

MINUTES

LA HABRA CIVIC IMPROVEMENT AUTHORITY

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, CITY OF LA HABRA HOUSING AUTHORITY, AND LA HABRA UTILITY AUTHORITY

Monday, December 1, 2025

ADJOURNED REGULAR MEETING 5:30 P.M.: Cancelled.

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

CALL TO ORDER: Mayor/Chair Espinoza 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, City of La Habra Housing 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: Councilmember/Director Lampkin

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

COUNCILMEMBERS/DIRECTORS ABSENT: None

OTHER OFFICIALS PRESENT: City Attorney/Legal Counsel Collins
Assistant City Manager Yap
Management Analyst II Hurt
City Clerk/Secretary Barone

CLOSED SESSION ANNOUNCEMENT: None.

PROCLAMATIONS/PRESENTATIONS: None at this time.

PUBLIC COMMENTS:

Mark Buescher, La Habra resident spoke.

Jack Miranda, Director of Jesse Miranda Center, spoke.

CONSENT CALENDAR:

Moved by Mayor Pro Tem/Vice Chair Medrano, seconded by Councilmember/Director Gomez, and CARRIED UNANIMOUSLY (5-0) TO APPROVE CITY COUNCIL CONSENT CALENDAR ITEMS 1 THROUGH 6; CITY COUNCIL, AGENCY & AUTHORITIES ITEM 1; SUCCESSOR AGENCY ITEM 1; CIVIC IMPROVEMENT AUTHORITY ITEM 1; HOUSING AUTHORITY ITEMS 1 THROUGH 4; AND UTILITY AUTHORITY ITEM 1.

Said motion CARRIED by the following vote:

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

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

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 November 17, 2025.

3. APPROVE RESOLUTION ADOPTING MEMORANDUM OF UNDERSTANDING WITH THE PROFESSIONAL EMPLOYEES' GROUP

That the City Council APPROVE AND ADOPT **RESOLUTION NO. CC 2025-30** ENTITLED: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA HABRA, CALIFORNIA, ADOPTING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF LA HABRA AND THE PROFESSIONAL EMPLOYEES' GROUP.

4. AWARD CONTRACT TO MUSCO SPORTS LIGHTING, LLC FOR THE DESIGN AND INSTALLATION OF FIELD LIGHTING AT THE BASEBALL FIELDS AT PORTOLA PARK THROUGH SOURCEWELL COOPERATIVE PURCHASING

That the City Council:

- A. Approve the waiver of the competitive bidding process per La Habra Municipal Code Section 4.20.070 (C) for purchases of goods and services and authorize the use of competitively bid cooperative purchasing through Sourcewell for procurement of construction services; and
- B. Appropriate \$149,344 from unencumbered funds in the Capital Development Park account for this park lighting project; and
- C. Authorize the City Manager to execute a contract with Musco Sports Lighting, LLC of Tustin, California, and issue a purchase order in an amount not to exceed \$678,602, which includes a ten percent (10%) contingency.

5. APPROVE NOTICE OF COMPLETION FOR VIN SCULLY CENTENNIAL PARK IMPROVEMENT PROJECT, CITY PROJECT NO. 2-P-22

That the City Council:

- A. Approve the Notice of Completion for Vin Scully Centennial Park Improvement Project, City Project No. 2-P-22, and authorize staff to submit the Notice of Completion for recordation; and
- B. Authorize the City Manager to execute an Agreement for Maintenance and Plant Establishment with Legion Contractors, Inc. of Irvine, California, for a 90-day period.

6. WARRANTS: APPROVE NOS. 6750 THROUGH 6866 TOTALING \$1,358,932.05

That the City Council approve Nos. 6750 through 6866 totaling \$1,358,932.05.

CITY COUNCIL, AGENCY & AUTHORITIES:

1. APPROVE AND ADOPT THE ANNUAL INVESTMENT POLICY FOR CALENDAR YEAR 2026

That the City Council, 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 review, approve, and adopt the City's Annual Investment Policy for implementation beginning January 1, 2026.

SUCCESSOR AGENCY:

1. APPROVE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF LA HABRA MEETING MINUTES

That the Successor Agency approve the Successor Agency to the Redevelopment Agency of the City of La Habra Meeting Minutes of:

- June 2, 2025
- June 16, 2025
- July 7, 2025
- July 21, 2025
- August 4, 2025
- August 18, 2025
- September 2, 2025
- September 15, 2025
- October 6, 2025
- October 20, 2025
- November 3, 2025
- November 17, 2025

CIVIC IMPROVEMENT AUTHORITY:

1. APPROVE LA HABRA CIVIC IMPROVEMENT AUTHORITY MEETING MINUTES

That the Civic Improvement Authority approve the La Habra Civic Improvement Authority Meeting Minutes of:

