

**MINUTES**  
**LAWNDALE CITY COUNCIL REGULAR MEETING**  
**April 7, 2025**

**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 Kearney, Councilmember Bernadette Suarez, Councilmember Francisco M. Talavera, Councilmember Sirley Cuevas

Other Participants: City Manager Dr. 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, Los Angeles County Fire Department Assistant Fire Chief Brian Kane, Municipal Services Director Michael Reyes, Finance Director Hrant Manuelian, Public Works Director Luis (Lucho) Rodriguez, Community Development Director Peter Kann, Community Services Director Jason Minter

**B. CEREMONIALS**

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

**C. PUBLIC SAFETY REPORT**

**1. Los Angeles County Sheriff's Department Update**

Captain Palomino summarized the recent law enforcement activities.

**2. Los Angeles County Fire Department Update**

Assistant Fire Chief Kane summarized the fire report.

**D. PRESENTATIONS**

**3. Recognition of Outgoing Senior Citizen Advisory Committee Members**

Recognizing outgoing Senior Citizen Advisory Committee members.

The City Council recognized outgoing Senior Citizen Advisory Committee Members Louise Karen Gomes and Maria Pech.

**4. AT&T Update on Public Participation Hearings Dates with the California Public Utilities Commission and AT&T Sponsored Bill AB 470 (McKinnor): The Connected California Act**

Presentation by McKenzie Neely-Wright, Area Manager, External Affairs, AT&T.

McKenzie Neely-Wright, Area Manager of External Affairs at AT&T presented an update on Public Participation Hearings Dates with the California Public Utilities Commission and AT&T Sponsored Bill AB 470 (McKinnor): The Connected California Act.

In response to Councilmember Suarez's and Mayor Pullen-Miles's questions, AT&T Area Manager Neeley-Wright responded that there is no specific timeframe for the transition to be finalized and the goal of the public hearings is to receive public input.

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

Robert Lang, Resident, commented on speeding vehicles on 147<sup>th</sup> Street, asked the City to install speed cushions, and that he has videos of speeding vehicles.

Matthew Harbison, Pastor of Lawndale Wesleyan Church, thanked the City Council for recognizing residents who serve the City and asked if the library representative can have additional time to share library updates.

Andrew Blackney, Resident, commented on speeding vehicles on 147<sup>th</sup> Street and asked the City to implement safety measures to improve safety.

Eddie Urrutia, Resident, commented that he asked residents to voice their concerns about speeding vehicles on 147<sup>th</sup> Street and provided a handout with a suggestion on how to improve safety.

Mary Linden, Resident, commented on safety concerns on 147<sup>th</sup> Street and asked what the rules are for motorized bicycles.

Jessicalina Blackney, Resident, commented on traffic issues on 147<sup>th</sup> Street, an incident her husband had crossing the street, and asked the City Council to consider implementing safety measures.

Susan McDonald, Resident, commented on traffic issues on 147<sup>th</sup> Street and on the new crosswalks.

Rudy Dansel, Resident, commented that he supports the City implementing safety measures on 147<sup>th</sup> Street and described a vehicle accident he had.

Holly Osborne, Redondo Beach Resident, commented on the Metro project in the Right-of-Way (ROW).

Anonymous, Resident, requested that a representative from BNSF Railway speak to residents about the Metro Project on the ROW.

Joshua Gorman, Beautification Committee member, thanked everyone that participated in the City's Clear Up Day event.

Annette Williams, Resident, commented that she was informed by a security guard that the ROW is private property and residents are not allowed to access it, asked the City Council for clarification on the matter, and passed out handouts.

Rhonda Hofmann Gorman, Resident, invited residents to attend Neighborhood Watch meetings, complimented the graffiti removal program and staff, and provided the graffiti and shopping carts hotline phone number 310-973-3264.

Juan Granados, Resident, commented on safety concerns on 147th Street in English and in Spanish.

Chelsea Schreiber, Resident, commented on the Metro ROW, the City maintaining the ROW and security guards patrolling the ROW.

Ray Hollar, commented on Metro visiting the ROW, the City maintaining the ROW, Metro's ridership results, and asked for the results of the Metro C Line (Green) Extension Ad Hoc Subcommittee discussion about the Metro funding letter.

