

LAWNDALE CITY COUNCIL REGULAR MEETING
March 18, 2024

A. CALL TO ORDER AND ROLL CALL

Mayor Pullen-Miles called the meeting to order at 6:31 p.m. in the City Hall Council Chamber, 14717 Burin Avenue, Lawndale, California.

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

Councilmembers Absent: Councilmember Sirley Cuevas

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 Services Director Mike Estes, Community Development Manager Jared Chavez, Public Works & City Engineering Oversight Contract Project Manager Ahmad Ansari

B. CEREMONIALS

Mayor Pro Tem Suarez led the flag salute. Pastor Geroqe Magdalany of Hope Chapel provided the inspiration.

C. PUBLIC SAFETY REPORT

a. Los Angeles County Sheriff's Department Update

Captain Palomino summarized the recent law enforcement activities.

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

Juanita Lara-Lamez, Resident, commented that she would like to see more trash cans and bags available for pet droppings near William Green Elementary School for owners with pets and thanked the City Council for approving a legal fireworks stand.

Randal Abram, Resident, commented on dog droppings, unleashed dogs, dogs barking and dog licensing and suggested installing signs.

E. COMMENTS FROM COUNCIL

Councilmember Hofmann Gorman thanked everyone that attended tonight's meeting, asked Municipal Services Director Reyes to comment on the dog issues, and asked residents to report violations to the Municipal Services Department to patrol more in the area.

Municipal Services Director Reyes responded that a request for trash cans for pet owners was received by their department. He stated that trash bags are provided for dog droppings and that verbal warnings and citations are issued for unleashed dogs and unlicensed dogs.

Councilmember Kearney thanked everyone that attended tonight's meeting.

Mayor Pro Tem Suarez thanked everyone that attended tonight's meeting.

Mayor Pullen-Miles thanked everyone that attended tonight's meeting and commented that staff will continue enforcing leash and dog licensing policies.

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-2403-059 authorizing the payment of certain claims and demands in the amount of \$901,041.76.

3. Minutes of the Lawndale City Council Regular Meeting, March 4, 2024

Recommendation: that the City Council approve the minutes.

4. Approval of Third Amendment to Professional Services Agreement for Codification Services with General Code LLC, (formerly known as Quality Code Publishing)

Recommendation: that the City Council 1.) Consent to the increase in the cost of municipal code codification services by approving the Third Amendment to Professional Services Agreement for Codification Services with General Code, LLC; and 2.) Authorize a FY 2023-24 budget amendment in the amount of \$2,000.

5. Request for Approval of First Amendment to Contract Services Agreement for Armed Security Services with Southwest Patrol and Approval of Second Amendment to Contract Services Agreement for Armed Security Services with Southwest Patrol

Recommendation: that the City Council approve the First and Second Amendments to Contract Services Agreement for Armed Security Services with Southwest Patrol.

6. Senior Citizen Advisory Committee Appointments 2023 – 2025

Recommendation: that the City Council 1.) Approve the Mayor's appointments by directing staff to insert the appointees' names in Section 1 of Resolution No. CC-2403-060; and 2) Adopt the resolution as amended.

A motion was made by Councilmember Kearney and seconded by Mayor Pro Tem Suarez to approve the Consent Calendar. The motion passed by a vote of 4-0-1, with Councilmember Cuevas absent.

G. ADMINISTRATION

7. Potential Reschedule of Upcoming City Council Meeting on April 1, 2024

Recommendation: that the City Council 1.) Cancel the meeting of Monday, April 1, 2024; and 2.) Reschedule the City Council meeting from Monday, April 1, 2024, to Tuesday, April 2, 2024; or 3.) Provide staff with other direction.

Assistant City Clerk Hall presented the staff report.

By consensus, the City Council cancelled the meeting of Monday, April 1, 2024; and rescheduled the City Council meeting from Monday, April 1, 2024, to Tuesday, April 2, 2024, with Councilmember Cuevas absent.

8. General Plan Annual Progress Report 2023

Recommendation: that the City Council A.) Review the 2023 draft Annual Report, make any desired revisions, and direct staff to forward the report to the State Department of Housing and Community Development and the Governor's Office of Planning and Research; and B.) Approve and adopt Resolution CC-2403-061 as read by title.

Community Development Manager Chavez presented the staff report. She noted that page 15 of the General Plan Annual Progress Report contained a clerical error that should state 2021-2029 Regional Housing Needs Assessment (RHNA) instead of 2014-2021 RHNA.

Mayor Pullen-Miles asked for information on increasing incentives for commercial and residential lot mergers.

CM Moore responded that incentives are offered for reduced parking and developers are allowed to combine parking with existing uses. City Manager Moore stated that the City encourages lot mergers, if possible; however, there are no financial incentives for lot mergers.

