

MINUTES

LA HABRA CIVIC IMPROVEMENT AUTHORITY

ADJOURNED REGULAR MEETING 5:30 P.M.

REGULAR MEETING 6:30 P.M.

&

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, AND AND LA HABRA UTILITY AUTHORITY

Monday, May 4, 2026

ADJOURNED REGULAR MEETING 5:30 P.M.:

CALL TO ORDER: Mayor Medrano called the Adjourned Regular Meeting of the City Council of the City of La Habra to order at 5:30 p.m. in the Closed Session Room 112c, located at 100 East La Habra Boulevard, La Habra, California.

COUNCILMEMBERS PRESENT: Mayor Medrano
Mayor Pro Tem Gomez
Councilmember Espinoza
Councilmember Nigsarian (excused absence)
Councilmember Lampkin (excused absence)

COUNCILMEMBERS ABSENT: NONE

OTHER OFFICIALS PRESENT: City Manager Sadro
City Attorney Collins
Assistant City Manager Yap
City Clerk Barone

ORAL COMMUNICATIONS FROM THE PUBLIC FOR CLOSED SESSION MATTERS: None.

CLOSED SESSION:

1. Conference with Labor Negotiator per Government Code Section 54957.6 -- Agency Representative: Jim Sadro, City Manager; Employee Organizations: Field Services Employees' Group.
2. Conference with Labor Negotiator per Government Code Section 54957.6 -- Agency Representative: Jim Sadro, City Manager; Employee Organizations: General Services Employees' Group.
3. Conference with Labor Negotiator per Government Code Section 54957.6 -- Agency Representative: Jim Sadro, City Manager; Employee Organizations: Professional Employees' Group.

4. Conference with Real Property Negotiators. Government Code Section 54956.8. Property: A portion of the Union Pacific Railroad (UPRR) corridor traversing the City of La Habra from the west City limit to the east City limit between Lambert Road and La Habra Boulevard. Agency negotiator: Jim Sadro, City Manager; Negotiating parties: Union Pacific Railroad (UPRR); Under negotiation: Price and terms.

Deputy Director of Finance Jack Ponvanit was present for Item Nos. 1, 2, and 3.

Director of Public Work Elias Saykali was present for Item No. 4.

ADJOURNMENT: The City Council reconvened at 5:43 p.m. There were no Closed Session announcements. Mayor Medrano adjourned the Adjourned Regular Meeting at 5:43 p.m.

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 Regular Joint Meeting with the Successor Agency to the Redevelopment Agency of the City of La Habra, La Habra Civic Improvement Authority, and La Habra Utility Authority to order at 6:30 p.m. in the City Council Chamber, located at 100 East La Habra Boulevard, La Habra, California.

INVOCATION: City Attorney/Legal Counsel Collins

PLEDGE OF ALLEGIANCE: La Habra High School Varsity Cheer Team
Member Kyla Caffrey

COUNCILMEMBERS/DIRECTORS PRESENT: Mayor/Chair Medrano
Mayor Pro Tem/ Vice Chair Gomez
Councilmember/Director Espinoza
Councilmember/Director Lampkin

COUNCILMEMBERS/DIRECTORS ABSENT: Councilmember/Director Nigsarian
OTHER OFFICIALS PRESENT: City Manager/Executive Director Sadro
City Attorney/Legal Counsel Collins
Assistant City Manager Yap
Senior Management Analyst Hurt
City Clerk/Secretary Barone
Assistant City Clerk Lopez
Administrative Clerk Martinez

CLOSED SESSION ANNOUNCEMENT:

City Attorney/Legal Counsel Collins announced that with regard to the City Council Closed Session held on October 6, 2025, the City Council voted unanimously to approve a settlement in the case of Francisco Ramirez v. City of La Habra in the amount of \$150,000 which settlement has since become final.

PROCLAMATIONS/PRESENTATIONS:

1. RECOGNITION OF THE LA HABRA HIGH SCHOOL VARSITY CHEER

Mayor/Chair Medrano and City Council/Directors presented Certificates of Recognition to the La Habra High School Varsity Cheer Team.

Mayor Medrano invited La Habra High School Principal Steve Garcia to speak.

