

**MINUTES OF THE CLOSED SESSION AND REGULAR MEETINGS
NORWALK CITY COUNCIL
NORWALK, CALIFORNIA
DECEMBER 17, 2024**

CLOSED SESSION MEETING

Vice Mayor Perez called the meeting to order at 5:07 p.m. in the Council Chambers, Norwalk City Hall, 12700 Norwalk Boulevard, Norwalk, California. Responding to roll call were Councilmembers Ramirez and Rios, and Vice Mayor Perez. Councilmember Valencia arrived after roll call. Mayor Ayala was absent. Also present were Jesus M. Gomez, City Manager; Arnold M. Alvarez-Glasman, City Attorney; and Theresa Devoy, City Clerk.

ORAL COMMUNICATIONS FOR CLOSED SESSION MATTERS

There were no persons wishing to address City Council on the matters to be discussed in closed session.

CLOSED SESSION

City Council immediately convened to closed session for discussion on the following matters:

- I. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE §54956.9(d)(1) – State of California vs. City of Norwalk, Case No. 24STCP03551.
- II. CONFERENCE WITH REAL PROPERTY NEGOTIATOR PURSUANT TO GOVERNMENT CODE §54956.8: Property: Assessor Parcel Number 8045-008-902 (California Youth Authority); Negotiating Parties: Jesus M. Gomez, City Manager, on behalf of the City and State of California; Under Negotiation; Price and Terms of Payment.
- III. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(d)(2) in one matter; 11642 Firestone Boulevard.

RECESS

City Council recessed at 6:06 p.m. pending the commencement of the regular meeting.

REGULAR MEETING

Vice Mayor Perez called the meeting to order at 6:19 p.m. in the Council Chambers, Norwalk City Hall, 12700 Norwalk Boulevard, Norwalk, California. Responding to roll call

**Minutes of the Closed Session and Regular Meetings
Norwalk City Council
December 17, 2024**

were Councilmembers Rios and Valencia, and Vice Mayor Perez. Councilmember Ramirez and Mayor Ayala were absent. Also present were Jesus M. Gomez, City Manager; Arnold M. Alvarez-Glasman, City Attorney; and Theresa Devoy, City Clerk.

The invocation was delivered by Danny Casas Remnant Church; followed by the flag salute, led by Christine Aguirre, Studebaker Elementary School.

CLOSED SESSION REPORT

The City Attorney indicated there was no reportable action taken on the matters discussed in closed session.

CITY COUNCIL COMMENTS

Councilmember Rios wished all a safe and Happy Holidays; extended prayers to all first responders working this season; and invited all to attend the Las Posada event at City Hall Lawn January 4. Councilmember Valencia welcomed dignitaries in attendance; reported on her attendance at the City Employee Recognition Dinner, Angel Tree Project, and thanked Northgate Market for providing gift cards to families in need; and wished all Happy Holidays. Vice Mayor Perez reported on her attendance at the Angel Tree Project and thanked all the volunteers and sponsors that made the event successful; shared the residents have decorated their homes for the holidays which demonstrates pride in the community.

CITY MANAGER COMMENTS

Mr. Gomez highlighted the Holiday Festival & Tree Lighting Ceremony, Santa Sleigh Events, and thanked all the sponsors that contributed to the success of the Angel Tree Project. He also commented on being aware of surroundings while shopping.

Mr. Gomez shared that Norma Amescua, President of the Lions Club, requested the City partner with them in the upcoming Food Distribution event being held on January 25; and proposed that request to City Council. Councilmember Rios inquired about cost and directed staff to provide a dollar amount at the next City Council Meeting.

A video was shared highlighting the “Bi-Weekly Review.”