David Wu, Resident, commented on safety concerns on 147th Street.

Joseph, Resident, commented on safety concerns on 147th Street.

Jose Castellon, Resident, commented on safety concerns on 147th Street, his son's vehicle was hit by another vehicle, accidents caused by speeding vehicles and asked the City Council to consider installing speed humps.

Anonymous, commented in support of the City implementing safety measures on 147th Street.

Deena Sopko, Resident, commented on speeding issues on 147th Street, 148th Street and Condon Avenue.

Anonymous, Resident, commented on safety concerns on 147th Street, suggested converting 147th Street into a one-way street, and supports the installation of speed humps.

Anonymous, Resident, commented on vehicles doing donuts on 147 Street.

Gilberto Guizar, Resident, commented that speeding vehicles on 147th Street keep his children from playing in his front yard and supports the City implementing safety measures.

Anonymous, commented in support of speed humps being installed on 147th Street.

Udy, Resident, commented on vehicles speeding on 147th Street and traffic accidents caused by high speeds.

Richard, Resident, commented in support of the City implementing safety measures on 147th Street.

**F. COMMENTS FROM COUNCIL**

Councilmember Talavera thanked everyone for attending tonight's meeting and voicing their concerns, indicated support of the requests to implement safety measures on 147th Street, commented that some suggestions do not deter bad driving, and suggested converting 147th Street to a one-way street, or installing a traffic signal.

Councilmember Suarez thanked everyone that spoke at tonight's meeting, requested an agenda item to determine an immediate temporary solution to address the safety concerns on 147<sup>th</sup> Street while a long-term solution is determined, asked if there is a maintenance agreement for the ROW with Metro and requested an agenda item to review it.

Councilmember Cuevas thanked everyone for attending tonight's meeting, indicated that she cannot comment on the issues on 147<sup>th</sup> Street because she resides within the boundaries, and asked if BNSF Railway can be invited to present on the Metro ROW at a City Council meeting.

City Attorney Murphy announced that Councilmember Cuevas is recused from commenting on the issues on 147<sup>th</sup> Street under the Political Reform Act and Fair Political Practices Commission Regulations because her property is within 500 feet of the area at issue; however, she can comment as a resident.

Mayor Pro Tem Kearney thanked everyone for attending tonight's meeting, commented that he does not support the Metro Project, agrees that 147<sup>th</sup> Street needs a solution, and suggested contacting the school district to partner with them to find a solution.

Mayor Pullen-Miles thanked everyone for attending tonight's meeting, requested a no turning sign on Inglewood Avenue, asked what the E-bikes policy is, commented that he is in favor of any traffic calming mechanism that would be effective and safe, supports the City contacting BNSF Railway to provide a presentation on the Metro ROW and commented that the ROW may not be maintained by Metro as needed if the City stops maintaining it.

In response to City Councilmembers' questions, City Manager Dr. Moore responded that there is an agreement with Metro that addresses the maintenance of the ROW, BNSF will be invited to present at a City council meeting, E-bikes are regulated through the State of California's vehicle code, and the City can consider additional regulations consistent with state law at an upcoming City Council meeting.

#### **G. CONSENT CALENDAR**

**5. 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.

**6. Accounts Payable Register**

Recommendation: Recommendation: that City Council adopts Resolution No. CC-2504-017 authorizing the payment of certain claims and demands in the amount of \$1,108,591.55.

**7. Minutes of the Lawndale City Council Regular Meeting - March 17, 2025**

Recommendation: that the City Council approve the minutes.

**8. Approval of County of Los Angeles' Department of Public Health Contract**

Recommendation: that the City Council approve the Public Health Services Contract with the County of Los Angeles' Department of Public Health for public health services, effective immediately upon execution through June 30, 2029, with automatic five (5) year terms thereafter.

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

## **H. PUBLIC HEARING**

### **9. 2024 Annual Progress Report on the Status of the General Plan and Housing Element**

Recommendation: that the City Council review the 2024 draft Annual Report, make any desired revisions, 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 adopt Resolution CC-2504-018.

Community Development Director Kann presented the staff report.

Mayor Pullen-Miles opened the public hearing at 8:00 p.m.

There was no one from the public wishing to speak.

Mayor Pullen-Miles closed the public hearing at 8:00 p.m.

