

MINUTES OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS

REGULAR MEETING Tuesday, February 20, 2024

1. CALL TO ORDER

The City Council met in Regular Session at 5:30 p.m., Tuesday, February 20, 2024, in the Council Chamber located at 3191 Katella Ave., Los Alamitos, CA 90720, Mayor Nefulda presiding.

2. ROLL CALL

Present: Council Members: Doby, Hibard, Murphy
Mayor Pro Tem Hasselbrink, Mayor Nefulda

Absent: Council Members: None

Present: Staff: Chet Simmons, City Manager
Michael Claborn, Chief of Police
Craig Covey, OCFA Division Chief
Michael Daudt, City Attorney
Kain Gallagher, Police Captain – Admin./Investigations
Craig Koehler, Finance Director
Emeline Noda, Recreation and Community Services Director
Ron Noda, Development Services Director
Windmera Quintanar, MMC, City Clerk
Luke South, Police Captain – Operations
Chelsi Wilson, Administrative Services Manager

3. CLOSED SESSION

City Attorney Daudt read the items aloud.

A. CONFERENCE WITH LEGAL COUNSEL

Existing Litigation (54956.9) Los Alamitos Unified School District v. City of Los Alamitos; Claim No. GHC0035328 (4100.009)

B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: 4370 Farquhar Avenue, Los Alamitos, CA 90720

Agency Negotiator: Chet Simmons, City Manager

Negotiating Parties: Joint Forces Training Base & Los Alamitos Youth Baseball

Under Negotiation: Price and terms of payment

C. CONFERENCE WITH LABOR NEGOTIATOR

City Negotiator: Chet Simmons, City Manager Employee
Organization: Teamsters Local 911
Authority: Government Code Section 54957.6

D. CONFERENCE WITH LABOR NEGOTIATOR

City Negotiator: Chet Simmons, City Manager Employee
Organization: Executive Management, Non-Represented
Authority: Government Code Section 54957.6

E. CONFERENCE WITH LABOR NEGOTIATOR

City Negotiator: Chet Simmons, City Manager Employee
Organization: Police Officers Association
Employees Authority: Government Code Section 54957.6

RECESS

The City Council recessed into Closed Session at 5:30 p.m.

Mayor Pro Tem Hasselbrink recused herself for a potential conflict of interest for item 3B.

RECONVENE

The City Council reconvened in Regular Session at 6:03 p.m.

City Attorney Daudt stated there was no reportable action.

4. PLEDGE OF ALLEGIANCE

Mayor Pro Tem Hasselbrink led the Pledge of Allegiance.

5. INVOCATION

Council Member Doby will gave the Invocation.

6. PRESENTATIONS

A. Presentation by Executive Director Howard Kummerman Regarding the Cypress College Americana Awards

Mr. Kummerman gave a PowerPoint presentation and introduced Los Alamitos/Rossmoor Citizen of the Year, Shelli Appling. Ms. Appling spoke briefly.

B. Oath of Office and Promotion for Los Alamitos Police Officer Steinhauser to the Rank of Corporal

Chief Claborn spoke briefly regarding Corporal Steinhauser and swore Corporal Steinhauser into office. Corporal Steinhauser spoke briefly.

7. ORAL COMMUNICATIONS

At this time, any individual in the audience may come forward to speak on any item within the subject matter jurisdiction of the City Council. Remarks are to be limited to not more than five minutes per speaker.

Mayor Nefulda opened Oral Communications.

Dan Gallagher newly elected President of Los Alamitos Senior Club, spoke regarding the senior programs.

Mayor Nefulda closed Oral Communications.

8. UPDATES FROM THE MAYOR

At this time, the Mayor may report on items not specifically described on the Agenda that are of interest to the community, provided no action or discussion is taken.

Mayor Nefulda thanked Orange County Fire Authority for its assistance during the storms and spoke briefly regarding the Neighborhood Permit Parking and Street Sweeping survey, Weekend of Art, Spring Carnival, and Race on the Base.

9. UPDATES FROM THE CITY STAFF

At this time, City Staff may also report on items not specifically described on the Agenda that are of interest to the community, provided no action or discussion is taken except.

City Manager Simmons thanked the Public Works Department for its work during the recent storms.

10. WARRANTS

A. Warrants (Finance)

The attached Warrant Register contains checks and electronic funds transfers from January 1, 2024, to January 31, 2024.

Council Member Murphy indicated there was no description for MV Cheng.

Motion/Second: Doby/Hasselbrink

Carried 4/1(Hibard voted No): The City Council ratified the Warrants for the period from January 1, 2024, to January 31, 2024, in the amount of \$1,561,198.03.

Roll Call

Mayor Nefulda	Aye
Mayor Pro Tem Hasselbrink	Aye
Council Member Doby	Aye

Council Member Hibard
Council Member Murphy

No
Aye

11. CONSENT CALENDAR

All Consent Calendar items may be acted upon by one motion unless a Council Member requests separate action on a specific item.