A motion was made by Mayor Pro Tem Suarez and seconded by Councilmember Kearney to approve changing 2014-2021 to 2021-2029 Regional Housing Needs Assessment on page 15 of the General Plan Annual Progress Report, and direct staff to forward the report to the State Department of Housing and Community Development and the Governor's Office of Planning and Research; and approve and adopt Resolution CC-2403-061 as read by title. The motion passed by a vote of 4-0-1, with Councilmember Cuevas absent.

9. First Amendment to Contract Services Agreement for Chapala Dance Academy

Recommendation: that the City Council 1.) Approve the attached First Amendment to Contract Services Agreement to Use City Facilities between the City of Lawndale and Chapala Dance Academy, LLC for an amount not to exceed \$45,000.00; or 2.) Provide further direction.

Community Services Director Estes presented the staff report.

A motion was made by Mayor Pro Tem Suarez and seconded by Councilmember Hofmann Gorman to approve the attached First Amendment to Contract Services Agreement to Use City Facilities between the City of Lawndale and Chapala Dance Academy, LLC for an amount not to exceed \$45,000.00. The motion passed by a vote of 4-0-1, with Councilmember Cuevas absent.

10. Lawndale Youth Development Center, Phase One Services Agreement

Recommendation: that the City Council 1.) Approve the attached Contract Services Agreement for Phase One Architectural, Design and Planning Services for the Lawndale Youth Development Center between the City and BOA Architecture at a cost not to exceed \$157,000.00; or 2.) Provide further direction.

Community Services Director Estes presented the staff report.

Councilmember Kearney commented that he prefers option 2, with an extension of the building to the building, no dog park, remove gardening, and keep De Oro Lane open.

Discussion ensued among the City Council regarding the inclusion of a skatepark, dog park, parking, and funding.

Mayor Pro Tem Suarez asked if the City will ask for community input.

Community Services Director Estes responded that community input will be requested.

Mayor Pullen-Miles commented in favor of a passive park, a teen meeting space design, and on the projected costs of the agreement with BOA Architecture.

Councilmember Kearney asked who rates the proposals received in response to the City's request for proposals.

Community Services Director Estes responded that staff from Municipal Services, Public Works and himself reviewed, and rated the proposals.

By Consensus, the City Council agreed to include a passive park.

A motion was made by Councilmember Kearney and seconded by Councilmember Hofmann Gorman to approve the attached Contract Services Agreement for Phase One Architectural, Design and Planning Services for the Lawndale Youth Development Center between the City and BOA Architecture at a cost not to exceed \$157,000.00. The motion passed by a vote of 4-0-1, with Councilmember Cuevas absent.

11. Community Development Department Permit Processing Timeline

Recommendation: that the City Council receive and file the Community Development Permit Processing Timeline report.

Community Development Manager Chavez presented the staff report.

Mayor Pro Tem Suarez asked which tracking system staff is currently using for planning reviews, if applicants have access to it, and what the timeline is for approving over the counter and resubmittals permits.

Community Development Manager Chavez responded that staff use CityView, which is an internal system. She stated that over-the-counter permits are issued the same day.

Mayor Pro Tem Suarez suggested an online system for the public that will provide guidelines on the City's codes.

City Manager Moore responded that staff will research the cost to upgrade the system for applicant access and additional features.

By consensus, the City Council received and filed the Community Development Permit Processing Timeline report with Councilmember Cuevas absent.

12. Approval of the Facility Needs Assessment Project for Public Works & City Hall, Project No. 2402-22

Recommendation: that the City Council 1.) Approve the project and direct staff to advertise the plans and specifications to solicit bids for the construction contract; and 2.) Approve budget amendment for \$3,000,000 from ARPA account 285-310.

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

Councilmember Kearney recommended that the Lawndale signs on the outside of the Harold E. Hofmann Lawndale Community Center be repainted, requested new Councilmember chamber chairs, and commented that he opposes the restroom upgrades and that the budget should not go over \$3,000,000.

City Manager Moore responded that restrooms need to be updated to meet Americans with Disabilities Act (ADA) regulations.

A motion was made by Councilmember Kearney and seconded by Councilmember Hofmann Gorman to approve the project and direct staff to advertise the plans and specifications to solicit bids for the construction contract; and approve budget amendment for \$3,000,000 from American Rescue Plan (ARPA) account 285-310. The motion passed by a vote of 4-0-1, with Councilmember Cuevas absent.

13. Award of Contracts for Construction and Construction Inspection Services for the FY 2022-23 Residential Street Rehabilitation Project

Recommendation: that the City Council 1.) Award the construction contract to Sequel Contractors, Inc., in the amount of \$1,989,388.32 for the FY 2022-23 Residential Street Rehabilitation Project; 2.) Award the Construction Inspection Services to SA Associates in the amount of \$108,000.00 for the FY 2022-23 Residential Street Rehabilitation Project; and 3.) Approve the construction Contingency of \$298,408.25 for FY 2022-23 Residential Street Rehabilitation Project.

