

MINUTES
LAWNDALE CITY COUNCIL REGULAR MEETING
June 17, 2024

A. CALL TO ORDER AND ROLL CALL

Mayor Pullen-Miles called the meeting to order at 6:30 p.m. in the Harold E. Hofmann Community Center, 2nd Floor Meeting Room, 14700 Burin Avenue, Lawndale, California.

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

Councilmembers Absent: Councilmember Pat Kearney

Other Participants: City Manager Sean M. Moore, City Attorney Gregory M. Murphy, City Clerk Erica Harbison, Assistant City Clerk Yvette Hall, Deputy City Manager/Director of Human Resources Raylette Felton, Los Angeles County Sheriff's Department Captain Nicole Palomino, Municipal Services Director Michael Reyes, Finance Director Hrant Manuelian, Community Development Manager Jared Chavez, Public Works & City Engineering Oversight Contract Project Manager Ahmad Ansari, Community Services Director Jason Minter

B. CEREMONIALS

Councilmember Cuevas led the flag salute. Pastor Matthew Harbison of the Lawndale Wesleyan Church provided the inspiration.

C. PUBLIC SAFETY REPORT

a. Los Angeles County Sheriff's Department Update

Captain Palomino summarized the recent law enforcement activities and announced the next Neighborhood Watch meeting to be held on June 18, 2024, at 7 pm at the Harold E. Hoffman Community Center, and a Coffee With A Cop event to be held on June 26, 2024, at 6 pm at the C&S Garden.

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

Deena Sopko, Resident, commented on a leaning tree on Inglewood Avenue.

Jeff Dutton, Business Owner, commented on an incident that occurred at his business.

Mark Nelson, Retired Edison Development and Planning Executive, provided a public comment via e-mail regarding the Metro C Line (Green) Project.

E. COMMENTS FROM COUNCIL

Mayor Pullen-Miles requested that staff follow up on the tree on Inglewood Avenue and speak with the business owner regarding the incident that occurred at his business.

F. CONSENT CALENDAR

1. **Motion to read by title only and waive further reading of all ordinances listed on the Agenda**
Recommendation: that the City Council approve.
2. **Accounts Payable Register**
Recommendation: that the City Council adopt Resolution No. CC-2406-082 authorizing the payment of certain claims and demands in the amount of \$1,103,926.85.
3. **Minutes of the Lawndale City Council Regular Meeting, June 3, 2024**
Recommendation: that the City Council approve the minutes.
4. **Senior Citizen Advisory Committee Appointment 2023 – 2025**
Recommendation: that the City Council 1.) Approve the Mayor's appointment by directing staff to insert the appointee's name in Section 1 of Resolution No. CC-2406-084; and 2.) Adopt the resolution as amended.
5. **Request to Approve Amendment to Personnel Rules and Regulations and Service Agreement with NEOGOV for Human Resources Management Software**
Recommendation: that the City Council 1.) Continue to authorize the City Manager to execute the agreement with Governmentjobs.com, Inc. (d/b/a NEOGOV) to provide online application software; and 2.) Approve Resolution No. CC-2406-085, Amending Section 4 Recruitment and Selection of the City's Personnel Rules and Regulations.
6. **Consideration of Claims for Damage against the City**
Recommendation: that the City Council reject the claim filed by the Law Offices of Baker, Burton & Lundy, on behalf of Jennifer Shannon/ Heirs of Sally Shannon and instruct staff to process the appropriate correspondence to the claimant.

A motion was made by Mayor Pro Tem Suarez and seconded by Councilmember Hofmann Gorman to approve the Consent Calendar. The motion passed by a vote of 3-0-1-1 with Councilmember Kearney absent and Councilmember Cuevas abstaining.

G. PUBLIC HEARING

7. **Consideration of Ordinance No. 1207-24 to amend the Lawndale Municipal Code regarding density bonus standards for affordable residential units in order to reflect recent changes within the City of Lawndale**
Recommendation: that the City Council A.) Conduct a public hearing; B.) Determine that Ordinance No. 1207-24 is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of the CEQA Guidelines; and C.) Introduce for first reading by title only Ordinance No. 1207-24, an Ordinance amending the Lawndale Municipal Code regarding Density Bonus to reflect recent changes in state law, and waive further reading.

Community Development Manager Chavez presented the staff report.

City Attorney Murphy provided clarification on the ordinance.

Mayor Pro Tem Suarez asked when the ordinance would become effective.

Community Development Manager Chavez responded that this law became effective January 1, 2024, and that this ordinance is to update the municipal code to be consist with State law.

City Manager Moore commented that many developers are not interested in the density bonus due to the requirements.

Mayor Pullen-Miles opened the public hearing at 6:45 p.m.

There was no one from the public wishing to speak.