Council Member Murphy pulled item 11D.

Mayor Pro Tem Hasselbrink spoke briefly on item 11E and thanked the Chief Claborn for his efforts in obtaining the invaluable resource and securing grant funding.

Council Member Hibard pulled items 11B and 11J.

Motion/Second: Hibard/Hasselbrink

Unanimously Carried: The City Council approved the following Consent Calendar items:

A. Approval of Minutes (Administration)

Approved the City Council Regular Minutes of January 16, 2024.

C. Appointment to the Parks, Recreation, and Cultural Arts Commission (Administration)

This report provided relevant information by which the City Council may appoint to the Parks, Recreation, and Cultural Arts Commissions.

The City Council appointed Elliott Singer to the Parks, Recreation, and Cultural Arts Commission for a three-year term expiring December 2026.

E. Award of Bid for the Purchase of One (1) Armored Police Vehicle (RFP 2023- 06) (Police)

This item recommended the purchase of one (1) armored police vehicle.

The City Council:

1. Approved the purchase of one (1) Lenco BearCat armored tactical vehicle in the amount of \$380,868; and,
2. Authorized the City Manager to execute a purchase contract with Lenco Armored Vehicles, LLC, in a form approved by the City Attorney.

F. Resolution No. 2024-03 - West Orange County Community Emergency Response Team (CERT) Memorandum of Understanding (MOU) (Police)

Within the United States, there are 2,700 local Community Emergency Response Teams (CERT) authorized by the Federal Emergency Management Agency (FEMA). CERT academy participants receive 18 hours of training in Disaster Preparedness, Fire Safety, Light Search and Rescue, Team Organization, Disaster Medical Operations, Disaster Psychology, and Terrorism. Since 1993, over 600,000 people have completed CERT training nationwide.

The City Council adopted a Resolution No. 2024-03, entitled, "A RESOLUTION OF CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING AND AUTHORIZING EXECUTION OF THE WEST ORANGE COUNTY CERT MEMORANDUM OF UNDERSTANDING".

G. Resolution No. 2024-04 - General Fund Specific Grant (Community Center Renovation Project) (Development Services)

The City of Los Alamitos applied through the office of State Senator Janet Nguyen for a State General Fund Specific Grant to assist with the renovation of the Community Center.

The City Council:

1. Adopted Resolution No. 2024-04, entitled, "A RESOLUTION OF CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING THE ACCEPTANCE OF GENERAL FUND GRANT FUNDS FOR THE CIVIC CENTER RENOVATION PROJECT"; and,
2. Authorized the Mayor to execute the Grant Agreement with the State of California for the Civic Center Renovation Project.

H. Resolution No. 2024-05 - Community Development Block Grant (CDBG) Project Application FY 2024/25 (Development Services)

Revision to Community Development Block Grant (CDBG) Application Resolution for Fiscal Year 2024/2025.

The City Council adopted Resolution No. 2024-05, entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA APPROVING THE CITY'S PARTICIPATION IN THE FISCAL YEAR 2024/2025 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM WITH THE COUNTY OF ORANGE."

I. Resolution No. 2024-06 - Acceptance of Street Dedication (3131 Katella Avenue) (Development Services)

Approval to accept and record 4,011 square feet (S.F.) parcel dedication to be transferred to the City of Los Alamitos. The sidewalk is located within the overall project area of the upcoming Orange County Transportation Authority (OCTA) interchange improvement project located at Interstate 605 (I-605) and Katella Avenue.

The City Council:

1. Adopted Resolution No. 2024-06, entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, ACCEPTING A PORTION OF PARCEL No. 202111-1 COMPRISING OF 4,011 S.F. OF RIGHT OF WAY FOR STREET PURPOSES TO BE TRANSFERRED TO THE CITY OF LOS ALAMITOS NEEDED FOR WIDENING KATELLA AVENUE AND CONSTRUCTING A NEW SIDEWALK, FROM FINE US LONG BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, PROPERTY LOCATED AT 3131 KATELLA AVENUE"; and,
2. Directed the City Clerk to record the street dedication by submitting maps to the County of Orange Recorder's Office.

K. Cooperative Agreement with Orange County Transportation Authority (OCTA) for Countywide Signal Synchronization Baseline Project (Development Services)

This Cooperative Agreement between the City and OCTA establishes the responsibilities of each agency to develop and implement inter-jurisdictional traffic signal synchronization along various corridors within Los Alamitos as part of a countywide effort to enhance traffic flow and reduce congestion.

The City Council authorized the City Manager to execute the Cooperative Agreement with Orange County Transportation Authority for the Countywide Signal Synchronization Baseline Project.