2. PROCLAIM MAY 3-9, 2026, AS PROFESSIONAL MUNICIPAL CLERKS WEEK IN THE CITY OF LA HABRA

Mayor/Chair Medrano and City Council/Directors presented a Proclamation to City Clerk Rhonda Barone, Assistant City Clerk Kenia Lopez, and Administrative Clerk Candice Martinez.

3. PROCLAIM MAY 2026 AS BUILDING SAFETY MONTH IN THE CITY OF LA HABRA

Mayor/Chair Medrano and City Council/Directors presented a proclamation to Director of Community and Economic Development Susan Kim, Deputy Director of Community and Economic Development Miranda Cole-Corona, and Permit Services Supervisor Nayaly Casillas.

PUBLIC COMMENTS:

Kenzlee Eddington, La Habra resident, spoke and presented Acting Director of Community Services Albarian with a \$230 donation to assist with homelessness outreach.

Mayor/Chair Medrano and City Council/Directors presented Kenzlee with a Certificate of Recognition.

CONSENT CALENDAR:

Moved by Mayor Pro Tem/Vice Chair Gomez, seconded by Councilmember/Director Lampkin, and CARRIED (4-0) TO APPROVE CITY COUNCIL CONSENT CALENDAR ITEMS 1 THROUGH 8; UTILITY AUTHORITY ITEM 1.

Said motion CARRIED by the following vote:

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

NOES: NONE

ABSTAIN: NONE

ABSENT: Councilmember/Director Nigsarian

CITY COUNCIL:

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 Minutes of April 20, 2026.

3. APPROVE PLANNING COMMISSION MEETING MINUTES

That the City Council receive and file the Planning Commission of the City of La Habra meeting minutes for:

- December 8, 2025
- January 26, 2026
- February 9, 2026
- February 23, 2026
- March 9, 2026

4. APPROVE THE SECOND READING AND ADOPTION OF **ORDINANCE NO. CC 2026-03** ENTITLED: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA HABRA, CALIFORNIA, FINDING THAT THIS ORDINANCE IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND TERMINATING DEVELOPMENT AGREEMENT 22-03 BETWEEN THE CITY OF LA HABRA AND JP420, LLC FOR A NON-STOREFRONT RETAIL CANNABIS BUSINESS THAT NEVER COMMENCED OPERATIONS AT 536 WEST MOUNTAIN VIEW AVENUE, SUITE B

That the City Council approve the second reading and adoption of Ordinance No. CC 2026-03.

5. APPROVE THE SECOND READING AND ADOPTION OF **ORDINANCE NO. CC 2026-04** ENTITLED: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA HABRA, CALIFORNIA, FINDING THAT THIS ORDINANCE IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND TERMINATING DEVELOPMENT AGREEMENT 22-04 BETWEEN THE CITY OF LA HABRA AND SHRYNE LA HABRA, LLC (DBA BLAZE) FOR A NON-STOREFRONT RETAIL CANNABIS BUSINESS THAT NEVER COMMENCED OPERATIONS AT 1721 EAST LAMBERT ROAD, SUITE A

That the City Council approve the second reading and adoption of Ordinance No. CC 2026-04.

6. AWARD A CONTRACT TO PACIFIC WEST INDUSTRIES, INC. FOR HVAC DUCTWORK REPLACEMENT AT 215 NORTH EUCLID STREET, CITY PROJECT NO. 3-B-26

That the City Council:

- A. Waive the formal bidding requirements per La Habra Municipal Code Chapter 4.20.120 (B);
- B. Award a construction contract to Pacific West Industries, Inc., of Orange, California, for construction of the HVAC Ductwork Replacement at 215 North Euclid Street, City Project No. 3-B-26, in the amount of \$64,850, and reject all other bids;

- C. Authorize the City Manager to execute an Agreement with Pacific West Industries, Inc., and authorize staff to issue a purchase order to Pacific West Industries, Inc., in the amount of \$64,850; and authorize a 20% contingency of \$12,970; for a grand total of \$77,820;
- D. Approve an appropriation of \$40,855.50 from the California State Preschool Contract Grant Fund to fund the cost of this project;
- E. Approve an appropriation of \$17,509.50 from the General Child Care Fund to fund the cost of this project;
- F. Approve an appropriation of \$6,485 from the Child Care Food Program to fully fund the cost of this project; and,
- G. Approve an appropriation of \$12,970 of General Capital Project Funds to fund the Cost of Construction Contingency for this Project.

