Declaring the City Council's Intention of Levy and

Collect assessments Within the Following District and Establishing a Time and Place for Hearing of Objections Thereon:

1. Solid Waste Collection, Transfer and Disposal Service (Resolution No. 2011-21)
2. Integrated Waste management Plan (Resolution No. 2011-22)
3. Landscape and Lighting (Resolution No. 2011-23)
4. Sanitation and Sewer System (Resolution No. 2011-24)

8:51:19 PM

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

Motion Unanimously Passed.

8:53:11 PM Councilman Valencia asked if there had been any document of the description of the fees for item 5.10.

8:53:15 PM Councilwoman Quintana responded to Councilman Valencia's concern.

It was moved by Councilwoman Quintana, seconded by Councilwoman Alvarez to approve the warrants dated June 7-22, 2011 and Reconsideration of Warrant Nos. 47717 and 47870, with the amendment to remove Meyers Nave and Medina Construction.

9:01:44 PM

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

Motion Failed.

It was moved by Councilman Valencia, seconded by Vice Mayor Harber to approve the warrants dated June 7-22, 2011, with removing Meyers Nave, Medina Construction and Old-Timers Foundation.

9:03:40 PM

Vote: 5-0
Yes: Mayor Saleh, Vice Mayor Harber, Councilwoman Alvarez,
Councilwoman Quintana and Councilman Valencia

No: None
Abstained: None
Absent: None

Motion Unanimously Passed.

9:06:21 PM Councilwoman Quintana recommended allowing Interim CAO Carillo to continue reviewing the proposed contract with Aleshire & Wynder.

9:09:44 PM Councilman Valencia recommended the council to seek an independent evaluator to clear out the conflict of interest issues.

9:11:55 PM Vice Mayor Harber recommended having a special meeting to address the conflict of interest.

It was moved by Councilwoman Quintana, seconded by Vice Mayor Harber to continue the consideration of Contract of City Attorney Services with Aleshire & Wynder, LLP, until a special meeting to be held on Monday, June 27, 2011 at 7:00 PM.

Councilwoman Quintana withdrew her motion.

9:17:23 PM Interim City Attorney Casso clarified what would constitute a conflict of interest, and the process for removing a firm if a conflict of interest is found to exist.

9:29:42 PM Mr. Aleshire reassured the council that even if a conflict of interest were to be found, his firm could ask for a waiver from BASTA.

It was moved by Councilwoman Quintana, seconded by Councilman Valencia, to continue the consideration of Contract of City Attorney Services with Aleshire & Wynder, LLP until July 13, 2011 at 7:00 PM.

9:36:12 PM

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

Motion Passed.

Consideration of the Treasurer's Quarterly report ending March 31, 2011, was moved to the next regular City Council Meeting July 13, 2011.

City Council went to recess at 9:40:45 PM.

The City Council reconvened from recess at 9:57:16 PM.

Community Redevelopment Agency

Bell Community Redevelopment Agency Minutes dated May 25, 2011. *(Item was approved under City Council Business item 6.01, therefore no action was required)*

It was moved by Mayor Saleh, seconded by Vice Mayor Harber to approve the warrants dated June 7-22, 2011 with the removal of Chamber of Commerce.

9:58:59 PM

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

Motion Unanimously Passed.

9:59:06 PM Councilman Valencia asked to have the Chamber of Commerce present itself to the Council.

Public Finance Authority

Bell Public Finance Authority Minutes dated May 25, 2011. *(Item was approved under City Council Business item 6.01, therefore no action was required)*

10:00:49 PM Councilman Valencia requested to have an independent consultant to give advice on bonds.

10:03:29 PM Councilwoman Quintana clarified she attempted to make contact with Attorney Julie Silva.

Community Housing Authority

Bell Community Housing Authority Minutes dated May 25, 2011. *(Item was approved under City Council Business item 6.01, therefore no action was required)*

It was moved by Mayor Saleh, seconded by Councilwoman Alvarez to approve the warrants dated June 7-22, 2011.

10:07:04 PM

Vote:

5-0

Yes:

Mayor Saleh, Vice Mayor Harber, Councilwoman Alvarez,
Councilwoman Quintana and Councilman Valencia

No:

None

Abstained:

None

Absent:

None

Motion Unanimously Passed.

10:07:30 PM Councilwoman Quintana requested to have a status update as to the hiring process and needs of the mobile home parks.

Communications From the Public

10:08:52 PM Juan Monnaz, no address stated, expressed his concern that his organization works to keep children off the streets and needs the fireworks stand to fund themselves.

10:14:17 PM Sandy Orozco, no address stated, expressed her respect towards Councilwoman Quintana's choice to have more time in deciding the contract with Aleshire & Wynder and requested to know when an RFP would be sent out for the Police Department.

