

**MINUTES OF THE CLOSED SESSION AND REGULAR MEETINGS
NORWALK CITY COUNCIL
NORWALK, CALIFORNIA
MAY 6, 2025**

CLOSED SESSION MEETING

Mayor Ayala called the meeting to order at 5:00 p.m. in the Council Chambers, Norwalk City Hall, 12700 Norwalk Boulevard, Norwalk, California. Responding to roll call were Councilmembers Ramirez, Vice Mayor Perez, and Mayor Ayala. Councilmembers Rios and Valencia were 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 LEGAL COUNSEL – ANTICIPATED LITIGATION PURSUANT TO GOVERNMENT CODE §54956.9(d)(2) – Significant exposure to litigation in two cases.
- III. PURSUANT TO GOVERNMENT CODE §54957.6; CONFERENCE WITH LABOR NEGOTIATOR. Negotiating on behalf of the City: Jesus M. Gomez, City Manager; regarding negotiations with the Norwalk City Employees Association.

RECESS

City Council recessed at 5:37 p.m. pending the commencement of the regular meeting.

REGULAR MEETING

Mayor Ayala called the meeting to order at 6:02 p.m. in the Council Chambers, Norwalk City Hall, 12700 Norwalk Boulevard, Norwalk, California. Responding to roll call were Councilmembers Ramirez and Valencia, Vice Mayor Perez, and Mayor Ayala.

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Councilmember Rios 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 Pastor Arthur McKibben, La Mirada Church of the Nazarene; followed by the flag salute, led by Jonah Nunez, Dolland 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

City Council wished Councilmember Ramirez a Happy Birthday. Councilmember Ramirez reported on his attendance at the Los Angeles Sanitation District Meeting, City employee Maria Corona's retirement party, Teen Alliance Program (TAP) Anniversary Scholarship and Recognition Dinner and thanked Parks and Recreation staff for a successful event. Councilmember Valencia reported on her attendance at the Mayor's Prayer Breakfast, and the Egg-Stravagant Egg Hunt; shared she met with the Maverick Group and toured Home2 Suite hotel; met with a representative from Southeast Water Coalition along with Glen Kau, Director of Public Services/City Engineer, and Jaqueline Koontz, Public Services Senior Civil Engineer, to discuss various topics about water and she will have a representative present at the upcoming commissioners meeting on May 29; acknowledged TAP's 20 years of success and thanked Rosie Lozoya, Recreation and Park Services Supervisor, for being an integral part of that program. Vice Mayor Perez shared that City newsletters were distributed; reported on her attendance at the Mayor's Prayer Breakfast, the Egg-Stravagant Egg Hunt, League of California Cities City Leaders Summit where she advocated for Proposition 36, homelessness initiatives, and Perfluoroalkyl and Polyfluoroalkyl substance concerns; the California Joint Powers Insurance Authority Risk Management Conference; and wished all a Happy Mother's Day. Mayor Ayala reported on his attendance at the Arbor Day event and thanked all staff involved that made it educational and a success; thanked the Norwalk/Santa Fe Springs Soroptimist organization that continually host exceptional events that contribute to the community.

SPECIAL PRESENTATIONS

City Council proclaimed May as Asian American and Pacific Islander Heritage Month and presented a proclamation to Madeline Arenas, a featured artist at the Mary Paxon Gallery, and Loida Moreno, President of the International Club.

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City Council proclaimed May 4 - 10 as Professional Municipal Clerks Week and recognized the City Clerk Department staff.

City Council proclaimed May 18 - 24 as National Public Works Week recognizing the Public Works Department staff.

City Council proclaimed May as Military Appreciation Month and presented the proclamation to representatives of the American Legion.

CITY MANAGER COMMENTS

A video was shared highlighting the Mayor's Prayer Breakfast, Earth Week in Norwalk, the Egg-Stravagant Egg Hunt Recap, and the "Bi-Weekly Review." Levy Sun, Director of Community and Public Affairs, announced that Community and Public Affairs received a California Association of Public Information Officials (CAPIO) Award of Distinction, and Park and Recreation Services received a CAPIO Award of Excellence.