7. TREASURER'S INVESTMENT REPORT FOR THE QUARTER ENDING MARCH 31, 2026

That the City Council receive and file the Treasurer's Investment Report for the quarter ending March 31, 2026.

8. WARRANTS: APPROVE NOS. 8853 THROUGH 9054 TOTALING \$3,452,876.00; AND APPROVE WIRE TRANSFER DATED 5/8/26, TOTALING \$5,000,000.00

That the City Council approve Nos. 8853 through 9054 totaling \$3,452,876.00; and approve Wire Transfer dated 5/8/26, totaling \$5,000,000.00.

SUCCESSOR AGENCY:

No items at this time.

CIVIC IMPROVEMENT AUTHORITY:

No items at this time.

UTILITY AUTHORITY:

1. APPROVE AN AGREEMENT WITH THE MUNICIPAL WATER DISTRICT OF ORANGE COUNTY (MWDOC) TO SHARE CONSULTANT'S COST FOR THE DEVELOPMENT OF A CONSERVATION FRAMEWORK

That the Utility Authority:

- A. Authorize the Executive Director to enter into an agreement with the Municipal Water District of Orange County (MWDOC) to share the consultant's cost, in the amount of \$69,616.76, for the Utility Authority's expenses related to the development of a Conservation Framework in compliance with Assembly Bill (AB) 1668 and Senate Bill (SB) 606 (Making Conservation a California Way of Life Framework); and,

- B. Authorize staff to issue a purchase order to MWDOC in the amount of \$69,616.76 for the development of a Conservation Framework.

CONSENT CALENDAR ITEMS REMOVED FOR SEPARATE DISCUSSION: None.

PUBLIC HEARINGS:

CITY COUNCIL:

1. DULY NOTICED PUBLIC HEARING TO CONSIDER AND APPROVE A RESOLUTION AMENDING THE CITY OF LA HABRA MASTER SCHEDULE OF FEES PERTAINING TO FEES FOR GENERAL SERVICES, ADMINISTRATIVE SERVICES, COMMUNITY DEVELOPMENT SERVICES, BUILDING SERVICES, FIRE SERVICES, POLICE SERVICES, AMBULANCE SERVICES, PUBLIC WORKS SERVICES, UTILITY SERVICES, AND PENALTIES FOR MUNICIPAL CODE AND VEHICLE CODE PARKING VIOLATIONS

Deputy Director of Finance Jack Ponvanit presented the staff report.

City Council discussion included: public hearing notification procedures; fee comparisons to cities of similar sizes; and fees in accordance with the Consumer Price Index (CPI).

Mayor Medrano opened the public hearing at 7:04 p.m. There was no public testimony.

Mayor Medrano closed the public hearing at 7:04 p.m.

Moved by Mayor Pro Tem Gomez seconded by Mayor Medrano, and CARRIED (4-0) THAT THE CITY COUNCIL APPROVE AND ADOPT **RESOLUTION NO. CC 2026-02** ENTITLED: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA HABRA, ORANGE COUNTY, CALIFORNIA AMENDING THE CITY OF LA HABRA MASTER SCHEDULE OF FEES PERTAINING TO FEES FOR GENERAL SERVICES, ADMINISTRATIVE SERVICES, COMMUNITY DEVELOPMENT SERVICES, BUILDING SERVICES, FIRE SERVICES, POLICE SERVICES, AMBULANCE SERVICES, PUBLIC WORKS SERVICES, UTILITY SERVICES, AND PENALTIES FOR MUNICIPAL CODE AND VEHICLE CODE PARKING VIOLATIONS.

Said motion CARRIED by the following roll call vote:

AYES: Mayor Medrano, Mayor Pro Tem Gomez,
Councilmember Espinoza, Councilmember Lampkin

NOES: NONE

ABSTAIN: NONE

ABSENT: Councilmember Nigsarian

CONSIDERATION ITEMS:

CITY COUNCIL:

1. APPROVE AN ENCROACHMENT LICENSE AGREEMENT BETWEEN THE CITY OF LA HABRA AND JOSE YEPEZ ("LICENSEE") FOR THE PROPERTY LOCATED AT 770 DURHAM STREET

Mayor Medrano noted a correction on the staff report of last name from YPEZ to YEPEZ.

