

**MINUTES OF THE
LAWNDALE CITY COUNCIL REGULAR MEETING
March 6, 2023**

A. CALL TO ORDER AND ROLL CALL

Mayor Pullen-Miles called the meeting to order at 6:34 p.m. in the City Hall Council Chamber, 14717 Burin Avenue, Lawndale, California.

Councilmembers Present: Mayor Robert Pullen-Miles, Mayor Pro Tem Sirley Cuevas, Councilmember Rhonda Hofmann Gorman, Councilmember Bernadette Suarez, Councilmember Pat Kearney.

Other Participants: City Clerk Erica Harbison, City Manager Sean M. Moore, City Attorney Greg M. Murphy, Assistant City Clerk Yvette Hall, Deputy City Manager/Director of Human Resources Raylette Felton, Los Angeles County Sheriff's Department Sergeant Justin Smith, Municipal Services Director Michael Reyes, Finance Director Hrant Manuelian, Interim Public Works Director Ahmad Ansari, Community Development Manager Jared Chavez.

B. CEREMONIALS

Councilmember Kearney led the flag salute. Pastor George Magdalany, Hope Chapel and Donald L. Dear, West Basin Division V Director provided the inspiration.

C. PRESENTATION

1. West Basin Municipal Water District (WBMWD)

Mayor Pullen-Miles introduced the Director of WBMWD, Donald Dear. Director Dear introduced the General Manager of WBMWD, Gregory Reed, who gave a PowerPoint presentation on the history and functions of the WBMWD, including a 2023 drought update.

Councilmember Kearney asked if the water agencies will install more catch basins. General Manager Reed stated that the Metropolitan Water District, which services the Southern California Region would manage that type of project. In response to Councilmember Kearney's question, General Manager Reed stated that a statewide pipeline would be a complex project.

Mayor Pullen-Miles thanked General Manager Reed for the report and congratulated him on his recent promotion.

D. PUBLIC SAFETY REPORT

a. Los Angeles County Sherriff's Department Update

Sergeant Smith summarized the recent law enforcement activities.

b. Los Angeles County Fire Department Update

Los Angeles County Fire Department Battalion Chief Lewis summarized the recent local fire emergency activities.

E. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA (Public Comments)

Michelle Pino, Library Manager, announced the library's activities for the month and announced that the library will be closed on March 9, 2023, due to staff attending a professional development training. She also thanked Municipal Services Director Reyes for the outreach he has provided to individuals who need services.

Randall Abram, Resident, spoke on the topics of allowing chickens in the city, the proposed statue at Leuzinger High School, and the organization that was not banned from applying for a firework stand in 2023.

Ray Hollar, Resident, spoke on Metro's Draft Environmental Impact Report (DEIR), Table 2.7, and expressed concerns that there is no evaluation on environmental justice in the DEIR report.

F. COMMENTS FROM COUNCIL

Councilmember Hofmann Gorman thanked all the speakers for attending and expressed her interest in purchasing intersection cameras.

Councilmember Kearney agreed with Councilmember Hofmann Gorman's comments.

Councilmember Suarez thanked everyone for their comments.

City Manager Moore stated that staff will review the Environmental Justice component of the DEIR.

Mayor Pro Tem Cuevas agreed with Councilmember Hofmann Gorman's comments and thanked everyone that spoke or attended Metro meeting.

Mayor Pullen-Miles thanked everyone that spoke and indicated that the City will evaluate Metro DEIR

G. CONSENT CALENDAR

2. Motion to read by title only and waive further reading of all ordinances listed on the Agenda

Recommendation: that the City Council approve.

3. Accounts Payable Register

Recommendation: that the City Council adopt Resolution No. CC-2302-002 authorizing the payment of certain claims and demands in the amount of \$2,745,758.16.

4. Minutes of the Lawndale City Council Regular Meeting – February 21, 2023

Recommendation: that the City Council approve.

5. **Second Reading and Adoption of Ordinance No. 1197-23 to amend certain sections in Chapter 12.08 of Title 12 of the Lawndale Municipal Code establishing Encroachment Permits for Major Improvement Projects**

Recommendation: that the City Council approve the second reading and adopt Ordinance No. 1197-23, Ordinance amending Chapter 12.08 of Title 12 the Lawndale Municipal Code establishing Encroachment Permits for Major Improvement Projects to reflect recent changes in rules, regulations, and fees.

6. **Second Reading Ordinance No. 1196-23 to amend the Hawthorne Boulevard Specific Plan (HBSP) to prohibit car wash facilities within the HBSP and an exemption from CEQA guidelines**

Recommendation: that the City Council read by title only, and adopt Ordinance No. 1196-23 amending the Hawthorne Boulevard Specific Plan to prohibit car wash uses.

7. **Consideration of Claims for Damage against the City**

Recommendation: that the City Council reject the claim filed by Cassandra Whitmore and Peter Sargent and instruct staff to process the appropriate correspondence to the claimant.