L. Awarding of Bid for Demolition and Construction Services for Sterns Park Rehab Project (CIP No. 23/24-04) (Development Services)

This item recommended the award of a bid for demolition and construction services for the Sterns Park Rehab Project at 3871 Farquhar Avenue (CIP No. 23/24-04). City Staff recommends awarding the lowest, responsible bidder, Western State Builders, Inc., for a total project cost of \$1,115,387.00.

The City Council:

1. Awarded demolition and construction services for the Sterns Park

Rehab Project at 3871 Farquhar Avenue (CIP No. 23/24-04) to Western State Builders, Inc; and,

2. Authorized the Mayor to execute the Articles of Agreement with Western State Builders, Inc. for the Sterns Park Rehab Project (CIP No. 23/24-04) in the amount of \$1,650,00.

End of Consent Calendar

Items Pulled from Consent Calendar

B. Annual Update of the Records Management Program (Administration)

In October 2015, the City Council adopted the City-wide Records Management Program. Part of this Program included a day dedicated to records management and annual updates to the retention schedule. This item recommends changes to the policy to ensure continued success of the program.

City Clerk Quintanar summarized the Staff report.

Council Member Hibard questioned the changes to the policy. City Clerk Quintanar referred to the information contained in the staff report and confirmed the policy is in compliance with state law.

Motion/Second: Doby/Hasselbrink

Unanimously Carried: The City Council adopted Resolution 2024-07, entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, ADOPTING A RECORDS MANAGEMENT PROGRAM AND REPEALING RESOLUTION NO. 2023-05 IN ITS ENTIRETY".

D. Treasurer's Quarterly Investment Report - December 2023 (Finance)

The item for City Council consideration is receipt of the Treasurer's Quarterly Investment Report.

City Council and Staff discussed the following:

- City's investment portfolio is managed by the City Treasurer/Finance Director
- The City is routinely reviewing investment opportunities and monitoring market fluctuation
- Request for future reports to reflect discount rate information
- Confirmation alternate investment opportunities are reviewed when investments mature
- Investments have doubled the forecasted amounts as of December 31 and expected to triple the forecasted amounts by end of year
- Clarification there has been no loss on US Treasury bonds to date.

Motion/Second: Doby/Hasselbrink

Unanimously Carried: The City Council received and filed the Treasurer's Quarterly Investment Report – December 2023.

J. Resolution No. 2024-09 – Orange County Housing Finance Trust (Development Services)

This item recommended that the City of Los Alamitos join the Orange County Housing Finance Trust (OCHFT), a Joint Powers Authority (JPA) formed between Orange County cities and the County of Orange in 2019. Enacted by Assembly Bill 448, the OCHFT provides funding for residential developments that preserve and produce affordable and supportive housing. These funds improve the financial viability of individual housing projects and can also increase each project's competitiveness with state and federal funding sources. Additionally, OCHFT works with a variety of government and nonprofit entities to attract more state and federal housing funds to Orange County. Joining the OCHFT would support the City to achieve the stated goals and objectives of the 6th Cycle Housing Element.

City Council and Staff discussed the following:

- Joining now is the natural progression of planning for the long term
- 26 Orange County cities are currently members
- Membership would not have been as beneficial before as building was not occurring in the City
- Membership allows builders to access GAP Funding from the State that will provide better projects in the City
- Tax credits are provided to developers to entice developers to build housing that will allow the City to reach it's required RHNA numbers and meet City standards
- The value to the City the affordable housing funds allow developers to produce a higher quality end product
- There are no projects currently in the City this funding would apply to. Future projects could include the Lampson Project.

Motion/Second: Doby/Hasselbrink

Carried 3/1/0 (Hibard voted no. Murphy abstained): The City Council:

1. Adopted Resolution No. 2024-09, entitled, "A RESOLUTION OF CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING, AUTHORIZING AND DIRECTING CITY EXECUTION OF THE JOINT EXERCISE OF POWERS AGREEMENT RELATING TO MEMBERSHIP IN THE IN THE ORANGE COUNTY HOUSING FINANCE TRUST"; and,
2. Authorized the Mayor to execute the Orange County Housing Finance Trust Joint Exercise of Powers Agreement.

12. PUBLIC HEARING

A. **Appeal of the Planning Commission Denial of Site Development Permit (SDP) 23-01 Four-Unit Multiple-Family Residential Project (Development Services)**

Consideration of an appeal from Planning Commission denial of Site Development Permit (SDP) 23-01 to construct a 3,490 square-foot, three-story, four-unit building on a vacant parcel at 10912 Walnut Street (Applicant: Siraj Aboulhosn).

Mayor Nefulda introduced the item.

Mayor Nefulda opened the Public Hearing for comments.