Director of Public Works Elias Saykali presented the staff report.

City Council discussion included: the original easements intended purpose; support for the item; public safety concerns; and criminal activity on/around the easement pathway.

Mayor Medrano invited the public to testify at 7:12 p.m.

City Clerk Barone announced that an in-person public comment was received earlier in the day and provided to the City Council.

Robert spoke.

Jessica Yepez, La Habra resident, spoke.

Jose Yepez, La Habra resident, spoke.

Moved by Mayor Medrano, seconded by Mayor Pro Tem Chair Gomez, and CARRIED (4-0) THAT THE CITY COUNCIL APPROVE ENCROACHMENT LICENSE AGREEMENT BETWEEN THE CITY OF LA HABRA AND JOSE YEPEZ ("LICENSEE") FOR THE PROPERTY LOCATED AT 770 DURHAM STREET, AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT.

Said motion CARRIED by the following roll call vote:

AYES: Chair Medrano, Mayor Pro Tem Gomez,
Councilmember Espinoza, Councilmember Lampkin

NOES: NONE

ABSTAIN: NONE

ABSENT: Councilmember Nigsarian

2. CONSIDER A REQUEST FROM THE LA HABRA HOST LIONS CLUB FOR THE CITY TO ASSUME RESPONSIBILITY FOR THE PLANNING, COORDINATION, FUNDING, STAFFING AND OPERATION OF THE ANNUAL CORN FESTIVAL AND PARADE

Acting Director of Community Services Kim Albarian presented the staff report.

City Council discussion included: clarification on costs; Corn Festival attendance; Pageantry Productions facilitation for the parade; reducing event days; unintended competition amongst annual events; use of the Orange County Transit Authority (OCTA) shuttle; Corn Festival revenue donations; options outlined in the Agenda Report; security and safety costs; volunteer opportunities; administrative costs; sponsorship; future cost savings and marketing strategies; and La Habra Host Lions Club non-profit status.

City Manager Sadro and La Habra Host Lions Club members Roy Ramsland and Ofelia Hanson responded to City Council questions.

Mayor Medrano invited the public to testify at 8:17 p.m.

Ofelia Hanson, La Habra Host Lions Club member, spoke.

Moved by Mayor Pro Tem Gomez, seconded by Mayor Medrano, and CARRIED (4-0) THAT THE CITY COUNCIL:

- A. ESTABLISH A 50/50 COST SHARING SPLIT OF THE CITY'S DIRECT AND INDIRECT EXPENSES ASSOCIATED WITH THE LA HABRA HOST LIONS CLUB THREE-DAY CORN FESTIVAL EVENT;
- B. PROVIDE A 100 PERCENT SUBSIDY OF THE CITY'S DIRECT AND INDIRECT EXPENSES ASSOCIATED WITH THE PARADE PORTION OF THE LA HABRA HOST LIONS CLUB CORN FESTIVAL EVENT; AND,
- C. NOT HAVE ANY RESPONSIBILITY FOR THE PLANNING OR HOSTING OF THE LA HABRA HOST LIONS CLUB CORN FESTIVAL OR ITS ASSOCIATED PARADE.

Said motion CARRIED by the following roll call vote:

AYES: Mayor Medrano, Mayor Pro Tem Gomez,
Councilmember Espinoza, Councilmember Lampkin
NOES: NONE
ABSTAIN: NONE
ABSENT: Councilmember Nigsarian

MAYOR'S COMMUNITY CALENDAR:

Mayor/Chair Medrano announced upcoming community events and activities.

COMMENTS FROM STAFF:

City Manager/Executive Director Sadro requested the meeting be adjourned in memory of Tina Kies, wife of former Chief of Police Dennis Kies.

COMMENTS FROM COUNCILMEMBERS/DIRECTORS:

Each City Councilmembers/Directors commented and reported on their attendance to past community events and activities, recognized community members, and thanked City staff for their work and dedication to the La Habra community.

Councilmember/Director Lampkin requested the meeting be adjourned in memory of Gary McDowell.

ADJOURNMENT: Mayor/Chair Medrano adjourned the meeting in memory of Tina Kies and Gary McDowell at 8:49 p.m. to Monday, May 18, 2026, 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
City Clerk

These Minutes were approved on _____.

DRAFT