8. **Beautification Committee Appointments 2023-2025**

Recommendation: that the City Council (a) approve the Mayor's appointments by directing staff to insert the appointees' names in Section 1 and 2 of Resolution No. CC-2303-011; (b) the City Council adopt the resolution as amended; and (c) find this item exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline 15061(b)(3).

City Manager Moore stated that the City received comments from Southern California Gas and Edison regarding Consent Calendar item number five (5). The utility companies indicated that they were exempt from fees.

City Attorney Murphy added that any entity with a franchise agreement has certain rights and the ordinance that does not interfere with those rights.

City Attorney Murphy read the ordinances by title only and waived further reading.

A motion was made by Councilmember Kearney to approve the Consent Calendar and seconded by Mayor Pro Tem Cuevas. The motion carried by a vote of 5-0.

H. PUBLIC HEARING

9. **Appeal of Notice of Abatement for Property Located 4702 W. 165th St.**

Recommendation: that the City Council uphold the violations against the property owners at 4702 W. 165th St.

Municipal Services Director Reyes presented the staff report.

Mayor Pullen-Miles opened the public hearing at 7:25 p.m.

Oliver Smith, Property Owner, provided the history of the property, and indicated that the hedges are on the side of the house. He stated that the neighbor's hedges are taller than his property and that the hedges serve as a privacy fence.

Randall Abram, Resident, provided background information on all the properties at 4702 W. 165th Street.

Mayor Pullen-Miles closed the public hearing at 7:32 p.m.

Mayor Pro Tem Cuevas asked which side of the property was the main entrance of the house when the original plans were submitted to the City and how high the hedges are allowed to be.

City Manager Moore replied that the narrowest width of the lot is defined as the front of the property regardless of the orientation.

Community Development Manager Chavez indicated that 48 inches is allowed for solid fences and 30-inches in height is allowed for hedges.

Councilmember Kearney asked why the neighboring properties were not cited, as well.

City Manager Moore stated that in the previous past the owners have complied.

Councilmember Hofmann Gorman commented that based on the history, there is evidence that the City has been consistent with following up on the hedges height.

Councilmember Suarez asked if this appeal is to request an exception and if legal action will be the next step.

Municipal Services Director Reyes confirmed that criminal prosecution would be the next step.

Discussion ensued among the City Council and staff regarding changing the property's door, the number of citations, the length of time this case has been ongoing legal process, costs, visibility, and safety issues.

A motion was made by Councilmember Kearney and seconded by Councilmember Hofmann Gorman to uphold the violations against the property owners at 4702 W. 165th St. and to waive the fines if the property owner complies. The motion carried by a vote of 5-0.

I. ADMINISTRATION

10. **Alondra Park Multi-Benefit Stormwater Capture Project Partnership Agreement**
Recommendation: that the City Council authorize the City Manager to execute this partnership agreement between the County of Los Angeles, City of El Segundo, City of Hawthorne, City of Lawndale, City of Manhattan Beach, and City of Redondo Beach for the Alondra Park Multi-Benefit Stormwater Capture Project.

Interim Public Works Director Ansari presented the staff report.

City Attorney Murphy requested a roll call vote on the item because it is an agreement with other government agencies.

A motion was made by Councilmember Suarez and seconded by Councilmember Kearney to authorize the City Manager to execute this partnership agreement between the County of Los Angeles, City of El Segundo, City of Hawthorne, City of Lawndale, City of Manhattan Beach, and City of Redondo Beach for the Alondra Park Multi-Benefit Stormwater Capture Project. The motion carried by a vote of 5-0.

11. Award of the Harold E. Hofmann Community Center HVAC Assessment Professional Services Agreement to IMEG Corp

Recommendation: that the City Council 1.) Approve a professional service agreement with IMEG Corp. in the amount not to exceed \$53,000.00 for assessment of the Harold E. Hofmann Lawndale Community Center HVAC System; and 2.) Approve appropriation of \$53,000.00 from ARPA funds for this project.

Interim Public Works Director Ansari presented the staff report. He indicated that Joshua Massey of IMEG Corp was present to answer any questions.

Mayor Pullen-Miles thanked Public Works Director Ansari for the report and asked why the analysis was done.

City Manager Moore provided additional information on the history of the HVAC system and the reasons why professional services were needed.

Councilmember Suarez asked how much it would cost to install a new HVAC system.

Joshua Massey of IMEG Corp provided system design information and details on how his company would approach the project.

Discussion ensued among City Councilmembers and staff about the cost of the HVAC system.

A motion was made by Mayor Pro Tem Cuevas and seconded by Councilmember Suarez to approve a professional service agreement with IMEG Corp. in the amount not to exceed \$53,000.00 for assessment of the Harold E. Hofmann Lawndale Community Center HVAC System; and to approve appropriation of \$53,000.00 from ARPA funds for this project. The motion carried by a vote of 5-0.

12. Credit Card Policy – Resolution CC-2303-010

Recommendation: that the City Council adopt Resolution CC-2303-010; and find this item exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline 15060 (b)(3).

