

MINUTES OF THE REGULAR MEETING  
OF THE LA PALMA CITY COUNCIL

May 4, 2021

CALL TO ORDER: Mayor Patel called the Regular Meeting of the La Palma City Council to order at 5:13 p.m. in the Council Chambers of La Palma City Hall, 7822 Walker Street, La Palma, California.

CLOSED SESSION

CS-1. CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to Government Code section 54957.6.

Agency Designated Representatives: Conal McNamara, City Manager  
Ryan Hallett Hinton, Assistant to the City  
Manager

Employee Organizations: La Palma General Employees  
Association  
La Palma Police Association  
La Palma Professional Employees  
Association

Unrepresented Employees: Executive Management

CS-2. CONFERENCE WITH REAL PROPERTY NEGOTIATIONS PURSUANT TO  
GOVERNMENT CODE SECTION 54956.8

Property: 7061 Walker Street, La Palma, California  
APN 263-041-35

Agency negotiator: Ajit Thind

Negotiating parties: LINC Housing Corporation

Under negotiations: Price and/or terms of payment

CS-3. CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION:

Consideration of whether to initiate litigation pursuant to Government Code  
Section 54956.9(d)(4): (1 case)

CS-4. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Consideration of anticipated litigation pursuant to Government Code Section 54956.9(d)(4): (1 case)

Mayor Patel recessed to Closed Session at 5:16 p.m.

Mayor Patel reconvened in Open Session at 6:35 p.m. and asked for a report out of Closed Session.

City Attorney Thind responded that there were no reportable actions out of Closed Session.

PLEDGE OF ALLEGIANCE: Council Member Goodman

INVOCATION: Council Member Baker

ROLL CALL: Council and Commission Members

Council Members present: Council Member Baker, Council Member Goodman, Mayor Patel, Mayor Pro Tem Steggell, and Council Member Waldman

Council Members absent: None

City Officials present: Conal McNamara, City Manager  
Ajit Thind, City Attorney  
Mike Belknap, Community Services Director  
Ryan Hallett-Hinton, Assistant to the City Manager  
Scott Hutter, Planning Manager  
Terry Kim, Police Chief  
Mike Matsumoto, Financial Consultant  
Kimberly Kenney, City Clerk  
jaNell Adams, Recreation Coordinator

## PRESENTATIONS

1. Mayor Patel presented a proclamation in recognition of May through October as Drowning Prevention Awareness to Orange County Fire Authority Division Chief Petro.

On behalf of the La Palma City Council, Mayor Patel announced his appreciation to Congresswoman Linda Sanchez for submitting a \$2 million funding request on behalf of the City of La Palma that if approved, would allow the City to complete its median project. He closed by thanking City Staff, Assemblywoman Sharon Quirk-Silva, Anaheim Union High School District Board of Trustee member Brian O'Neal, Senator Josh Newman, the La Palma Community Foundation, and newly elected Supervisor Katrina Foley for their efforts in this endeavor.

## ORAL COMMUNICATIONS

City Clerk Kenney noted that the City Clerk's office has received Oral Comments via email as follows:

A group of La Palma residents addressed the City regarding their opposition to the Recreation Department's usage of the tennis courts by members of the public.

The City Clerk closed by stating that a copy of the full email is being provided to the City Council and the City Clerk will keep a copy on file, and note it in the minutes.

Wayne Hou, a La Palma resident, addressed the City Council regarding his opposition to the Recreation Department's usage of the tennis courts by members of the public.

Jane Ku, a La Palma resident, addressed the City Council regarding her opposition to the Recreation Department's usage of the tennis courts by members of the public.

Linda Nguyen, a La Palma resident, addressed the City Council regarding her opposition to the Recreation Department's usage of the tennis courts by members of the public.

## RECESS THE CITY COUNCIL AND CONVENE AS THE CITY OF LA PALMA AS SUCCESSOR AGENCY TO THE DISSOLVED COMMUNITY DEVELOPMENT COMMISSION AT 6:59 P.M.

City Clerk Kenney stated, "The City Council will now recess and convene as the Successor Agency to the Dissolved Community Development Commission of the City of La Palma. Members of the La Palma City Council receive no compensation or stipend as a result of convening or participating in either the Successor Agency or otherwise as serving as members of the Successor Agency."

CONSENT CALENDAR

A. Approval of Successor Agency Minutes

Minutes of the April 6, 2021, Regular Meeting of the Successor Agency.

B. Successor Agency Register of Demands

Resolution No. SA 2021-05 approving the Register of Demands for April 20, 2021.

Mayor Pro Tem Steggell made a motion to approve Consent Calendar Items A and B.

The motion was seconded by Council Member Waldman and carried on the following vote:

AYES: Council Member Baker, Council Member Goodman,  
Mayor Patel, Mayor Pro Tem Steggell, and Council  
Member Waldman

NOES: None

PUBLIC HEARINGS

None Scheduled.

