

# MINUTES

## LA HABRA UTILITY AUTHORITY

### REGULAR MEETING 6:30 P.M.

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### REGULAR JOINT MEETING WITH THE, CITY COUNCIL OF THE CITY OF LA HABRA, SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF LA HABRA, LA HABRA CIVIC IMPROVEMENT AUTHORITY, AND CITY OF LA HABRA HOUSING AUTHORITY

Monday, May 2, 2022

**PRELIMINARY:** These Minutes to be considered for approval on June 20, 2022.

#### **REGULAR MEETING & REGULAR JOINT MEETING 6:30 P.M.:**

**CALL TO ORDER:** Mayor/Chair Medrano called the Regular Meeting of the City Council of the City of La Habra and the Regular Joint Meeting with the Successor Agency to the Redevelopment Agency of the City of La Habra, La Habra Civic Improvement Authority, City of La Habra Housing Authority, and La Habra Utility Authority to order at 6:30 p.m. in the Council Chamber, located at 100 East La Habra Boulevard in La Habra, California.

**INVOCATION:** City Attorney/Legal Counsel Jones

**PLEDGE OF ALLEGIANCE:** Councilmember/Director Simonian

**COUNCILMEMBERS/DIRECTORS PRESENT:** Mayor/Chair Medrano  
Mayor Pro Tem/Vice Chair Gomez  
Councilmember/Director Espinoza  
Councilmember/Director Nigsarian  
Councilmember/Director Simonian

**COUNCILMEMBERS/DIRECTORS ABSENT:** None

**OTHER OFFICIALS PRESENT:** City Manager/Executive Director Sadro  
City Attorney/Legal Counsel Jones  
Assistant City Clerk/Secretary Barone  
Executive Secretary Hurt

**CLOSED SESSION ANNOUNCEMENT:** None.

#### **PROCLAMATIONS/PRESENTATIONS:**

1. PROCLAIM MAY 2022 AS MENTAL HEALTH AWARENESS MONTH IN THE CITY OF LA HABRA

Mayor Medrano invited The Extraordinary Lives Foundation Board Member Johnice Williams to the podium to accept the proclamation. Johnice Williams accepted the proclamation and spoke regarding support and services provided by The Extraordinary Lives Foundation.

2. PROCLAIM MAY 11-17, 2022, AS NATIONAL POLICE WEEK IN THE CITY OF LA HABRA

Mayor Medrano invited Chief of Police Foster to the podium to accept the proclamation. Chief of Police Foster, Police Officer Christopher Antonio-Gomez, and Police Officer Nariya Jean accepted the proclamation.

3. PROCLAIM MAY 15-21, 2022, AS NATIONAL PUBLIC WORKS WEEK IN THE CITY OF LA HABRA

Mayor Medrano invited Director of Public Works Saykali to the podium to accept the proclamation. Director of Public Works Saykali and City Engineer Mendoza accepted the proclamation.

4. PROCLAIM MAY 1-7, 2022, AS PROFESSIONAL MUNICIPAL CLERKS WEEK IN THE CITY OF LA HABRA

Mayor Medrano invited Assistant City Clerk Barone to the podium to accept the proclamation. Assistant City Clerk Barone accepted the proclamation and thanked the City Council for the recognition and their support.

**PUBLIC COMMENTS:** None

**CONSENT CALENDAR:**

City Manager/Executive Director Sadro requested that City Council Item 6 be removed from the Consent Calendar until an unspecified date.

Moved by Councilmember/Director Nigsarian, seconded, by Councilmember/Director Espinoza, and CARRIED UNANIMOUSLY (5-0) TO APPROVE CITY COUNCIL CONSENT CALENDAR ITEMS 1 THROUGH 5 AND 7 THROUGH 10; HOUSING AUTHORITY ITEMS 1 AND 2; CITY COUNCIL & HOUSING AUTHORITY ITEM 1; AND CITY COUNCIL, AGENCY & AUTHORITIES ITEM 1.

Said motion CARRIED by the following vote:

AYES: Mayor/Chair Medrano, Mayor Pro Tem/Vice Chair Gomez,  
Councilmember/Director Espinoza, Councilmember/Director Nigsarian,  
Councilmember/Director Simonian

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

1. PROCEDURAL WAIVER: Waive reading in full of resolutions and ordinances and approval and adoption of same by reading title only.