Siraj Aboulhosn, applicant, spoke regarding the project and provided an overview of the process to date. He had worked closely with Associate Planner Oliver to ensure the project was in compliance with all codes. The property was acquired on May 30, 2023, and he was eager to start development. The project would enhance the neighboring aesthetics and includes parking spots for the units and guest parking. He briefly described the design elements and stated previous work in the cities of Long Beach and Paramount. He is confident in his abilities to manage the project smoothly in partnership with the City.

Development Services Director Noda summarized the information contained in the staff report and recommended approval.

Mayor Nefulda called for further public comments. There being no one present wishing to speak, Mayor Nefulda closed the Public Hearing for comments.

Council Member Murphy inquired if the project was denied by the Planning Commission twice.

City Attorney Dadut stated the initial Public Hearing with the Planning Commission was continued, not denied, to allow applicant to make revisions. The applicant made revisions and the item went back to the Planning Commission. The Planning Commission was not able to develop a consensus. The motion was not carried out so technically, the project was denied. Which gave the applicant the right to appeal.

Council Member Hibard questioned if the original items of concern had been addressed. Development Services Director Noda confirmed the previous miscalculations have been corrected.

Mayor Nefulda requested a motion to approve the project.

Motion/Second: Hasselbrink/Murphy
Unanimously Carried: The City Council:

1. Opened the Public Hearing; and,
2. Took testimony; and,
3. Made the CEQA finding that the project is subject to a Class 1 Categorical Exemption, pursuant to Section 15332, Class 32 (Infill development), and that a Notice of Exemption shall be prepared for the proposed project in accordance with the California Environmental Quality Act; and if appropriate, and
4. Adopted Resolution No. 2024-08, entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE DEVELOPMENT PERMIT (SDP) 23-01 TO PERMIT CONSTRUCTION OF A 3,490 SQUARE FOOT, THREE-STORY, FOUR-UNIT BUILDING PROJECT ON A VACANT PARCEL AT 10912 WALNUT STREET IN THE MULTIPLE-FAMILY RESIDENTIAL ZONE (R-3), APN 242-202-06 (APPLICANT: SIRAJ ABOULHOSN)".

Roll Call

Mayor Nefulda	Aye
Mayor Pro Tem Hasselbrink	Aye
Council Member Doby	Aye
Council Member Hibard	Aye
Council Member Murphy	Aye

13. DISCUSSION ITEM

A. Senior Services Master Plan Update (Recreation)

This item for Council consideration is an update on the Senior Services Master Plan project approved at the October 23, 2023 regular Council Meeting.

Director Noda provided an update on the Senior Services Master Plan.

City Council and Staff discussed their excitement for the program, addressing seniors in isolation, and transportation.

Motion/Second: Hasselbrink/Nefulda

Unanimously Carried: The City Council appointed Mayor Pro Tem Shelly Hasselbrink to serve on a Senior Advisory Advocate Committee for the Senior Services Master Plan.

14. COUNCIL ANNOUNCEMENTS

At this time, Council Members may also report on items not specifically described on the Agenda that are of interest to the community, provided no action or discussion is taken except to provide Staff direction to report back or to place the item on a future Agenda.

Mayor Nefulda spoke regarding attendance at the League of California Cities New Mayor Academy and the Orange County Sanitation Board of Directors meeting and Committee meeting.

Mayor Pro Tem Hasselbrink spoke regarding attendance at the Orange County Fire Authority Board of Directors meeting and Budget Committee meeting; Budget Standing Ad Hoc meeting; and the Los Alamitos Education Foundation Royal Gala.

Council Member Murphy requested an update regarding SB 1383 Organic Waste Collection be added to a future agenda. Mayor Nefulda seconded the request.

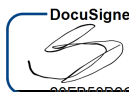
Council Member Murphy spoke regarding attendance at the Association of California Cities – Orange County Policy Dinner; Commissioners Appreciation Dinner; Harvest of Happiness; Stanton State of the City; reflected on her first year as a Council member; and, stated she would no longer approve warrants if errors were found.

Council Member Hibard spoke regarding her willingness to assist her neighbors without whatever they needed; upcoming Race on the Base; and, encouraged her neighbors to reach out to her.

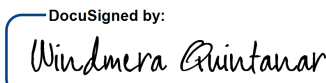
Council Member Doby spoke regarding attendance at the Orange County Mosquito and Vector Control Board Meeting; Cal-Cities Policy Committee meeting; Library Advisory Board meeting; Southern California Association of Governments, Housing Committee meeting; Los Alamitos Education Foundation Royal Gala; Commissioner Appreciation Dinner; appreciation for public works during the storm and signage for potholes; and, received a brief update from Chief Claborn regarding the Los Alamitos Rugby team winning CIF.

15. ADJOURNMENT

The City Council adjourned at 7:19 p.m.

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Jordan B. Nefulda, Mayor

Attest:

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Windmera Quintanar, MMC, City Clerk