Public Works & City Engineering Oversight Contract Project Manager Ansari presented the staff report. He noted that there was a \$30 discrepancy in the low bid received; however, it was immaterial.

Councilmember Hofmann Gorman asked if he is familiar with the quality of work Sequel Contractors, Inc. provides.

Mayor Pullen-Miles asked why construction inspection services need to be outsourced.

Mayor Pro Tem Suarez asked if this project would improve the Pavement Condition Index (PCI) rating of the City.

In response to Mayor Pullen-Miles' question, Public Works & City Engineering Oversight Contract Project Manager Ansari stated that the project is estimated to start in May 2024.

Public Works & City Engineering Oversight Contract Project Manager Ansari responded that this project is an effort to increase the PCI, the department does not have the resources to inspect large projects and that Sequel Contractors, Inc is a reputable contractor.

A motion was made by Councilmember Kearney and seconded by Mayor Pro Tem Suarez to award the construction contract to Sequel Contractors, Inc., in the amount of \$1,989,388.32 for the FY 2022-23 Residential Street Rehabilitation Project; award the Construction Inspection Services to SA Associates in the amount of \$108,000.00 for the FY 2022-23 Residential Street Rehabilitation Project; and approve the construction Contingency of \$298,408.25 for FY 2022-23 Residential Street Rehabilitation Project. The motion passed by a vote of 4-0-1, with Councilmember Cuevas absent.

- 14. Approval to Dispose of One Vehicle for the Municipal Services Department**
Recommendation: that the City Council approve the sale of the 2010 Ford Transit through the City's standard public auction process facilitated by Ken Porter Auctions in Carson, California.

Municipal Services Director Reyes presented the staff report.

A motion was made by Councilmember Kearney and seconded by Mayor Pro Tem Suarez to approve the sale of the 2010 Ford Transit through the City's standard public auction process facilitated by Ken Porter Auctions in Carson, California. The motion passed by a vote of 4-0-1, with Councilmember Cuevas absent.

H. CITY MANAGER REPORT

City Manager Moore commented that Southwest Patrol is patrolling the City during the day performing homeless outreach, vendor engagement and thanked Councilmembers for supporting the program.

I. ITEMS FROM CITY COUNCILMEMBERS

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

Councilmember Hofmann Gorman asked for the status of the Neighborhood Watch Program, commented on the upkeep of parkways, encouraged residents to contact City Hall if they have issues with Republic Services, asked about the next Clean-Up Week, asked staff to review its City facilities usage agreements and commented that the underpass lights at the Metro Station Green Line on Marine Avenue are not working noting that they are under the purview of the Cities of Hawthorne and Redondo Beach. Councilmember Hofmann Gorman requested social media posts to remind residents to maintain their parkway, announce bulky item pickup service availability, and announce the Beautification Committee recruitment.

Municipal Services Director Reyes responded he will provide an update on the Neighborhood Watch Program at an upcoming City Council meeting, and that the Beautification Committee is working on scheduling a Clean-Up Week.

City Manager Moore responded that the City does not have a facilities usage agreement in place for the Council Chambers; however, one can be considered.

Councilmember Kearney attended a Contract Cities Liability Trust Fund Oversight Committee meeting, Los Angeles County West Vector Control District Board meeting, Los Angeles County Sheriff's Department Contract Law Enforcement Bureau City Council Academy Session II, announced the City of Lawndale 2024 Easter Program scheduled on March 30, 2024, and the City of Los Angeles Public Works tire collection event to be held on March 23, 2024.

Mayor Pro Tem Suarez commented that she has no items to report.

Mayor Pullen-Miles announced the City of Lawndale 2024 Easter Program to be held on March 30, 2024, asked about a document shredding event, and if the City can place advertisements on the City's fixed-route buses.

J. CLOSED SESSION

16. Conference with Labor Negotiator

The City Council will conduct a closed session, pursuant to Government Code section 54957.6, with the city manager and city attorney, regarding labor negotiations with unrepresented employees, the central management team.

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

The City Council convened into closed session at 8:27 p.m.

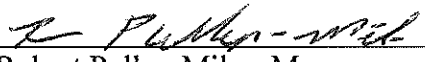
The City Council reconvened from closed session at 8:52 pm.

City Attorney Murphy announced that there was no reportable action taken.

K. ADJOURNMENT

Councilmember Kearney closed the meeting in memory of Richard L. "Dick" Miller and Steven Curtis Selby. Richard Dick Miller was a resident and volunteer of the City for over 30 years, and served two tours in the Marines. Steven Curtis Selby grew up in the City and was a longtime friend of Councilmember Kearney.

There being no further business to conduct, Mayor Pullen-Miles adjourned the meeting at 8:55 p.m.


Robert Pullen-Miles, Mayor

ATTEST:


Erica Harbison, City Clerk

Approved: 4/2/24