**A motion was made by Mayor Pro Tem Kearney and seconded by Councilmember Cuevas to 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 adopt Resolution CC-2504-018. The motion passed by a vote of 5-0.**

### **10. Urgency ordinance for a Zoning Map amendment of properties to establish a Housing Opportunity Overlay Zones for various properties within the City and Hawthorne Boulevard Specific Plan; and Amendment to Title 17 of the Lawndale Municipal Code to Chapter 17.54 Housing Opportunity Overlay Zones**

Recommendation: that the City Council 1.) Conduct a public hearing; 2.) Determine that Urgency Ordinance No. 1210-25 is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15183 of the CEQA Guidelines; and 3. Adopt by four-fifths (4/5) vote of the City Council Ordinance No. 1210-25.

Community Development Director Kann presented the staff report.

Councilmember Suarez asked what the difference is between an urgency ordinance and a regular ordinance in terms of timeframes.

City Attorney Murphy responded that an urgency ordinance goes into effect immediately after adoption. He explained that a regular ordinance is brought before the Planning Commission as a public hearing and then it is referred to the City Council. City Attorney Murphy stated that the next step is for City Council to conduct a public hearing for the first reading and then a second reading is held after which the ordinance becomes effective in 30 days.

In response to Councilmember Suarez's questions, Community Development Director Kann responded that if the City does not rezone by California Department of Housing and Community Development's (HCD) deadline HCD would remove the City's zoning authority.

Discussion ensued among City Councilmembers about the urgency of this ordinance, the effect it can have on the City by not approving it, the letter the City received from HCD, and meeting deadlines.

Councilmember Suarez requested a copy of the letter from HCD be provided to the City Council.

Mayor Pullen-Miles opened the public hearing at 8:16 p.m.

Randall Abram, Resident, commented in favor of approving the urgency ordinance.

Mayor Pullen-Miles closed the public hearing at 8:17 p.m.

**A motion was made by Councilmember Suarez and seconded by Councilmember Cuevas determining that Urgency Ordinance No. 1210-25 is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15183 of the CEQA Guidelines; and to adopt by four-fifths (4/5) vote the City Council Ordinance No. 1210-25. The motion passed by a vote of 5-0.**

## **I. ADMINISTRATION**

### **11. Discussion of SB 79 (Wiener) Transit-Oriented Development Bill**

Recommendation: that the City Council 1.) Discuss the notice of opposition to SB 79; 2.) Authorize the Mayor to sign letter and direct the City Manager's Office to send the notice of opposition; or 3.) Direct staff to communicate to the League of California Cities that the City is not interested in sending the notice of opposition; or 4.) Provide further direction to staff.

Community Development Director Kann presented the staff report.

Councilmember Suarez asked for language to be revised, commented that the letter should also be sent to the State Representative, and it should indicate the impact to the community in Lawndale.

In response to Councilmember Cuevas's question, Community Development Director Kann commented that the matter will be discussed at the state senate level, however, the specific date is unknown.

Discussion ensued among City Councilmembers and City Attorney Murphy on revision language, who it should be sent to, communicating the impact of housing in Lawndale, deadlines to send the letter and staff making changes and reviewing with Mayor Pullen-Miles for final approval.

**A motion was made by Mayor Pro Tem Kearney and seconded by Councilmember Suarez to direct staff to revise the letter per the City Council's discussion, authorize the Mayor to sign the letter, and direct the City Manager's Office to send the letter of opposition. The motion passed by a vote of 5-0.**

**12. Illegal Fireworks Suppression Plan 2025**

Recommendation: that the City Council review the Illegal Fireworks Suppression Plan for 2025. This suppression plan follows the protocols of the previous four years.

Municipal Services Director Reyes presented the staff report.

Mayor Pullen-Miles opened public comments.

Randall Abram, Resident, commented on fires caused by fireworks, citations for illegal fireworks, the City's efforts to suppress illegal fireworks and provided a written public comment on fireworks.

Matthew Harbison, Lawndale Wesleyan Church, commented against illegal fireworks and in support of the City's efforts to suppress illegal fireworks.

Mayor Pullen-Miles closed public comments.