2. APPROVE CITY COUNCIL OF THE CITY OF LA HABRA MEETING MINUTES

That the City Council approve the City Council of the City of La Habra Meeting Minutes of:

- March 21, 2022
- April 4, 2022
- April 18, 2022

3. APPROVE THE SECOND READING AND ADOPTION OF ORDINANCE NO. 1839 ENTITLED: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA HABRA, CALIFORNIA, APPROVING ZONE CHANGE 22-01 TO AMEND THE FOLLOWING CHAPTERS OF TITLE 18 ZONING: CHAPTER 18.04 DEFINITIONS, MODIFYING THE DEFINITION OF "FOOD TO GO RESTAURANT", CHAPTER 18.06 ZONES ESTABLISHED - ZONING MAP BOUNDARIES AND LAND USES, ADDING "FOOD TO GO" AS A PERMITTED USE OUTRIGHT, CHAPTER 18.08 GENERAL PROVISIONS, EXEMPTING THE CITY FROM THE PROVISIONS OF TITLE 18, CHAPTER 18.12 SPECIAL DEVELOPMENT STANDARDS, MODIFYING THE OUTDOOR SEATING REQUIREMENTS FOR RESTAURANTS, CHAPTER 18.14 OFF-STREET PARKING REQUIREMENTS, MODIFYING THE PARKING STANDARDS FOR "FOOD TO GO" RESTAURANTS TO BE CONSISTENT WITH ITS DEFINITION, AND CHAPTER 18.80 AFFORDABLE HOUSING INCENTIVES MODIFYING THE STANDARDS AND TEXT FOR CONSISTENCY WITH STATE LAW AS PER EXHIBITS "A" THROUGH "F"

That the City Council approve the second reading and adoption of Ordinance No. 1839.

4. APPROVE THE SECOND READING AND ADOPTION OF ORDINANCE NO. 1840 ENTITLED: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA HABRA, CALIFORNIA, AMENDING CHAPTER 2.28 (COMMUNITY SERVICES COMMISSION) OF THE LA HABRA MUNICIPAL CODE REGARDING THE COMMUNITY SERVICES COMMISSION

That the City Council approve the second reading and adoption of Ordinance No. 1840.

5. APPROVE A RESOLUTION REAFFIRMING THE REQUIRED FINDINGS TO CONTINUE TO ALLOW REMOTE CITY COUNCIL MEETINGS AS REQUIRED BY AB 361

That the City Council:

A. Receive and file this report; and,

B. APPROVE AND ADOPT **RESOLUTION NO. 6058** ENTITLED: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE LEGALLY REQUIRED FINDINGS TO CONTINUE TO AUTHORIZE THE CONDUCT OF REMOTE "TELEPHONIC" MEETINGS DURING THE STATE OF EMERGENCY.

6. APPROVE A PAYROLL SYSTEM SUPPORT CONSULTANT AGREEMENT WITH JIM MABEY OF INFORMATION MANAGEMENT TECHNOLOGIES (Item removed from the Agenda by staff to an unspecified date; no discussion held.)

That the City Council approve to waive the formal bidding process per La Habra Municipal Code 4.20.070 (E) Technology Exception, and approve and authorize the City Manager to execute an agreement with Jim Mabey of Information Management Technologies for payroll system support services.

7. APPROVE AMENDMENT 02 TO THE GENERAL CHILD CARE (CCTR) PROGRAM CONTRACT WITH THE CALIFORNIA DEPARTMENT OF SOCIAL SERVICES FOR THE 2021-2022 SCHOOL YEAR

That the City Council:

- A. Approve and authorize the City Manager to execute Contract Amendment 02 to CCTR-1164 with the California Department of Social Services for the 2021-2022 School Year; and,
  - B. APPROVE AND ADOPT **RESOLUTION NO. 6059** ENTITLED: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA HABRA, CALIFORNIA, CERTIFYING THE APPROVAL AND AUTHORIZING THE ACCEPTANCE OF LOCAL AGREEMENT NO. CCTR-1164 AMENDMENT 02, WITH THE CALIFORNIA STATE DEPARTMENT OF SOCIAL SERVICES.
8. APPROVE AND AUTHORIZE THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH PRISCILA DAVILA & ASSOCIATES, INC. TO ADMINISTER A PROPOSED "DINE AND SHOP" LOCAL INCENTIVE PROGRAM, A BILL(S) ASSISTANCE PROGRAM, AND A BUSINESS ASSISTANCE PROGRAM WITH FUNDING FROM THE AMERICAN RESCUE PLAN ACT (ARPA)

That the City Council:

- A. Approve and authorize the City Manager to enter into an agreement with Priscila Davila & Associates, Inc., to administer a proposed "Dine and Shop" Local Economic Incentive Program, a Bills(s) Assistance Program, and a Business Assistance Program utilizing available American Rescue Plan Act (ARPA) funds; and,
  - B. Approve a budget appropriation of \$1,172,300 of ARPA funds for these proposed programs and their administration.
9. APPROVE AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE THIRD AMENDMENT TO THE CITY'S WORKFORCE INNOVATION OPPORTUNITY ACT (WIOA) AGREEMENT FOR YOUTH PROGRAM SERVICES WITH THE COUNTY OF ORANGE, CONTRACT NO. MA-012-20011848

