

MINUTES

City Council Regular Meeting

November 18, 2024

A. CALL TO ORDER AND ROLL CALL

Mayor Pullen-Miles called the meeting to order at 6:30 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 Sirley Cuevas, Councilmember Pat Kearney

Other Participants: City Manager Sean M. Moore, City Attorney Gregory M. Murphy, City Clerk Erica Harbison, Assistant City Clerk Yvette Palomo, 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 Jason Minter, Public Works Director Lucho Rodriguez, Interim Planning Manager MBI Consultant Peter Kann

B. CEREMONIALS (Flag Salute and Inspiration)

Mayor Pro Tem Suarez lead the flag salute. Pastor Eddie Vargas of Restoration Life Church provided the inspiration.

C. PUBLIC SAFETY REPORT

1. Los Angeles County Sheriff's Department Update

Lieutenant Osburn summarized the recent law enforcement activities.

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

Holly Osborne, Redondo Beach resident, commented in opposition to the Metro C Line (Green) Project, red line areas, and community shade management.

Chelsea Schrieber, resident, commented on a City report that recommended parks to be installed in the Right-of-Way (ROW), City fees for the Metro C Line (Green) Project, old railroad ties, possible contaminated soil and asked if the City can test the soil for chemicals.

Deena Sopko, Resident, thanked the city for the Field of Honor event that she participated in on behalf of her father.

Renee Rotay Torres, Resident, commented in opposition of building new hotels, criminal activity reported on the Citizen app, and asked for the names of the hotels being considered.

E. COMMENTS FROM COUNCIL

Councilmember Cuevas thanked everyone for attending and speaking at tonight's meeting, thanked Redondo Beach Resident, Dr. Orsborne for providing updates on the Metro C Line (Green) Project.

Councilmember Hofmann Gorman thanked everyone for attending and speaking at tonight's meeting, thanked Redondo Beach Resident, Dr. Orsborne for providing updates on the Metro C Line (Green) Project, asked about railroad ties and City funding to pay its portion for the Metro C Line (Green) Project, commented that she enjoyed the Field of Honor display, and that the names of the hotels are not available.

City Manager Moore responded that he will provide an update on how much the City would have to pay for the Metro C Line (Green) Project and on the funding source, Burlington Northern Santa Fe (BNSF) and Metro would need to authorize access to test the soil and railroad ties and the name of the hotels are not available because they are going through the approval process.

Councilmember Kearney thanked everyone for attending and speaking at tonight's meeting and commented that the Field of Honor event means a lot to him.

Mayor Pro Tem Suarez thanked everyone for attending tonight's meeting, asked about the cost for soil testing and if the Metro C Line (Green) Extension Ad Hoc Subcommittee still meets.

City Manager Moore responded that soil testing may cost the City between \$15,000 and \$20,000.

Councilmember Cuevas responded that the Metro C Line (Green) Extension Ad Hoc Subcommittee still meets.

Mayor Pullen-Miles commented that the California Environmental Quality Act (CEQA) report should reveal the soil testing results, commented in favor of the City performing its own soil and water quality testing, stated that Measure M requires a 3% local return for the Metro C Line (Green) Project, and thanked staff for the Field of Honor event.

F. CONSENT CALENDAR

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

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

-Recommendation: that the City Council read by title only and waive further reading of all ordinances listed on the agenda.

3. Accounts Payable Register

-Recommendation: that the City Council adopt Resolution No. CC-2410-096 authorizing the payment of certain claims and demands in the amount of \$807,004.51.

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

-Recommendation: that City Council approve the minutes.

G. ADMINISTRATION

5. General Municipal Election 2024 Unofficial Results

-Recommendation: that the City Council receive and file this report.

Assistant City Clerk Palomo presented the staff report.

Mayor Pro Tem Suarez thanked everyone, congratulated Mayor Pullen-Miles for his re-election, and thanked the candidates that won the election and those who have served.

By Consensus, the City Council received and filed the report.

6. Award of Construction Services to Mariposa Landscapes Inc. for the City Parks Irrigation Systems Assessment, Design and Implementation Project

-Recommendation: that the City Council award construction services in the amount of \$797,716.77 to Mariposa Landscapes, Inc., for the City Parks Irrigation Systems Assessment, Design and Implementation Project.

Public Works Director Rodriguez presented the staff report.

Councilmember Cuevas asked how proposals are ranked and who is on the evaluation panel.

Mayor Pro Tem Suarez asked if all cities require contractors to have experience working with public agencies.

Public Works Director Rodriguez responded that staff from different departments are on the ranking panel, the ranking categories are based on criteria outlined on the request for bids, the requirement of contractors having experience working with public agencies is a standard requirement among all cities.