Director of Finance Manuelian presented the staff report.

A motion was made by Councilmember Kearney and seconded by Mayor Pro Tem Cuevas to adopt Resolution CC-2303-010; and find this item exempt from review under the

**California Environmental Quality Act (CEQA) pursuant to CEQA Guideline 15060 (b)(3).
The motion carried by a vote of 5-0.**

J. CITY MANAGER REPORT

City Manager Moore announced that he attended the Los Angeles County Sheriff's Department City Managers' Educational Seminar with Sergeant Smith. Sheriff Luna and Assistant Sheriff Tardy were in attendance. He reported that there would be an increase to the Sheriff Department contract, as well as the Liability Insurance. City Manager Moore indicated that he and staff are working on the draft EIR comment letter.

Municipal Services Director Reyes announced the Clean-Up Day dates are from March 11 to March 19, 2023 and encouraged residents to participate in the activities.

Mayor Pro Tem Cuevas requested the meet-up location be confirmed for volunteers, which is 14717 Burin Avenue at 9:00 a.m. on Saturday, March 18, 2023.

K. ITEMS FROM CITY COUNCILMEMBERS

13. Consideration of South Bay Cities Council of Governments Potential Membership Dues Increase for FY 2023-24

Recommendation: that the City Council receive this report.

Deputy City Manager/Director of Human Resources Felton presented the staff report.

Councilmember Suarez provided background information on the item.

Mayor Pullen-Miles asked what the other cities' membership fees are.

Deputy City Manager/Director of Human Resources Felton stated that she would find out this information and report back to the City Council.

Councilmember Kearney commented that he believes that the City is paying higher dues as compared to other cities of the same size.

Discussion ensued among the City Council about the membership calculation, utilizing a Regional Planner, events, and programs that are offered by the (SBCCOG).

Councilmember Suarez asked that staff bring back a report on the fees and services that the SBCCOG charges the city for.

By consensus, the City Council requested that this matter be brought back for further discussion about the fees and to invite the SBCCOG to attend.

14. Mayor/City Councilmembers Report of Attendance at Meetings and/or Events

Councilmember Hofmann Gorman encouraged residents to participate in the Clean-Up Week and stated that the bulky item pick-up will be free.

Councilmember Kearney announced that he attended the Metro C (Green) Line Project meeting at Lawndale High School and wished the resident that fell ill at the meeting a speedy recovery.

Councilmember Suarez stated that she also attended the Metro C (Green) Line Project meeting and indicated that the meeting did not last the full time advertised. SBCCOG's Steering Committee meeting and mentioned that there will be a Traffic Committee meeting in which a discussion will take place on making a recommendation on the C Line (Green) Extension Project.

Councilmember Suarez requested an update on the ARPA funds.

Mayor Pro Tem Cuevas stated that she also attended the Metro C (Green) Line Project meeting and expressed concerns on how it will affect the families in the community. Mayor Pro Tem Cuevas also attended the League of California Cities, Los Angeles Division, General Meeting. She stated that it has been one year since work on the corner of 147th street and Kingsdale Avenue began, and it is not complete yet. She requested an update.

Interim Public Works Director Ansari responded that it is in the queue for the contractor to complete the project. He stated the estimated time of completion is two to three weeks.

Mayor Pullen-Miles stated that he attended the Metro C (Green) Line Project meeting at Lawndale High School and thanked everyone who attended. He mentioned that he will continue to speak with Metro about the City's concerns.

Councilmember Hofmann Gorman requested staff to check with the Chamber of Commerce on whether they have communicated with the businesses on Hawthorne Boulevard about the Metro C (Green) Line Project.

City Manager Moore stated he would provide an update on the businesses on Hawthorne Boulevard.

Mayor Pullen-Miles asked about the status of the Manhattan Beach Boulevard road construction project.

City Manager Moore said he would follow up with the City of Redondo Beach to find out the status of the project.

L. CLOSED SESSION

15. Conference with Legal Counsel – Litigation

The City Council will conduct a closed session, pursuant to Government Code section 54956.9(d)(4): One (1) case.

City Attorney Murphy announced that the City Council would convene into a closed session regarding a litigation matter.

The City Council convened into a closed session at 8:43 p.m.

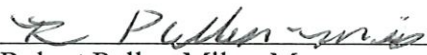
The City Council reconvened the open session of the meeting at 8:55p.m.

City Attorney Murphy announced that the City Manager Moore would provide the report.

City Manager Moore announced that there was no reportable action taken.

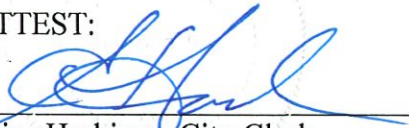
M. ADJOURNMENT

There being no further business to conduct, Mayor Pullen-Miles adjourned the meeting at 8:57 p.m.



Robert Pullen-Miles, Mayor

ATTEST:



Erica Harbison, City Clerk

Approved: 3/20/2023