CONSENT CALENDAR

Consent calendar items are considered routine matters which may be enacted by one motion and roll call vote. Item No. 7 was removed* from the consent calendar. Vice Chair Perez moved and Councilmember Rios seconded to approve the remainder of the consent calendar as recommended. **MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:**

**Minutes of the Closed Session and Regular Meetings
Norwalk City Council
December 17, 2024**

AYES: Councilmembers Rios and Valencia, and Vice Mayor Perez
NOES: None
ABSENT: Councilmember Ramirez and Mayor Ayala

MEETING MINUTES

City Council approved the minutes of the meetings of December 3, 2024 and December 10, 2024. 825-04

COMMERCIAL DEMANDS

City Council approved the warrant register period November 26 – December 9, 2024, in the total amount of \$4,400,409.33. 640

PAYROLL FOR THE PERIOD NOVEMBER 10, 2024 - NOVEMBER 23, 2024

City Council approved gross payroll in the amount of \$1,224,109.74; the payroll check numbers 38288 – 38291 and the voucher numbers 339128 – 339629, in the total net amount of \$963,867.65 for the pay period November 10, 2024 – November 23, 2024. 630

RESOLUTION NO. 24-64 – CHILD CARE CONTINUED FUNDING APPLICATION

City Council:

- a. adopted Resolution No. 24-64, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORWALK APPROVING CHILD CARE CONTRACT AGREEMENTS WITH THE CALIFORNIA DEPARTMENT OF SOCIAL SERVICES FOR FUNDING OF THE CALWORKS STAGE 2, STAGE 3, AND ALTERNATIVE PAYMENT CHILD CARE DEVELOPMENT PROGRAM FOR FISCAL YEAR 2025/2026; and
- b. authorized the City Manager to execute the continued funding application, contracts, and any amendments, provided there is funding in the budget, on behalf of the City, in forms approved by the City Attorney. 425-01

AGREEMENT AMENDMENT NO. 5 FOR ON-CALL COMMUNITY DEVELOPMENT CONSULTANT SERVICES AND ADDITIONAL SERVICES

City Council approved Amendment No. 5 with The Code Group, Inc. dba “VCA Code” for an additional \$75,000, increasing the on-call services amount to \$450,000 through October 25, 2025. 300

**Minutes of the Closed Session and Regular Meetings
Norwalk City Council
December 17, 2024**

AGREEMENT FOR URBAN FOREST MANAGEMENT PLAN UPDATE

Following comments by Brian Tindall, City Council:

- a. adopted Resolution No. 24-67, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORWALK AUTHORIZING AN EXEMPTION TO BIDDING PROCESS AND AN AMENDMENT TO THE FISCAL YEAR 2024/25 ADOPTED BUDGET TO APPROPRIATE FUNDS FOR AN UPDATE TO THE URBAN FOREST MANAGEMENT PLAN; and
- b. authorized the City Manager to execute an agreement with West Coast Arborists for an Urban Forest Management Plan and Tree Inventory Update – Proposal Option 2 in the amount of \$76,545, and any amendments provided there is funding in the budget, and it is within the City Manager’s signing authority, on behalf of the City, in a form approved by the City Attorney.

1055-02

*The following item was removed from the Consent Calendar.

AGREEMENTS TO OBLIGATE AMERICAN RESCUE PLAN ACT FUNDS FOR AFFORDABLE HOUSING TO THE WALK

622-01

PROJECT NO. 7452 – ADVANCED METER INFRASTRUCTURE METER PURCHASE

City Council approved an agreement with Badger Meters, Inc., for the purchase of Advanced Meter Infrastructure meters and appurtenances for Project No. 7452, in an amount not to exceed \$175,000; and authorized the City Manager to execute the agreement and any amendments provided there is funding in the budget and it is within the City Manager’s signing authority, on behalf of the City, in a form approved by the City Attorney.

1070-05

RESOLUTION NO. 24-65 - REPORTING OF THE EMPLOYER’S CONTRIBUTION FOR MANAGEMENT UNIT EMPLOYEES UNDER THE PUBLIC EMPLOYEES’ MEDICAL AND HOSPITAL CARE ACT

City Council adopted Resolution No.24-65, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORWALK RESCINDING RESOLUTION NO. 23-55 AND FIXING THE EMPLOYER CONTRIBUTION AT AN EQUAL AMOUNT FOR EMPLOYEES AND ANNUITANTS UNDER THE PUBLIC EMPLOYEES’ MEDICAL AND HOSPITAL CARE ACT FOR MANAGEMENT EMPLOYEES.