That the City Council approve and authorize the City Manager to execute the Third Amendment to the Workforce Innovation Opportunity Act (WIOA) Agreement for Youth Program Services with the County of Orange, in the amount of \$2,180,915. If approved, the third amendment to the agreement will allow the City of La Habra to continue as the sole provider of the County's "Ready S.E.T. OC Youth Employment Program" for Fiscal Year 2022-2023.

10. WARRANTS: APPROVE NOS. 00134022 THROUGH 00134189 TOTALING \$2,202,330.35

That the City Council approve Nos. 00134022 through 00134189 totaling \$2,202,330.35.

**HOUSING AUTHORITY:**

1. APPROVE CITY OF LA HABRA HOUSING AUTHORITY MEETING MINUTES

That the Housing Authority approve the City of La Habra Housing Authority Meeting Minutes of:

- June 1, 2020
- August 17, 2020
- December 7, 2020
- December 21, 2020
- December 20, 2021
- January 3, 2022
- January 18, 2022
- February 7, 2022
- February 22, 2022
- March 7, 2022
- March 21, 2022
- April 4, 2022
- April 18, 2022

2. APPROVE THE INSTALLATION OF A NEW MANUFACTURED HOME IN SPACE 122 OF VIEW PARK ESTATES LOCATED AT 1750 WEST LAMBERT ROAD AND IN SPACE 78 OF PARK LA HABRA MOBILE HOMES LOCATED AT 1731 WEST LAMBERT ROAD FOR FUTURE AFFORDABLE HOUSING

That the Housing Authority:

- A. Authorize Augusta Communities to act as the licensed retailer on behalf of the Housing Authority under Section 3.3 of the Asset and Mobile Home Park Management Agreement between the Housing Authority and Augusta Communities dated November 4, 2019;
- B. Authorize the Executive Director or his or her designee to sign, and/or approve any documents including but not limited to bids, proposals, agreements, invoices and purchase orders related to the purchase and installation of new manufactured homes, including construction cost; and,
- C. Approve a budget appropriation of \$250,000 from the Low and Moderate Income Asset Fund (LMIHF) for expenses related to the purchase and installation of the manufactured home located in View Park Mobile Home Estates; and,
- D. Approve a budget appropriation of \$250,000 from the Housing Authority for expenses related to the purchase and installation of the manufactured home located at Park La Habra Mobile Homes.

**CITY COUNCIL & HOUSING AUTHORITY:**

1. APPROVE AN APPROPRIATION OF \$50,000 FOR ADDITIONAL TIME AND MATERIALS CHANGE ORDER WORK FOR PARK LA HABRA MOBILE HOME PARK AND VIEW PARK MOBILE HOME ESTATES PARK STREET IMPROVEMENTS, CITY PROJECT NO. 3-R-17

That the City Council & Housing Authority:

- A. Approve an appropriation of \$25,000 from the View Park Mobile Home Park Fund and \$25,000 from the Park La Habra Mobile Home Park Fund for additional work related to similar construction of Park La Habra Mobile Home Park and View Park Mobile Home Estates Park Street Improvements, City Project No. 3-R-17;
- B. Approve Sully-Miller Contracting Company of Brea, California, to proceed with Time & Materials Change Order not to exceed \$50,000 to furnish and construct asphalt patching to remove trip hazards in View Park Mobile Home Estates Park and Park La Habra Mobile Homes Park; and,
- C. Authorize the City Manager to increase the purchase order with Sully-Miller Contracting Company of Brea, California, by \$50,000 from the original amount of \$1,673,897.78 to the amount of \$1,723,897.78.

**CITY COUNCIL, AGENCY & AUTHORITIES:**

1. RECEIVE AND FILE THE CITY OF LA HABRA FISCAL YEAR 2020-2021 AUDITED FINANCIAL REPORTS

That the City Council, Agency and Authorities:

- A. Receive and file the audited Fiscal Year 2020-2021 Annual Comprehensive Financial Report (ACFR) for the City of La Habra; and,
- B. Receive and file the audited Fiscal Year 2020-2021 Annual Financial Report for the La Habra Utility Authority.

