

1. MEETING MINUTES

Staff recommends City Council approve the minutes of the meeting of March 4, 2025. 825-04

**MINUTES OF THE CLOSED SESSION AND REGULAR MEETINGS  
NORWALK CITY COUNCIL  
NORWALK, CALIFORNIA  
MARCH 4, 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 arrived after roll call. 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.

**RECESS**

City Council recessed at 5:55 p.m. pending the commencement of the regular meeting.

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**REGULAR MEETING**

Mayor Ayala called the meeting to order at 6:05 p.m. in the Council Chambers, Norwalk City Hall, 12700 Norwalk Boulevard, Norwalk, California. City Council was present in its entirety with Councilmembers Ramirez, Rios, and Valencia, Vice Mayor Perez, and Mayor Ayala responding to roll call. Also present were Jesus M. Gomez, City Manager; Arnold M. Alvarez-Glasman, City Attorney; and Theresa Devoy, City Clerk.

The invocation was delivered by Soonim Kim, SDA Korean Church; followed by the flag salute, led by Rick Ramirez, 5<sup>th</sup> grade student.

**CLOSED SESSION REPORT**

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

**CITY COUNCIL COMMENTS**

Vice Mayor Perez reported on her attendance at the California Contract Cities Board of Directors Meeting, the E-Waste, Shred-A-Thon and Medication Disposal Event; the Greater Los Angeles Homeless Count; Leadership and Advocacy for the Direction of Young Women “Love is Respect” Workshop; shared that the *Norwalk Now* has been distributed, and announced the upcoming Kids and Cops Footgolf Tournament. Councilmember Rios reported on her attendance at a meeting with representatives from EARTHDAY.org where they discussed Earth Day and ways to celebrate; rode on a Norwalk City Bus and encouraged all to use public transportation; shared statistics regarding plastic waste and asked residents to remember to be environmentally conscientious; announced that March is National Women’s History Month and congratulated all strong women. Councilmember Valencia reported on her attendance at the Greater Los Angeles Homeless Count and thanked all volunteers who made it a success; she also attended the Norwalk Lions Club International Pancake Breakfast and the Soroptimist International Norwalk/Santa Fe Springs Quarter Mania event and thanked the Teen Alliance Program participants for helping at the event; announced Lent has arrived. Mayor Ayala shared that community-based organizations are great to support because that support circles back into the community.

**SPECIAL PRESENTATIONS**

City Council proclaimed March as National Women’s History Month in the City of Norwalk.

City Council proclaimed March as National Social Service Worker’s Month in the City of Norwalk.

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**CITY MANAGER COMMENTS**

Captain Conti provided the Los Angeles Sheriff's quarterly report and shared a video.

Videos were shared highlighting the Homeless Count 2025 recap 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 Ramirez moved and Councilmember Rios seconded to approve the consent calendar as recommended. **MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:**

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

**MEETING MINUTES**

City Council approved the minutes of the meeting of February 18, 2025.

825-04

**PAYROLL FOR THE PERIOD JANUARY 19, 2025 - FEBRUARY 1, 2025**

City Council approved gross payroll in the amount of \$1,248,737.05; the payroll check numbers 38311 –38318 and the voucher numbers 341637 – 342136, in the total net amount of \$929,068.84 for the pay period January 19, 2025 – February 1, 2025. 630

**COMMERCIAL DEMANDS**

City Council approved the warrant register period February 12, 2025 – February 25, 2025, in the total amount of \$3,857,612.81. 640

**PLANNING COMMISSION SYNOPSIS - FEBRUARY 26, 2025**

No action taken.

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**AMENDMENT NO. 1 - TO THE ADMINISTRATIVE SERVICES AGREEMENT FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT, HOME INVESTMENT PARTNERSHIPS PROGRAM, HOME AMERICAN RESCUE PLAN AND NORWALK**

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**HOUSING AUTHORITY; AND AUTHORIZATION FOR TWO ON-CALL AGREEMENTS  
TO PROVIDE ADMINISTRATIVE CONSULTANT SERVICES**

City Council:

- a. approved Amendment No. 1 to the agreement with MNS Engineers, Inc. for additional professional services in the amount of \$85,000; and authorized the City Manager to execute the amendment, on behalf of the City, in a form approved by the City Attorney; and
- b. approved agreements with MNS Engineers, Inc. and Advanced Avant-Garde Corporation to provide on-call Community Development Block Grant and Housing Administrative Consultant Services and Additional Services for a term of three years from the date of execution, in an amount of \$150,000 each annually; and authorized the City Manager to execute the agreements, and any amendments provided there is funding in the budget and it is within the City Managers signing authority, on behalf of the City, in a form approved by the City Attorney.

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**APPOINTMENTS**

**ADVISORY BODY APPOINTMENTS**

Councilmember Rios moved and Councilmember Perez seconded Councilmember Rios' appointment of Rachel Contreras to the Senior Citizens Commission. **MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:**

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

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**REPORTS**

**DIRECTION FOR THE 2025 CONSOLIDATED PLAN AND FISCAL YEAR 2025-26  
ANNUAL ACTION PLAN**

Alex Hamilton, Interim Director of Community Development, provided a report and requested guidance from City Council regarding the proposed activities for the Fiscal Year 2025-26 Annual Action Plan. The City Clerk summarized an email from Melanie Faure who spoke on the matter. City Council discussion ensued, Councilmember Ramirez requested information about which funds were used the most and if there was anything that could be eliminated, as well as if clients served were Norwalk residents; Councilmember Rios requested more data for the funds being recommended; Mayor Ayala inquired whether or not information about how many clients were served is listed on the applications companies submit; Vice Mayor Perez shared concern that only nine

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companies submitted applications when there are over 50. Mr. Hamilton indicated that there are strict reporting guidelines that hinder companies from applying. The report was received and filed.

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**UPDATING AND ESTABLISHING USER AND REGULATORY FEES**

Jennifer Hernandez, Finance Senior Management Analyst, and Brian Brown, Consultant for Clear Source Consulting, provided a report and requested City Council review and provide comments on the Proposed Fee Schedule and accompanying User and Regulatory Fee Study; and directed staff to schedule a public hearing for consideration of a resolution to update and establish User and Regulatory Fees. City Council discussion ensued. Vice Mayor Perez requested an auto annual increase be implemented into the upcoming fees, requested that the penalty fees be reviewed and adjusted, and suggested implementing a fee for credit card usage for users. Councilmember Ramirez commented that the Fee Schedule amounts are also tied to the Salary Schedule and requested staff work on providing a fee study. This item will be scheduled for a public hearing, and the report was received and filed.

602-01

**ORAL COMMUNICATIONS**

Addressing City Council were Brian Tindall and Pauline Rojo.

**ADJOURNMENT**

There being no further business to come before City Council, the meeting was adjourned at 8:14 p.m.

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**THERESA DEVOY, CMC  
CITY CLERK**

**ATTEST:**

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**TONY AYALA  
MAYOR**