

**MINUTES OF THE CLOSED SESSION AND REGULAR MEETINGS  
NORWALK CITY COUNCIL  
NORWALK, CALIFORNIA  
MARCH 18, 2025**

**CLOSED SESSION MEETING**

Mayor Ayala called the meeting to order at 5:03 p.m. in the Council Chambers, Norwalk City Hall, 12700 Norwalk Boulevard, Norwalk, California. Responding to roll call were Councilmember Rios, Vice Mayor Perez, and Mayor Ayala. Councilmember Valencia arrived after roll call. Councilmember Ramirez 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 REAL PROPERTY NEGOTIATOR PURSUANT TO GOVERNMENT CODE §54956.8, Assessor Parcel Numbers 8047-006-924 and 8047-006-925 (The Walk Project); Negotiating on behalf of the City: Jesus M. Gomez, City Manager; Negotiating Party: Primestor; Under Negotiation: Price and Terms of Payment.
- 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 – EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE §54956.9(d)(1) – State of California vs. City of Norwalk, Case No. 24STCP03551.
- IV. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION PURSUANT TO GOVERNMENT CODE §54956.9(d)(2) – Significant exposure to litigation in one case.

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**RECESS**

City Council recessed at 6:07 p.m. pending the commencement of the regular meeting.

**REGULAR MEETING**

Mayor Ayala called the meeting to order at 6:15 p.m. in the Council Chambers, Norwalk City Hall, 12700 Norwalk Boulevard, Norwalk, California. Responding to roll call were Councilmembers Rios and Valencia, Vice Mayor Perez, and Mayor Ayala. Councilmember Ramirez was absent. Also present were Jesus M. Gomez, City Manager; Arnold M. Alvarez, City Attorney; and Theresa Devoy, City Clerk.

The invocation was delivered by April Reutter, Pray Norwalk; followed by the flag salute, led by Rosalie Ramirez, New Harvest Christian School.

**CLOSED SESSION REPORT**

The City Attorney indicated there was no reportable action taken on Item Nos. III and IV. Item Nos. I and II were not addressed; therefore, the Closed Session meeting would reconvene at the end of the Regular Meeting.

**CITY COUNCIL COMMENTS**

Councilmember Rios requested a moment of silence for Deputy Hector Cuevas, San Bernadino County Sheriff's Department. Councilmember Valencia reported on her attendance at the Little Lake Little League Opening Day Ceremony, wished all a great season, and requested the meeting be adjourned in memory of Gabe Garcia. Vice Mayor Perez shared that City newsletters were distributed; reported on her participation in the Norwalk Education Alliance Mock Interviews; her attendance at the Norwalk Chambers Women's Leadership Breakfast, Opening Day Ceremonies for Baseball/Softball, the County Economic Regional Housing Authority, Read Across America with Ms. Reutters class, the ARTASTIC event and congratulated artists on their awards and thanked Recreation and Park Services for a successful event. Mayor Ayala thanked and congratulated Recreation and Park Services for the continued success of ARTASTIC; and reported on his participation in the Norwalk Education Alliance Mock Interviews.

**SPECIAL PRESENTATIONS**

City Council declared March 21, 2025, as World Down Syndrome Day in the City of Norwalk, the proclamation was accepted by Recreation and Park Services Adaptive Recreation.

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**CITY MANAGER COMMENTS**

Mr. Gomez introduced Faye Yuan, as the new Building and Safety Manager.

Following a brief presentation by Hector De La Torre, Executive Director, Gateway Cities Council of Governments, a video was shown and a Gold Energy Action Award was presented to the City.

Videos were shared highlighting the Norwalk Education Alliance Mock Interviews 2025 and the “Bi-Weekly” Review.

**CONSENT CALENDAR**

Consent calendar items are considered routine matters which may be enacted by one motion and roll call vote. Councilmember Rios asked that a report be given on Item No. 8 before the vote. Following the report and comments, Vice Mayor Perez moved and Councilmember Valencia seconded to approve consent calendar as recommended.

**MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:**

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

**MEETING MINUTES**

City Council approved the minutes of the meeting of March 4, 2025.