CONSENT CALENDAR

Consent calendar items are considered routine matters which may be enacted by one motion and roll call vote. Councilmember Ramirez moved and Councilmember Valencia seconded to approve consent calendar as recommended. **MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:**

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

WAIVE READING IN FULL OF ALL ORDINANCES ON THE AGENDA - City Council waived reading in full of all ordinances on the agenda and declared that said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.

MEETING MINUTES

City Council approved the minutes of the meetings of April 15, 2025 and April 22, 2025.

825-04

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PAYROLL FOR THE PERIOD MARCH 16, 2025 – MARCH 29, 2025

City Council approved gross payroll in the amount of \$1,245,903.46; the payroll check Nos. 38337 – 38343 and the voucher Nos. 343645 – 344141, in the total net amount of \$933,117.15 for the payroll period March 16, 2025 – March 29, 2025. 630

COMMERCIAL DEMANDS

City Council approved the warrant register period April 8, 2025 – April 28, 2025, in the total amount of \$3,122,248.13. 640

PLANNING COMMISSION SYNOPSIS - APRIL 23, 2025

No action was taken. 320

ORDINANCE NO. 25-1756 – APPROVING STATUTORY DEVELOPMENT AGREEMENT NO. 2025-0001 FOR THE DEVELOPMENT OF THE NORWALK TRANSIT VILLAGE SPECIFIC PLAN AREA LOCATED AT 13200 BLOOMFIELD AVENUE

City Council adopted Ordinance No. 25-1756, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORWALK, CALIFORNIA APPROVING DEVELOPMENT AGREEMENT NO. 2025-0001 BY AND BETWEEN THE CITY OF NORWALK, CALIFORNIA AND LEWIS LAND DEVELOPERS, LLC. FOR THE DEVELOPMENT OF THE NORWALK TRANSIT VILLAGE SPECIFIC PLAN AREA LOCATED AT 13200 BLOOMFIELD AVENUE. 1405-02

AWARD OF CONTRACT – CUSTOMER SERVICE AGREEMENT FOR RENTAL AND CLEANING OF UNIFORMS AND RELATED PRODUCTS

City Council approved an agreement with UniFirst Corporation for a term ending March 25, 2030 for rental and cleaning of uniforms and related products; and authorized the City Manager to execute the contract and any amendments or extensions provided there is funding in the budget, on behalf of the City, in a form approved by the City Attorney. 135-01-04

AGREEMENT AMENDMENT NO. 2 - PRODUCTION OF THE CITY’S NEWSLETTERS

City Council approved Amendment No. 2 with Intergraphics for newsletter printing services, not to exceed \$82,632.00; and authorized the City Manager to execute the amendment, in a form approved by the City Attorney. 145-03

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AGREEMENT FOR OPERATION AND MAINTENANCE OF THE COMPRESSED NATURAL GAS STATION

City Council approved a five-year agreement, from July 1, 2025 through June 30, 2030 with Clean Energy Fuels for Operation and Maintenance services of the Compressed Natural Gas station with for a total contract value of \$900,718.70; and authorized the City Manager to execute the contract and any amendments or extensions 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.

920-10-02

AGREEMENT AMENDMENT NO. 2 FOR ELECTRICAL WORK

City Council approved Amendment No. 2 with HC Electric, for electrical work in the amount of \$7,605; and authorized the City Manager to execute the amendment and any other 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.

955

AGREEMENT – SAFE, CLEAN WATER MUNICIPAL PROGRAM

City Council approved the Transfer agreement with the Los Angeles County Flood Control District for Safe, Clean Water Program-Municipal Program funds; and authorized the City Manager to execute the Transfer Agreement and any amendments, on behalf of the City, in a form approved by the City Attorney.