Mayor Pullen-Miles closed the public hearing at 6:45 p.m.

In response to City Councilmembers' questions, City Manager Moore stated that the restrictions are in effect for the lifetime of the project.

Councilmember Hofmann Gorman asked if the restrictions remain in place if the project is sold.

City Attorney Murphy responded that the restrictions are recorded in the change of title.

Community Development Manager Chavez commented that the City reviews agreements between low-income units and the renters on a regular basis.

Mayor Pullen-Miles asked for clarification on the new calculations.

Community Development Manager Chavez explained the differences in scale percentages.

A motion was made by Councilmember Cuevas and seconded by Mayor Pro Tem Suarez to Conduct a public hearing; determine that Ordinance No. 1207-24 is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of the CEQA Guidelines; and introduce for first reading by title only Ordinance No. 1207-24, an Ordinance amending the Lawndale Municipal Code regarding Density Bonus to reflect recent changes in state law, and waive further reading. The motion passed by a vote of 4-0-1 with Councilmember Kearney absent.

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

H. ADMINISTRATION

8. Approval of the Municipal Law Enforcement Services Agreement with the County of Los Angeles for Public Services

Recommendation: that the City Council approve the Municipal Law Enforcement Services Agreement with the County of Los Angeles for the five (5) year period of June 30, 2024, to July 1, 2029.

Municipal Services Director Reyes presented the staff report.

Mayor Pro Tem Suarez asked how the City Manager can get involved with the Liability Trust Fund Subcommittee.

City Attorney Murphy provided the history of the membership of the Liability Trust Fund Subcommittee and commented that he would follow up on the City Manager's working groups.

A motion was made by Councilmember Cuevas and seconded by Councilmember Hofmann Gorman to approve the Municipal Law Enforcement Services Agreement with the County of Los Angeles for the five (5) year period of June 30, 2024, to July 1, 2029. The motion passed by a vote of 4-0-1 with Councilmember Kearney absent.

9. Agreement for CDBG Administration Assistance and Implementation and Labor Compliance FY 2024-2029

Recommendation: that the City Council approve the professional services agreement with MBI for CDBG Administration and Labor Compliance Services.

Community Development Manager Chavez presented the staff report.

Councilmember Cuevas asked if the amount quoted is for one (1) year and if it will increase for future years.

Community Development Manager Chavez responded that the quoted amount is for each year of the agreement and noted that it is paid for with Community Development Block Grant (CDBG) funds.

A motion was made by Mayor Pro Tem Suarez and seconded by Councilmember Cuevas to approve the professional services agreement with MBI for CDBG Administration and Labor Compliance Services. The motion passed by a vote of 4-0-1 with Councilmember Kearney absent.

10. Professional Service Agreement Extension with De Novo Planning Group for the General Plan and Hawthorne Boulevard Specific Plan (HBSP) Update

Recommendation: that the City Council approve to extend the professional service agreement with De Novo for the General Plan and HBSP update.

Community Development Manager Chavez presented the staff report.

Councilmember Cuevas asked about service cost increases and the timeframe for project completion.

Community Development Manager Chavez confirmed that she spoke with the consultant, and it was agreed that the total cost will not increase. She confirmed that the completion date is no later than June 30, 2025.

A motion was made by Councilmember Cuevas and Councilmember Hofmann Gorman to extend the professional service agreement with De Novo for the General Plan and HBSP update. The motion passed by a vote of 4-0-1 with Councilmember Kearney absent.

11. Approve Contract Service Agreement with 4 Leaf Inc. to Provide Building & Safety Community Development Technician Services

Recommendation: that the City Council 1.) Approve the Contract Service Agreement with 4 Leaf Inc. to provide permit technician services from July 1, 2024, to June 30, 2027; and 2.) Approve the budget reallocation from account 279-410-530.600 (Building & Safety Services) to account 279-410-530.100 (Contract Services) in the amount of \$132,000.

Community Development Manager Chavez presented the staff report.

Mayor Pro Tem Suarez asked if the City could contract with different entities to compare processing times, and if the City can expand the services it receives from 4 Leaf, Inc.

City Manager Moore responded that the City contracts with 4 Leaf Inc to provide customer assistance at the counter and process permits, and noted that 4 Leaf, Inc.'s additional services are costly. He stated that contracting with Los Angeles County for plan checking is cost effective.

Councilmember Cuevas asked whether the cost is an annual fee or whether there will be a cost increase.

Community Development Manager Chavez stated that it is a fixed fee for the duration of the agreement.