135-01-03

AGREEMENTS FOR HOME INVESTMENT PARTNERSHIP PROGRAM, COMMUNITY HOUSING DEVELOPMENT ORGANIZATION, HOME INVESTMENT PARTNERSHIP PROGRAM AMERICAN RESCUE PLAN AND AMERICAN RESCUE PLAN ACT

City Council approved agreements with Primestor Development/Diversity Builders Alliance to provide The Walk, an affordable housing development, utilizing funds in the

**Minutes of the Closed Session and Regular Meetings
Norwalk City Council
December 17, 2024**

amount of \$2,047,000 in HOME Investment Partnership, Community Housing Development Organization, and HOME Investment Partnership Program American Rescue Plan and \$3,850,475 in American Rescue Plan Act; and authorized the City Manager to execute the agreements on behalf of the City, in forms approved by the City Attorney.

315-02/622-01

APPOINTMENTS

ADVISORY BODY APPOINTMENTS

None.

200

RESOLUTION

RESOLUTION NO. 24-62- DECLARING REAL PROPERTY EXEMPT SURPLUS LAND PURSUANT TO GOVERNMENT CODE SECTIONS 54221(F)(1) AND 37364 AND APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE DISPOSITION AND DEVELOPMENT OF REAL PROPERTY LOCATED AT 13200 BLOOMFIELD AVENUE.

A report was provided by Alex Hamilton, Interim Director of Community Development. Addressing City Council were Araceli V. King and Christina Sanchez spoke in opposition of the matter. Councilmember Valencia moved and Vice Mayor Perez seconded to:

- a. adopt Resolution No. 24-62, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORWALK DECLARING REAL PROPERTY EXEMPT SURPLUS LAND PURSUANT TO GOVERNMENT CODE SECTIONS 54221(F)(1) AND 37364 AND APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF NORWALK AND LEWIS LAND DEVELOPERS, LLC FOR THE DISPOSITION AND DEVELOPMENT OF REAL PROPERTY LOCATED AT 13200 BLOOMFIELD AVENUE; and
- b. find that the declaration of exempt surplus land and approving the DDA is exempt from CEQA pursuant to Guidelines Section 15312 – Class 12 (Surplus Government Property Sales) and CEQA Guidelines Section 15061(b)(3) and consistent with certified the Final EIR (FEIR) and approved a Mitigation and Monitoring and Reporting Program and adopted a Statement of Overriding Considerations in connection with the Norwalk Transit Specific Plan pursuant to City Council Resolution No. 24-58; and
- c. declare the Property Exempt Surplus Land pursuant to Government Code Section 54221(f)(1) and 37364; and
- d. authorize the City Manager to the execute the DDA and any ancillary documents, including but not limited to, escrow instructions, deeds, covenants, seller affidavits, other customary documents consistent with and reasonably necessary to effectuate the intent of this Resolution, record or cause to be recorded such documentation, or

**Minutes of the Closed Session and Regular Meetings
Norwalk City Council
December 17, 2024**

make such necessary amendments to the DDA and associated exhibits consistent with the intent of this Resolution, in a form as approved by the City Attorney.

MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

AYES: Councilmembers Rios and Valencia, and Vice Mayor Perez

NOES: None

ABSENT: Councilmember Ramirez and Mayor Ayala

1405-02

REPORTS

605 ALL STAR BAND PARADE REHEARSAL – REQUEST TO CLOSE STREETS

Richard Newton, Interim Director of Public Safety, provided a brief report. Addressing City Council were Rudy Miranda and Dr. Robert Concio. City Council discussion ensued with Councilmember Rios requesting the City contribute at some capacity. Vice Mayor Perez offered to contribute \$1,000, Councilmember Rios \$1,600, and Councilmember Valencia \$1,000, from their discretionary funds. Vice Mayor Perez moved and Councilmember Valencia seconded to approve the parade route and estimated staff cost of \$27,866.55. **MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:**

AYES: Councilmembers Rios and Valencia, and Vice Mayor Perez

NOES: None

ABSENT: Councilmember Ramirez and Mayor Ayala

1050-07

ORAL COMMUNICATIONS

Addressing City Council was Marie Miranda.

ADJOURNMENT

There being no further business to come before City Council, the meeting was adjourned at 7:18 p.m.

**Minutes of the Closed Session and Regular Meetings
Norwalk City Council
December 17, 2024**

**THERESA DEVOY, CMC
CITY CLERK**

ATTEST:

**JENNIFER PEREZ
VICE MAYOR**