1070

AGREEMENT WITH THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC HEALTH FOR PUBLIC HEALTH SERVICES (NO. PH-005643)

City Council approved an agreement with the Los Angeles County Department of Public Health for public health services; and authorized the City Manager to execute the agreement, and any amendments necessary to meet the goals of the City in a form approved by the City Attorney.

425-03-25

AGREEMENT - ENGINEERING DIVISION STAFF AUGMENTATION

City Council approved a professional services agreement with Transtech Engineering Inc., to provide staff augmentation services to the Engineering Division, in a total contract amount not to exceed \$120,920, with the option to extend the duration of the services through August 31, 2026, for an additional compensation of \$156,680, for a total of \$277,600; and authorized the City Manager to execute the agreement and 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.

310-06

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APPOINTMENTS

ADVISORY BODY APPOINTMENTS

Councilmember Valencia moved and Councilmember Ramirez seconded to appoint Maria Carbajal to the International Friendship Commission. **MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:**

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

200

RESOLUTION

RESOLUTION NO. 25-15 - FIRST AMENDMENT TO GROUND LEASE AGREEMENT FOR THE CIVIC CENTER PARKING GARAGE

Alex Hamilton, Interim Director of Community Development, provided a report. Vice Mayor Perez moved and Councilmember Ramirez seconded to:

- a. find that the proposed Lease Amendment is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) as this activity will not have a significant effect on the environment per Section 15301 Class 1 (Existing Facilities) of the CEQA Guidelines;
- b. adopt Resolution No. 25-15, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORWALK APPROVING THE FIRST AMENDMENT TO THE GROUND LEASE AGREEMENT – NORWALK CIVIC CENTER PARKING GARAGE BY AND BETWEEN THE CITY OF NORWALK AND THE COUNTY OF LOS ANGELES; and
- c. authorize the City Manager to execute the First Amendment to the Ground Lease Agreement and any documents under the terms of the First Amendment and such other ancillary documents, and any additional amendments provided there is funding in the budget, in a form approved by the City Attorney.

MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

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

1215-03-05/1405-07

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REPORTS

PROJECT NO. 7449 – AWARD OF CONTRACT - WATERMAIN AND ADVANCED METER INFRASTRUCTURE METER REPLACEMENTS AND PROJECT NO. 7937 - LOCAL STREETS REHABILITATION PROGRAM ZONE 31 ASPHALT IMPROVEMENTS

Glen Kau, Director of Public Services/City Engineer, provided a report. Councilmember Ramirez moved and Vice Mayor Perez seconded to award a contract to Stephen Doreck Equipment Rentals, Inc. for City Project No. 7449, Water Main and Advanced Meter Infrastructure Meter Replacement Project and Project No. 7937, Local Streets Rehabilitation Program Zone 31 Asphalt Improvements, in the amount of \$3,194,303.65; and authorized the City Manager to execute the contract and any amendments within the 15% contingency, on behalf of the City, in a form approved by the City Attorney. **MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:**

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

1005-04-7449/7937

AGREEMENT FOR COMMUNICATION SYSTEM - SAFETY AND SECURITY REPORTING PLATFORM

Following a brief report provided by Jim Parker, Executive Director of Regional Transportation, Vice Mayor Perez requested staff advertise the platform and provide an update in six months. Vice Mayor Perez moved and Councilmember Ramirez seconded to approve a one-year subscription agreement from July 1, 2025 through June 30, 2026 with ELERTS Corporation for a Crowd Sourced Incident Reporting System in the amount of \$39,995; and authorized the City Manager to execute the agreement and any amendments or extensions provided there is funding in the budget, on behalf of the City, in a form approved by the City Attorney. **MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:**

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

634-10

ORAL COMMUNICATIONS

There were no persons wishing to address City Council.

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ADJOURNMENT

There being no further business to come before City Council, the meeting was adjourned at 7:25 p.m.

**THERESA DEVOY, CMC
CITY CLERK**

ATTEST:

**TONY AYALA
MAYOR**