A motion was made by Councilmember Cuevas and seconded by Mayor Pro Tem Suarez to approve the Contract Service Agreement with 4 Leaf Inc. to provide permit technician services from July 1, 2024, to June 30, 2027; and approve the budget reallocation from account 279-410-530.600 (Building & Safety Services) to account 279-410-530.100 (Contract Services) in the amount of \$132,000. The motion passed by a vote of 4-0-1 with Councilmember Kearney absent.

12. Notice of Completion for 147th Street Crosswalks as part of the FY 2023/24 Annual Striping Project

Recommendation: that the City Council 1.) Accept the project completion by Superior Pavement Markings, Inc., for the FY 2023/24 Annual Striping Project; 2.) Authorize the City Clerk's Office to file the Notice of Completion with the Los Angeles County Registrar-Recorder County Clerk's Office for the FY 2023/24 Annual Striping Project; and 3.) Authorize staff to release 5% retention in the amount of \$1,919.80 for the FY 2023/24 Annual Striping Project.

Public Works & City Engineering Oversight Contract Project Manager Ansari presented the staff report.

A motion was made by Mayor Pro Tem Suarez and seconded by Councilmember Hofmann Gorman to accept the project completion by Superior Pavement Markings, Inc., for the FY 2023/24 Annual Striping Project; authorize the City Clerk's Office to file the Notice of Completion with the Los Angeles County Registrar-Recorder County Clerk's Office for the FY 2023/24 Annual Striping Project; and authorize staff to release 5% retention in the amount of \$1,919.80 for the FY 2023/24 Annual Striping Project. The motion passed by a vote of 4-0-1 with Councilmember Kearney absent.

13. Adopt Resolution No. CC-2406-083 of FY 2024-25 Budget List of Projects Road Repair and Accountability Act of 2017- Senate Bill 1 (SB 1)

Recommendation: that the City Council Adopt the attached Resolution No. CC-2406-083 approving the project list of streets as attached herein Exhibit A – Project Description/Location.

Public Works & City Engineering Oversight Contract Project Manager Ansari presented the staff report.

A motion was made by Councilmember Cuevas and seconded by Councilmember Hofmann Gorman to adopt the attached Resolution No. CC-2406-083 approving the project list of streets as attached herein Exhibit A – Project Description/Location. The motion passed by a vote of 4-0-1 with Councilmember Kearney absent.

I. CITY MANAGER REPORT

City Manager Moore deferred his time to Municipal Services Director Reyes to discuss the 2024 illegal fireworks suppression plan.

Municipal Services Director Reyes provided an update on the 2024 illegal fireworks suppression efforts and commented that each year the Los Angeles County Sheriff's Department (LASD) Deputies receive a list of previous year's offenders.

Councilmember Hofmann Gorman asked to be updated on the number of LASD Deputies that will be working on the July 4th holiday, commented that the fireworks sign is hard to read, and asked about monitoring social media for illegal fireworks sales.

J. ITEMS FROM CITY COUNCILMEMBERS

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

Councilmember Cuevas attended the Health, Safety, and Pet Fair, thanked all departments for their efforts on the event and attended the Lawndale Little League closing ceremony.

Councilmember Hofmann Gorman attended the Health, Safety, and Pet Fair, Ronda's Medical Wigs, LLC Ribbon Cutting Ceremony, Little Company of Mary Torrance tour and presentation, California Contract Cities Association Legislative Committee meeting and announced the upcoming Neighborhood Watch meeting to be held on June 18, 2024, Coffee with a Cop event to be held on June 26, 2024, and Experimentally Structured Museum of Art (ESMoA) Chalk event to be held on June 22, 2024.

Mayor Pro Tem Suarez attended the Health, Safety, and Pet Fair, and Ronda's Medical Wigs, LLC Ribbon Cutting Ceremony.

Mayor Pullen-Miles met with the Chief Executive Officer of Sprouts and attended Ronda's Medical Wigs, LLC Ribbon Cutting Ceremony.

15. Conference with Legal Counsel – Anticipated Litigation

The City Council will conduct a closed session, pursuant to Government Code section 54956.9(d)(2), because there is significant exposure to litigation in one (1) case, with a document received as per 54956.9(e)(3) that is not subject to public release due to Evidence Code privilege.

City Attorney Murphy read the aforementioned Closed Session matter by title only.

The City Council convened into closed session at 7:40 p.m.

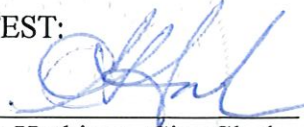
The City Council reconvened from closed session at 7:54 p.m.

City Attorney Murphy announced that there was no reportable action.

K. ADJOURNMENT

There being no further business to conduct, Mayor Pullen-Miles adjourned the meeting at 7:54 p.m. in memory of Peter Pak, a resident of 27 years.

ATTEST:


Erica Harbison, City Clerk
Approved: July 15, 2024
Robert Pullen-Miles, Mayor