825-04

**PAYROLL FOR THE PERIOD FEBRUARY 2, 2025 - FEBRUARY 15, 2025**

City Council approved gross payroll in the amount of \$1,233,162.79; the payroll check numbers 38319 - 38321 and the voucher numbers 342137 - 342639 in the total net amount of \$922,261.48 for the pay period February 2, 2025 - February 15, 2025.

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**COMMERCIAL DEMANDS**

City Council approved the warrant register period February 26, 2025 – March 11, 2025, in the total amount of \$3,982,163.39.

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**PROJECT NO. 7933 - AWARD OF CONTRACT - CONSTRUCTION SERVICES FOR EXCELSIOR DRIVE BETWEEN STUDEBAKER ROAD AND PIONEER BOULEVARD, ENGINEER'S REPORT NO. 25-03**

Addressing City Council was Brian Tindall. City Council awarded a contract to R.J. Noble Company as amended in the amount of \$613,748.00 for construction of Project No. 7933, Excelsior Drive between Studebaker Road and Pioneer Boulevard; and authorized the City Manager to execute the contract with any amendments, provided there is adequate 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. 1005-04-7933

**PROJECT NO. 7196 - CONSTRUCTION MANAGEMENT AND CONSTRUCTION INSPECTION CONTRACT NO. 2 - FIRESTONE BOULEVARD BETWEEN STUDEBAKER AND IMPERIAL HIGHWAY**

Addressing City Council was Brian Tindall. City Council approved Amendment No. 2 to the contract with T.Y. Lin International in the amount of \$397,852 for Construction Management and Inspection services for Project No. 7196, Firestone Boulevard Improvements; and authorized the City Manager or his designee to execute the amendment on behalf of the City, in a form approved by the City Attorney. 1005-04-7196

**2024 NORWALK GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT**

City Council received and filed the 2024 General Plan and Housing Element Annual Progress Report and directed staff to transmit the report to the Governor's Office of Land Use and Climate Innovation and the Department of Housing and Community Development prior to April 1, 2025. 320-02

**FISCAL YEAR 24/25 JUSTICE ASSISTANCE GRANT – RESOLUTION NO. 25-11 – AUTHORIZING AN AMENDMENT TO THE FISCAL YEAR 2024/25 ADOPTED BUDGET**

City Council adopted Resolution No. 25-11, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORWALK AUTHORIZING AN AMENDMENT TO THE FISCAL YEAR 2024/25 ADOPTED BUDGET TO ADD THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT AWARD AND ALLOCATE COMMUNITY ORIENTED POLICING SERVICES GRANT FUNDS, in the amounts of \$27,887 and \$5,520 respectively, for the purchase of and operating costs for an additional Mobile Data Computer; and authorized the City Manager as Chief Executive to complete and submit grant related documents and amendments. 730-03-09

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**TEMPORARY LEASE EXTENSION AGREEMENT FOR THE PROPERTY AT 12405  
ROSECRANS AVENUE - NORWALK AUTO AUCTION**

Alex Hamilton, Interim Director of Community Development, provided a brief report. City Council discussion ensued with Councilmember Rios directing staff to ensure that Aquirecorp is held accountable for upkeep of the property. Vice Mayor Perez directed staff to produce a list of items that needed to be complete as well as conduct a Lease Evaluation Study to confirm the City is receiving market rate. City Council authorized the City Manager to enter into a new Third Amendment with Aquirecorp to temporarily extend the terms of the current lease agreement in a form approved by the City Attorney's Office; and continue negotiating terms for a long-term ground lease extension. 925-02/1215-12

**APPOINTMENTS**

**ADVISORY BODY APPOINTMENTS**

Councilmember Rios moved and Mayor Ayala seconded the appointments of Erika Hidalgo to Historical Heritage Commission and Brandon Obi to the Youth Commission.

**MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:**

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

Mayor Ayala moved and Councilmember Rios seconded the appointment of Steve Garcia to the Community Promotion Commission. **MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:**

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

200

**PUBLIC HEARING**

**2025 CONSOLIDATED PLAN AND FISCAL YEAR 2025/26 ANNUAL ACTION PLAN**

Mayor Ayala opened the public hearing to consider and discuss the proposed Community Development Block Grant and HOME Investment Partnerships Program Consolidated Plan and funding activities for Fiscal Year 2025/26 Annual Action Plan. The City Clerk presented a report on legal requisites for notice of hearing. Alex Hamilton, Interim

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Community Development Director, and Monica Troncoso, MNS Engineers Consultant, provided a report. Testifying in favor of the matter were Melanie Faure, Priscilla Rodriguez, Bill Sinko, and Shelbie Knox. There being no other persons wishing to testify on the matter, Mayor Ayala closed the public hearing. Following brief discussion, the report was received and filed.

315

**RESOLUTIONS**

**RESOLUTION NO. 25-09 - RESOLUTION OF INTENTION TO FORM AN ENHANCED INFRASTRUCTURE FINANCING DISTRICT - ESTABLISH THE NORWALK ENHANCED INFRASTRUCTURE FINANCING DISTRICT PUBLIC FINANCE AUTHORITY AND APPOINT MEMBERS**

Joseph Dieguez; Senior Vice President, Kosmont, provided a report. Vice Mayor Perez moved and Mayor Ayala seconded to adopt Resolution No. 25-09, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORWALK DECLARING ITS INTENTION TO FORM AN ENHANCED INFRASTRUCTURE FINANCING DISTRICT, ESTABLISHING THE NORWALK ENHANCED INFRASTRUCTURE FINANCING DISTRICT PUBLIC FINANCE AUTHORITY, AND APPOINTING MEMBERS. **MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:**

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

620-05

**RESOLUTION NO. 25-10 – BUDGET AMENDMENT AND AGREEMENT FOR PLANNING AND DESIGN SERVICES FOR NORWALK PARK, HOLIFIELD PARK, AND ROBERT WHITE PARK**

Sonia Batres, Recreation and Park Services Superintendent, provided a report. Addressing City Council was Brian Tindall. Bryant Avalos, Studio Manager at David Volz, responded to inquiries from Councilmember Rios regarding history of work with surrounding cities. Vice Mayor Perez moved and Councilmember Rios seconded to:

- a. adopt Resolution No. 25-10, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORWALK AUTHORIZING AN AMENDMENT TO THE FISCAL YEAR 2024/25 BUDGET FOR THE NORWALK PARK, HOLIFIELD PARK, AND ROBERT WHITE PARK PLANNING AND DESIGN PROJECT, in the amount of \$626,216; and
- b. approve an agreement with David Volz Design for planning and design services for \$626,216; and authorize the City Manager to execute the agreement and any amendments, provided there is funding in the budget and it is within the City

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Manager's signing authority, on behalf of the City, in a form approved by the City Attorney.

**MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:**

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

610/920-03-04/920-03-10/920-03-14

**REPORTS**

**SENATE BILL 9 DISCUSSION**

Mr. Hamilton provided a report. City Council confirmed staff's recommendations and voiced that the City be as conservative as possible pertaining to Senate Bill 9 standards when drafting an ordinance with Zoning Code Text amendments so as to protect the interests of the residents. The report was received and filed.

320-05

**ACCESSORY DWELLING UNIT UPDATE**

Mr. Hamilton provided a report. City Council discussion ensued with Mayor Ayala expressing concerns about compliance and trash bin storage space; and Vice Mayor Perez requested staff investigate whether portions of the City would be considered historical landmarks; City Council provided direction in order for staff to draft an Accessory Dwelling Unit ordinance with Zoning Code Text amendments to be in full compliance with state regulations, while also making it as conservative as possible to protect the interests of the residents. The report was received and filed.

320-34

**ORAL COMMUNICATIONS**

Addressing City Council was Brian Tindall and Gabriel Perales.

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**ADJOURNMENT**

There being no further business to come before City Council during the regular meeting, they reconvened into Closed Session at 9:23 p.m. and adjourned at 9:40 p.m., in memory of Gabriel Garcia.

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**THERESA DEVOY, CMC  
CITY CLERK**

**ATTEST:**

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**TONY AYALA  
MAYOR**