REGULAR ITEMS

None Scheduled.

ADJOURN THE CITY OF LA PALMA AS SUCCESSOR AGENCY TO THE DISSOLVED  
COMMUNITY DEVELOPMENT COMMISSION AND RECONVENE THE CITY COUNCIL  
AT 7:01 P.M.

CONSENT CALENDAR

1. Waive the Reading of All Ordinances

Waive the reading of all Ordinances in their entirety and read by title only.

2. Approval of Council Minutes

Minutes of the April 6, 2021, Regular Meeting of the City Council.

3. Approval of Register of Demands

Resolution No. 2021-12 approving the Register of Demands for April 20, 2021, and May 4, 2021.

4. City of La Palma 3rd Quarter Cash and Investment Report, Fiscal Year 2020-21, as of March 31, 2021

Receive and file the Cash and Investment Report for the third quarter of fiscal year 2020-21.

5. Third Quarter Operating Report, Fiscal Year 2020-21

Receive and file the Third Quarter Operating Report, Fiscal Year 2020-21.

6. COVID-19 Update/Implications for Upcoming City Events

Receive the report and provide direction, as appropriate.

Council Member Waldman made a motion to approve Consent Calendar Items 1 through 6.

The motion was seconded by Council Member Baker and carried on the following vote:

AYES: Council Member Baker, Council Member Goodman, Mayor Patel, Mayor Pro Tem Steggell, and Council Member Waldman

NOES: None

PUBLIC HEARINGS

None scheduled.

REGULAR ITEMS

7. Vehicle Leasing and Maintenance Program with Enterprise Fleet Management

Community Services Director Belknap gave the Staff Report.

Public Input:

No members of the public wished to speak.

Council Comments and Questions:

Discussion ensued regarding the City's fleet being old even with the vehicle replacement fund being due to cost saving measures taken over the years the City was experiencing an economic down turn; that the benefit of a lease program would allow the City to pull some of the money back from the Vehicle Replacement Fund; that the City is not locked into the program for the first three vehicles that are leased from Enterprise; that the sale of the current vehicles will help with the cost of this lease program; that this program will benefit the City's fleet management between three different departments; that this program will consolidate maintenance Citywide; that only three vehicles are planned for this lease at this time; that basic maintenance is covered in the lease; that other agencies have used this program to replace their police vehicles; that the City will not realize the value of the lease until after a three to five year evaluation; that there is savings in Staff time as a result of the maintenance agreement; and City Council support for the program.

- a) A Master Equity Lease Agreement and Vehicle Maintenance Agreement between the City of La Palma and Enterprise Fleet Management; and authorize City Manager to enter into the lease agreements.
- b) Authorize Enterprise Fleet Management to sell designated surplus vehicles on behalf of the City of La Palma as authorized by the City Manager

Mayor Pro Tem Steggell made a motion to approve a Master Equity Lease Agreement and Vehicle Maintenance Agreement between the City of La Palma and Enterprise Fleet Management and authorize City Manager to enter into the lease agreements; and authorize Enterprise Fleet Management to sell designated surplus vehicles on behalf of the City of La Palma as authorized by the City Manager.

The motion was seconded by Council Member Baker and carried on the following vote:

AYES: Council Member Baker, Council Member Goodman, Mayor Patel, Mayor Pro Tem Steggell, and Council Member Waldman

NOES: None

8. Adjustments to the FY 2020-21 Budget, Long Term Fiscal Status, and Overview of Fiscal Year 2021-22 Budget

- 2) Receive the Staff presentation on the Long Term Fiscal Status Update; and

City Manager McNamara introduced the item and Financial Consultant Matsumoto gave the Staff Report.

Public Input:

No members of the public wished to speak.

Council Comments and Questions:

Discussion ensued regarding the deficit being the result of the City Council planning ahead and increasing the City's reserves; that this procedure is fiscal planning for the future; that if the City needs these funds, they can pull them out of reserves; and appreciation to the City's financial consultant for his efforts.

- 1) Approve the budget adjustments included in the attached budget resolution for FY 2020-21.

Council Member Waldman made a motion to approve the budget adjustments included in the attached budget resolution for FY 2020-21.

The motion was seconded by Mayor Pro Tem Steggell and carried on the following vote:

AYES: Council Member Baker, Council Member Goodman, Mayor Patel, Mayor Pro Tem Steggell, and Council Member Waldman

NOES: None

- 3) Receive the overview of the Draft FY 2021-22 Budget, and provide direction for additional materials or information needed for Proposed Budget to be presented on June 1, 2021.

Council Member Waldman made a motion to approve the overview of the Draft FY 2021-22 Budget, and provide direction for additional materials or information needed for Proposed Budget to be presented on June 1, 2021.