Mayor Pullen-Miles commented that the second lowest responsible bidder was selected because they have the required experience.

City Manager Moore commented that improvements to the property is part of the agreement with the school district.

Mayor Pullen-Miles opened public comments.

Chelsea Schrieber, Resident, commented that sprinkler heads along the ROW are not working correctly.

Mayor Pullen-Miles closed public comments.

— A motion was made by Councilmember Cuevas and seconded by Mayor Pro Tem Suarez to award a construction services agreement in the amount of \$797,716.77 to Mariposa Landscapes, Inc., for the City Parks Irrigation Systems Assessment, Design and Implementation Project. The motion passed by a vote of 3-2, with Councilmember Kearney and Councilmember Hofmann Gorman voting no.

7. Update for City Council on Animal Control Contract with SPCA

-Recommendation: that the City Council receive and file this staff report.

Municipal Services Director Reyes presented the staff report.

Mayor Pro Tem Suarez commented that she would like to know how much other agencies charge.

Municipal Services Director Reyes responded that he can update the City Council regularly on costs, SPCA had the most competitive costs one year ago, quotes were not provided by other agencies because they are not accepting new clients, and the City is looking for other agencies because SPCA's fees have increased.

In response to Councilmember Hofmann Gorman's questions, Municipal Services Director Reyes responded that staff accesses the SPCA building while they are closed up to two times a week, and there are other options for the City to address deceased animals; however, it would not be cost-effective.

Mayor Pullen-Miles asked for a report detailing what other cities pay.

In response to Councilmember Hofmann Gorman's and Councilmember Cuevas' questions, Municipal Services Director Reyes responded that the number of abandoned animals in the South Bay may be a factor as to why agencies are not accepting new customers, the City was not reimbursed by the owner for picking up a pig, if the owner comes forth, the City can bill them for the service.

By consensus, the City Council received and filed the staff report.

8. Traffic Calming on 147th Street Update

-Recommendation: that the City Council 1.) Receive and file the Traffic Study report provided by Advantec Consulting Engineers; or 2.) Provide further direction to staff.

Public Works Director Rodriguez presented the staff report.

City Attorney Murphy stated that Councilmember Cuevas recused herself from this project discussion and stepped away from the dais due to living in proximity to the project.

In response to Mayor Pullen-Miles' question, Public Works Director Rodriguez responded that traffic on Inglewood Avenue from Prairie Avenue to Hawthorne Boulevard has improved, crosswalks were restriped and added on 147th Street between Inglewood Avenue and Grevillea Avenue, they have received positive feedback from residents regarding the improvement and a traffic report was not completed in this area.

Councilmember Hofmann Gorman commented that this matter should be considered resolved until residents raise new concerns.

By consensus, the City Council received and filed the Traffic Study report provided by Advantec Consulting Engineers. Councilmember Cuevas returned to the dais.

9. Case No. 24-23: City Council confirmation of the Planning Commission's Interpretation of the Land Use Determination, classifying dog grooming a permitted use in the Commercial Manufacturing (C-M) Zone for a proposed business at 4613 W Rosecrans Ave

Recommendation: that the City Council Adopt Resolution No. CC-2411-104, setting forth findings of fact relative to the submitted application, which approves the Land use Determination application.

Interim Planning Manager MBI Consultant Kann presented the staff report.

In response to Mayor Pro Tem Suarez's and Mayor Pullen-Miles' questions, Interim Planning Manager MBI Consultant Kann responded that the two Planning Commissioners marked two, were absent, the only public comment received at the Planning Commission hearing was made by the applicant to present her case, and Planning Commissioners voted in favor of this application because it is similar in use as other zone uses and less restrictive.

A motion was made by Councilmember Cuevas and seconded by Mayor Pro Tem Suarez to adopt Resolution No. CC-2411-104, setting forth findings of fact relative to the submitted application, which approves the Land use Determination application. The motion passed by a vote of 5-0.

10. Approval to Dispose of One Vehicle for the Community Development Department

Recommendation: that the City Council approve the sale of the 2007 Ford Escape Hybrid through the City's standard public auction process facilitated by Ken Porter Auctions in Carson, California.

Interim Planning Manager MBI Consultant Kann presented the staff report.

Councilmember Cuevas asked if Ken Porter Auctions is the same company used previously and if they charge a fee to auction the vehicle.

Public Works Director Rodriguez stated that Ken Porter Auction was used by the City in the past.

In response to Councilmember Cuevas' questions, City Manager Moore responded that he will provide the percentage rate fee for selling the vehicle.

A motion was made by Councilmember Kearney and seconded by Councilmember Cuevas to approve the sale of the 2007 Ford Escape Hybrid through the City's standard public auction process facilitated by Ken Porter Auctions in Carson, California. The motion passed by a vote of 5-0.