**CONSENT CALENDAR ITEMS REMOVED FOR SEPARATE DISCUSSION:** None.

**PUBLIC HEARINGS:** None at this time.

**CONSIDERATION ITEMS:** None at this time.

**MAYOR'S COMMUNITY CALENDAR:**

Mayor Medrano made the following announcements:

- La Habra Vaccination and Booster Clinic at the La Habra Community Center, Monday, Wednesday, and Friday, 9:00 a.m. to 4:00 p.m. by appointment only.
- COVID Testing at the La Habra Community Center, Monday through Friday, 7:00 a.m. to 7:00 p.m. by appointment only.
- Mother's Day "Paint and Sip" Event at the La Habra Children's Museum, Saturday, May 7, 2022, 10:30 a.m. to 12:00 p.m.

- Red Cross Blood Drive, Wednesday, May 11, 2022, 8:00 a.m. to 8:00 p.m., by appointment only.
- La Habra Splash Pads at Brio Park and Oeste Park scheduled to reopen on Saturday, May 28, 2022, 10:00 a.m. to 7:00 p.m.
- La Habra Summer Active Day Camp to be held Monday through Friday, June 6, 2022, through August 12, 2022, at Veterans Hall.
- La Habra Movies in the Park film series begins on Friday, June 17, 2022, with a showing at Oeste Park.
- 4<sup>th</sup> of July Fireworks Spectacular on Monday, July 4, 2022, at La Bonita Park.

**COMMENTS FROM STAFF:**

City Manager/Executive Director Sadro congratulated the La Habra Chamber of Commerce on the success of the 2022 Citrus Fair, and thanked staff for their hard work on the event.

**COMMENTS FROM COUNCILMEMBERS/DIRECTORS:**

Mayor Pro Tem/Vice Chair Gomez spoke regarding the success of Big Bounce America and its positive impact on local businesses. He stated that Sister Margaret from Our Lady of Guadalupe Church would be relocating, and suggested City Council recognize her at a future meeting. Mayor/Chair Medrano concurred with the recognition. He requested the meeting be adjourned in memory of Bill Price, father of former Chief of Police Jerry Price; and Lupe Aguirre. He thanked the Boys and Girls Club of La Habra for the Lyle Park fabrication demonstration, and thanked Councilmember Simonian, Councilmember Nigsarian, and City Attorney Jones for their work as Board of Directors members for the Boys and Girls Clubs of America. He recognized and thanked former La Habra Chamber of Commerce President/CEO Mark Sturdevant.

Councilmember/Director Nigsarian spoke regarding the success of the 2022 Citrus Fair, and congratulated La Habra Chamber of Commerce President Marie Laveaga and her staff on the event. He welcomed former La Habra Chamber of Commerce President/CEO Mark Sturdevant to tonight's meeting. He spoke regarding his and Mayor/Chair Medrano's tour of the Navigation Centers in Buena Park and Placentia which provide temporary homeless shelters to those in need.

Councilmember/Director Espinoza spoke regarding past Citrus Fairs, and congratulated the La Habra Chamber of Commerce on the success of this year's event. She indicated she was not able to attend the tour of the Navigation Centers, and as a Kraemer Place Board Member she will ask for reports to present to the City Council.

Councilmember/Director Simonian stated that he attended the Perla Azul restaurant grand opening held on Saturday, April 30, 2022. He spoke regarding the success of this year's Citrus Fair, and his attendance to the car show on Sunday, May 1, 2022. He welcomed former La Habra Chamber of Commerce President/CEO Mark Sturdevant to tonight's meeting.

Mayor/Chair Medrano stated that he attended the Perla Azul restaurant grand opening held on Saturday, April 30, 2022, and thanked the La Habra Chamber of Commerce for accommodating a new business in the community. He spoke regarding his attendance to Lyle Park fabrication demonstration hosted by the Boys and Girls Club of La Habra. He congratulated and thanked the La Habra Chamber of Commerce for this year's Citrus Fair, and stated he also attended the car show on Sunday, May 1, 2022, to select the "Mayor's Choice." He stated he will continue to promote La Habra businesses. He spoke regarding the tour of the Navigation Centers in Buena Park and Placentia which provide temporary homeless shelters to those in need. He commented on the regional efforts in the North Service Planning Area to address local homelessness, and that combating homelessness begins in our communities through Homeless Liaison Officers (HLOs).

**ADJOURNMENT:** Mayor/Chair Medrano adjourned the meeting in honor of Bill Price, father of former Chief of Police Jerry Price, and Lupe Aguirre at 7:04 p.m. to Monday, May 16, 2022, at 5:30 p.m. in the City Council Closed Session Room 112c, 100 East La Habra Boulevard, followed by the Regular Meeting at 6:30 p.m. in the City Council Chamber.

Respectfully submitted,

Rhonda J. Barone, CMC  
Assistant City Clerk/Secretary