- June 2, 2025
- June 16, 2025
- July 7, 2025
- July 21, 2025
- August 4, 2025
- August 18, 2025
- September 2, 2025
- September 15, 2025
- October 6, 2025
- October 20, 2025
- November 3, 2025
- November 17, 2025

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:

- September 15, 2025
- October 6, 2025
- October 20, 2025

- November 3, 2025
- November 17, 2025

2. APPROVE AND AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE A FIVE-YEAR AGREEMENT WITH AUGUSTA COMMUNITIES, LLC, FOR ASSET MANAGEMENT, PROPERTY MANAGEMENT, AND MANUFACTURED HOUSING CONSULTING FOR PARK LA HABRA MOBILE HOMES AND VIEW PARK ESTATES LOCATED AT 1731 AND 1750 WEST LAMBERT ROAD

That the Housing Authority approve and authorize the Executive Director to execute a five-year agreement with Augusta Communities, LLC, (Augusta) of Upland, California, for asset management, property management and manufactured housing consulting services for Park La Habra Mobile Homes and View Park Estates located at 1731 and 1750 West Lambert Road.

3. APPROVE AND AUTHORIZE THE FOLLOWING AT THE TWO MOBILE HOME PARKS OWNED BY THE HOUSING AUTHORITY: VIEW PARK ESTATES (1750 WEST LAMBERT ROAD) - REMOVE AND REPLACE TWO VACANT MOBILE HOMES LOCATED ON SPACES 70 AND 114 WITH TWO NEW MANUFACTURED HOMES; PARK LA HABRA MOBILE HOMES (1731 WEST LAMBERT ROAD) - INSTALL A NEW MANUFACTURED HOME LOCATED ON SPACE 37, WHICH IS CURRENTLY VACANT

That the Housing Authority:

- A. Approve the removal of an unoccupied and uninhabitable mobile home located on space 70 located at 1750 West Lambert Road; and
- B. Approve the removal of the unoccupied and uninhabitable mobile home located on space 114 located at 1750 West Lambert Road; and
- C. Authorize Augusta Communities, LLC to act as the licensed retailer on behalf of the Housing Authority, as outlined in Exhibit A, Scope of Services, in the Asset and Mobile Home Park Agreement between the Housing Authority and Augusta Communities LLC, dated December 1, 2025, for the purchase of three manufactured homes to be placed on spaces 70 and 114 in View Park Estates and on space 37 in Park La Habra Mobile Homes; and
- D. Authorize the Executive Director to sign and/or approve any documents including, but not limited to, bids, proposals, agreements, invoices and purchase orders needed for the removal of the existing mobile homes and the purchase and installation of the three manufactured homes, including construction costs; and
- E. Approve a budget appropriation of \$485,000 from fees collected from housing developers that are designated specifically for affordable housing to cover partial cost of the purchase and installation of the manufactured homes; and
- F. Approve a budget appropriation of \$103,687 in Neighborhood Stabilization Funds to cover partial cost of the purchase and installation of the manufactured homes; and
- G. Approve a budget appropriation of \$74,034 in Housing Authority Funds to cover the

- remaining cost associated with the purchase and installation of the manufactured homes.
4. APPROVE THE SB 341 HOUSING SUCCESSOR ANNUAL REPORT FOR FISCAL YEAR 2024-2025 PURSUANT TO HEALTH AND SAFETY CODE SECTION 34176.1(f)

That the Housing Authority approve the SB 341 Housing Successor Annual Report for Fiscal Year 2024-2025 pursuant to Health and Safety Code Section 34176.1(f) and authorize staff to post the report on the City's website.

UTILITY AUTHORITY:

1. APPROVE CITY OF LA HABRA UTILITY AUTHORITY MEETING MINUTES

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

- September 15, 2025
- October 6, 2025
- October 20, 2025
- November 3, 2025
- November 17, 2025

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/Chair Espinoza announced upcoming community events and activities.

COMMENTS FROM STAFF: None.

COMMENTS FROM COUNCILMEMBERS/DIRECTORS:

Each City Councilmember/Director commented and reported on their attendance to past community events and activities, 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 National Guardswoman Specialist Sarah Beckstrom.

Councilmember/Director Gomez made a motion that the City hold a parade in celebration of the La Habra High School Varsity Football Team's California Interscholastic Federation (CIF) championship. Seconded by Mayor Pro Tem/Vice Chair Medrano. He requested the meeting be adjourned in memory of his uncle Juan Vallejo.

Mayor Pro Tem/Vice Chair Medrano requested the meeting be adjourned in memory of Jonathon Mendoza.

ADJOURNMENT: Mayor/Chair Espinoza adjourned the meeting in memory of National Guardswoman Specialist Sarah Beckstrom, Juan Vallejo, and Jonathon Mendoza at 7:06 p.m. to Monday, December 15, 2025, 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/Secretary

These Minutes were approved on _____.

DRAFT