11. Request for Approval of Additional Fees for Outgoing Animal Control Contract with SPCA for 2023-2024 Fiscal Year Contract

Recommendation: that the City Council approve the additional cost and budget amendment to account 100-300-530.100 for \$14,720 for the 2023-24 Society for the Prevention of Cruelty to Animals contract.

Municipal Services Director Reyes presented the staff report.

In response to Mayor Pro Tem Suarez's questions, Municipal Services Director Reyes responded that SPCA violated the contract provisions of raising fees and charging late fees.

Mayor Pro Tem Suarez commented that she spoke with Brenda of SPCA who stated that the City was late in paying the monthly fees and was at risk of losing services.

Discussion ensued among the City Council and staff regarding late fees, increase of charges, negotiation of fees, paying invoices late and residents paying fees when they drop off animals, verifying resident's addresses, and the animal drop off maximum.

In response to Mayor Pro Tem Suarez's questions, Municipal Services Director Reyes confirmed that the contract can be cancelled by the City by providing a 30-day notice to SPCA.

A motion was made by Councilmember Kearney and seconded by Mayor Pro Tem Suarez to approve the additional cost and budget amendment to account 100-300-530.100 for \$14,720 for the 2023-24 Society for the Prevention of Cruelty to Animals contract. The motion passed by a vote of 5-0.

H. CITY MANAGER REPORT

City Manager Moore had no items to report.

I. ITEMS FROM CITY COUNCILMEMBERS

12. Contractor Transparency

Requested by Mayor Pullen-Miles.

Recommendation: that the City Council 1.) Consider the Contractor Transparency Policy and direct staff to update the City's forms to implement the policy; or 2.) Provide further direction to staff.

Interim Planning Manager MBI Consultant Kann presented the staff report.

In response to Councilmember Cuevas and Mayor Pro Tem Suarez's questions, Interim Planning Manager MBI Consultant Kann responded that the information is on the last section of the building permit application, and the contractor will have to disclose if they have any potential violations.

Mayor Pullen-Miles commented that only allegations being investigated by the Contractors State License Board (CSLB) would need to be disclosed and asked for the language to be revised to indicate that.

City Attorney Murphy commented that at the request of Mayor Pullen-Miles, the language should be updated.

Mayor Pro Tem Suarez asked if contractors would be investigated by the CSLB if work is performed without permits.

Interim Planning Manager MBI Consultant Kann and City Attorney Murphy responded that the CSLB would determine if a work violation qualifies to be investigated.

City Manager Moore commented that the language would be updated and brought back at a future City Council meeting for consideration.

By consensus, the City Council directed staff to add clarifying language to the building permit application and bring back to a future meeting.

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

Councilmember Cuevas thanked staff and Lawndale Elementary School District (LESD) students for staging the Field of Honor, attended Senator Steven Bradford's Legacy Celebration, South Bay Work Force Investment Board (SBWIB) 29th Annual Award Ceremony, commented that residents have asked her for an update on the empty lot on Manhattan Beach Boulevard and Hawthorne Boulevard, asked if there is an agreement in place giving the developer a time frame to develop the property, and the opening status of El Amigo Hacienda (formerly Leo's Restaurant).

City Manager Moore responded that staff is working with the owner of El Amigo Hacienda to complete required items, the empty lot on Manhattan Beach Boulevard and Hawthorne Boulevard has approval to build a hotel in the future, there is no agreement in place providing developers a timeframe to develop property; however, a development schedule can be brought forth for consideration in the future.

Councilmember Hofmann Gorman thanked staff and students for staging the Field of Honor, attended SBWIB 29th Annual Award Ceremony, and congratulated Leuzinger High School award recipient, Maria.

Councilmember Kearney attended Senator Steven Bradford's Legacy Celebration, Field of Honor event, SBWIB 29th Annual Award Ceremony, El Camino College; College Night, Liability Trust Fund Oversight Committee meeting, announced the City's Public Works furniture auction, and wished everyone a happy Thanksgiving holiday.

Mayor Pro Tem Suarez attended the Field of Honor event, South Bay Cities Council of Governments Steering Committee meeting, and asked about Southwest Patrol staff taking photos of houses.

Municipal Services Director Reyes responded that Southwest Patrol staff takes photos of graffiti and City buildings while patrolling,

Mayor Pullen-Miles attended the Field of Honor event, Senator Steven Bradford's Legacy Celebration, and asked if the City can present him with a recognition.

City Manager Moore responded that a recognition for Senator Bradford will be scheduled for the next City Council meeting.

J. ADJOURNMENT

There being no further business to conduct, Mayor Pullen-Miles adjourned the meeting at 8:16 p.m.


Robert Pullen-Miles, Mayor


Erica Harbison, City Clerk