The motion was seconded by Council Member Baker and carried on the following vote:

AYES: Council Member Baker, Council Member Goodman, Mayor Patel, Mayor Pro Tem Steggell, and Council Member Waldman

NOES: None

Mayor Patel requested a short recess at 7:36 p.m.

Mayor Patel reconvened the City Council at 7:42 p.m.

9. Award of Contract to Express Energy Services, Inc. for City Hall Lighting, City Project No. 21-BLDG-01

Community Services Director Belknap gave the Staff Report.

Public Input:

No members of the public wished to speak.

Council Comments and Questions:

None.

Award a Contract in the amount of \$65,961 to Express Energy Services, Inc. for retrofit City Hall Lighting, City Project No. 21-BLDG-01.

Council Member Waldman made a motion to award a Contract to Express Energy Services, Inc. for City Hall Lighting, City Project No. 21-BLDG-01.

The motion was seconded by Council Member Goodman and carried on the following vote:

AYES: Council Member Baker, Council Member Goodman, Mayor Patel, Mayor Pro Tem Steggell, and Council Member Waldman

NOES: None

10. 2021 City Council Goal – Little Free Library Program

Recreation Coordinator Adams gave the Staff Report.



Receive and file this report and provide direction to staff on whether to proceed with implementation of a Little Free Library program.

Public Input:

No members of the public wished to speak.

Council Comments and Questions:

Discussion ensued regarding support for the program; whether the City has investigated whether residents would be allowed to purchase these for private property; if there is an Ordinance that is required to regulate the Library boxes; if Staff has investigated other cities who use these and the impact on traffic; that Staff have researched the boxes on a Nationwide level and they are only accessible via walk up traffic; that if residents would like to put one on private property, they can do so if it's under 120 square feet it would not require a building permit; that Staff can issue a no fee permit in order to monitor how many library boxes are in City limits; that Staff should monitor traffic impacts if any; support for the program as it encourages community engagement and promotes education; appreciation for Staff's work on this City Council goal; and a consensus to receive and file the report.

COUNCILMEMBER AB1234 REPORTS, REPORTS FROM CITY-AFFILIATED COMMITTEES, AND COUNCIL REMARKS

**Council Member Goodman** attended the League of California Cities - Orange County Division (LOCC-OC) meeting; the Orange County Sanitation District (OCSD) Legislative and Public Affairs Committee meeting; the LOCC Housing, Community, and Economic Development Committee Executive Committee meeting; the OCSD Administration Committee meeting; the LOCC Housing, Community, and Economic Development Policy Committee meeting; the OCSD Strategic Planning meeting; the OCSD Board meeting; and the California Joint Powers Insurance Authority Executive Committee meeting.

**Council Member Waldman** attended the Metropolitan Water District of Orange County (MWDOC) monthly meeting and the El Rancho Verde Park Dedication Ceremony.

**Council Member Baker** attended the LOCC-OC Division General Membership Meeting; the LOCC Parks & Recreation Roundtable; the LOCC Community Services Policy Committee meeting; the LOCC Solid Waste Discussion; the LOCC Mayors and Council Members Roundtable; the LOCC Disaster Preparedness discussion; the Orange County Public Libraries Advisory Board (OCLAB) Executive Committee meeting; the MWDOC and Orange County Water District (OCWD) Joint Planning Committee meeting; the LOCC 2021 Spring Legislative Briefing; the El Rancho Verde Playground Dedication Ceremony; and completed the City's AB 1234 Ethics Training.

**Mayor Pro Tem Steggell** attended the Orange County Fire Authority (OCFA) Capital Improvement Projects (CIP) Ad-Hoc Committee meeting; the OCFA Executive meeting; the OCFA Board of Directors meeting; the OCFA Human Resources meeting; and the El Rancho Verde Playground Dedication Ceremony.

**Mayor Patel** attended the Orange County Vector Control District (OCVCD) Budget meeting; the OCVCD Regular meeting; and the El Rancho Verde Playground Dedication Ceremony.

#### CITY MANAGER REMARKS

**City Manager McNamara** thanked Congresswoman Linda Sanchez for her support in moving the \$2 million infrastructure funding request through for La Palma; thanked the Community Services Team for the work on the El Rancho Verde Park rehabilitation; that City Hall renovations are coming along and hopefully the Air Conditioning will be working by the next meeting; that the City is planning on returning to City Hall for the August meeting and will discuss possible cancellation of the July meeting; that both the Popeye's Fried Chicken and Starbucks development projects are being constructed with visible results; and that Staff looks forward to bringing a final Budget document forward to the City Council at the next meeting.

#### CITY ATTORNEY REMARKS

**City Attorney Thind** had nothing to report.

#### ADJOURNMENT

Mayor Patel adjourned the Regular Meeting of the City Council at 8:09 p.m.

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Nitesh P. Patel  
Mayor

Attest:

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Kimberly Kenney, CMC  
City Clerk