10:17:47 PM Hilda Rodriguez, 6605 Heliotrope Avenue, had gone but left a comment expressing her concern with the Golden State Water Company's high tax rates.

10:19:24 PM Ismael Morales, no address stated, asked if the city had sent out bids for the next business to carry out the transportation services in the city.

10:20:26 PM Interim CAO Carillo responded to Mr. Morales's question.

10:21:18 PM Nora Saenz, no address stated, suggested having the City Council meetings on Fridays. Ms. Saenz expressed her support for Councilwoman Quintana's idea to have a fundraiser for non-profit organizations, her concern over the budget report, and concerns over the property tax rate.

10:26:38 PM Councilwoman Quintana urged for the community to collectively work together.

10:27:59 PM Carmen Bella, 6332 Palm Avenue, expressed her concern over divisions in the city.

10:30:49 PM Susana Lopez, no address stated, expressed her concern over the city misspending its funds and volunteered to work every other city hall meeting.

The City Council went to recess at 10:36:01 PM.

10:40:10 PM Marcos Olivas, no address stated, expressed his concern over the process of hiring a new City Attorney. Mr. Olivas expressed his concern over the behavior of the community towards the Council.

10:43:45 PM Mario Rivas, no address stated, expressed his concern over the Mayor.

10:47:26 PM Alfredo Areyan, 7008 Vinevale Avenue, expressed his concern over division within the community.

Interim Chief Administrative Officer's Report

10:49:49 PM Interim CAO Carillo will provide a report in writing to the City Council.

Mayor and City Council Communications

10:51:27 PM Councilwoman Alvarez reported she attended a redistricting meeting and expressed her concern with this possibility.

10:52:03 PM Councilwoman Quintana reported the mapping for redistricting was pushed back until June 28, 2011 and reported that citizens may express in writing their concerns.

10:52:51 PM Councilman Valencia invited residents to attend the July 4, 2011 event and reported a July 15, 2011 anniversary vigil.

10:54:50 PM Vice Mayor Harber asked if it would be possible to have the November election be placed on the agenda to decide on changing from a charter city to a general law city.

10:55:56 PM Councilwoman Alvarez asked if they can open up the Bell High School swimming pool for the youth and community.

Mayor Saleh reported he spoke to the council over the issue of bringing in a third party law firm.

10:58:21 PM Interim CAO Carillo responded that he can get a suggestion from the League of California Cities as to what third party law firm could be brought in.

10:59:23 PM Councilwoman Quintana reported she could get a suggestion from her colleagues.

10:59:43 PM Councilman Valencia suggested bringing in professors from a law school.

11:02:50 PM Councilwoman Quintana reported this is the first City Council live streamed at anamariaquintana.com.

City Council recessed to closed session at 11:02:16 PM.

City Council reconvened to open session at 12:18:24 AM.

Interim City Attorney Casso provided a report from closed session:

As to item 3.02, direction was given to the City Attorney's office.

As to item 3.03, there was a vote on an item of direction, 2-2-1, the two votes were Councilwoman Quintana and Councilman Valencia, the two opposed were Councilwoman Alvarez and Mayor Saleh, Councilman Harber Abstained.

As to item 3.04 there is no reportable action.

As for item 3.05 was briefly discussion with no reportable action, although City Attorney was given directive to bring this item back up again.

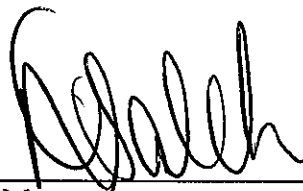
As to item 3.06, it was not entertained.

As to item 3.07 there was a brief discussion but no reportable action.

Adjournment

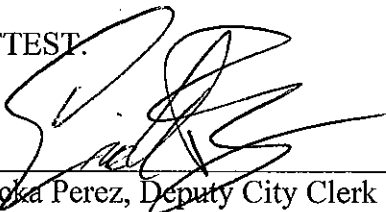
City Council adjourned the meeting at 12:19:39 AM.

APPROVED THIS 27th DAY OF JULY 2011.



Ali Saleh, Mayor

ATTEST.



Ericka Perez, Deputy City Clerk

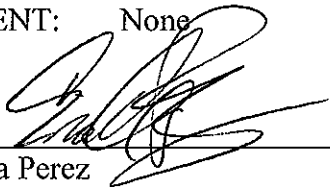
I, Ericka Perez Deputy City Clerk of the City of Bell, California, do hereby certify that the foregoing minutes were approved by the City Council of the City of Bell at a regular meeting held on this 27th day of July 2011 by the following vote.

AYES: Councilmember Alvarez, Quintana, Valencia, Vice Mayor Harber, Mayor Saleh

NAES: None

ABSTAIN: None

ABSENT: None



Ericka Perez
Deputy City Clerk