Councilmember Talavera commented on AB1403 which establishes a fund for illegal fireworks enforcement and requires a portion of fireworks sales tax revenue to be allocated to it, neighboring Cities banning safe and sane fireworks, and is in support of adding a fee to safe and sane fireworks vendors to support illegal fireworks suppression.

**By consensus, the City Council received and filed the Illegal Fireworks Suppression Plan 2025.**

**13. Reject All Bids for Project 602719-24 Various Locations ADA Sidewalks & Access Ramps**

Recommendation: that the City Council reject all bids and authorize staff to re-advertise the project for bidding.

Public Works Director Rodriguez presented the staff report.

In response to Mayor Pro Tem Kearney and Councilmember Talavera's questions, City Attorney Murphy stated that updates need to be made to the bid documents to better reflect the needs of the City, explained that once the bid specifics are issued they cannot be changed and that the legal way to proceed is to reject all proposals received.

In response to Mayor Pullen-Miles's questions, Public Works Director Rodriguez stated that everyone will be allowed to submit a bid, including those that have already submitted bids.

**A motion was made by Councilmember Cuevas and seconded by Mayor Pro Tem Kearney to reject all bids and authorize staff to re-advertise the project for bidding. The motion passed by a vote of 5-0.**

**14. Amendment No. 1 to Cooperative Agreement with LA County- Rosecrans Ave. TSSP**

Recommendation: that the City Council authorize the City Manager to execute Amendment No. 1 to Cooperative Agreement (Attachment B) between the City of Lawndale and Los Angeles County.

Public Works Director Rodriguez presented the staff report.

Discussion ensued among City Councilmembers on which City Jefferson Avenue is in.

**A motion was made by Mayor Pro Tem Kearney and seconded by Councilmember Suarez to authorize the City Manager to execute Amendment No. 1 to Cooperative Agreement between the City of Lawndale and Los Angeles County. The motion passed by a vote of 5-0.**

**15. Annual Comprehensive Financial Report (ACFR) for the year ended June 30, 2024**

Recommendation: that the City Council receive and file the Annual Comprehensive Financial Report for the year ended June 30, 2024.

Finance Director Manuelian presented the staff report.

**By consensus, the City Council received and filed the Annual Comprehensive Financial Report for the year ended June 30, 2024.**

**16. Award of Professional Auditing Services Contract**

Recommendation: that the City Council approve the Contract Services Agreement for Professional Auditing Services with Rogers Anderson Malody and Scott, LLP and authorize the Mayor to execute the agreement on behalf of the City.

Finance Director Manuelian presented the staff report.

**A motion was made by Mayor Pro Tem Kearney and seconded by Councilmember Cuevas to approve the Contract Services Agreement for Professional Auditing Services with Rogers Anderson Malody and Scott, LLP and authorize the Mayor to execute the agreement on behalf of the City. The motion passed by a vote of 5-0.**

**17. City Website Agreement**

Recommendation: that City Council approve the 3 year agreement with PowerSchool for a total of \$16,738.10

Finance Director Manuelian presented the staff report.

Mayor Pullen-Miles requested that the staff's name on the contract be updated.

Discussion ensued among City Councilmembers and staff about getting quotes from other providers, PowerSchool being the only company that can manage the webpage because they created it, and seeking new providers after the contract ends.

Councilmember Talavera commented that the City's website is not visually appealing nor user friendly and asked if PowerSchool can improve the website.

City Manager Dr. Moore commented that the City updated the website a few years ago; however, staff will contact PowerSchool for assistance in improving the website.

In response to Councilmember Cuevas's questions, City Manager Dr. Moore stated that the website can be integrated when Citizenserve software and other platforms are implemented.



**A motion was made by Councilmember Cuevas and seconded by Councilmember Talavera to approve the 3 year agreement with PowerSchool for a total of \$16,738.10. The motion passed by a vote of 5-0.**

**J. CITY MANAGER REPORT**

City Manager Dr. Moore deferred his time to Community Services Director Minter.

Community Services Director Minter announced the City's Egg Hunt 2025 event to be held on April 12, 2025, from 9:30 a.m. to 12:30 p.m. at William Green Park for ages 7 and under and at Jane Addams Park for ages 8-12.

In response to Councilmember Cuevas question, Community Services Director Minter announced that room rental opportunities start in May 2025, fees are posted on the website and recreational classes will be offered on Saturdays.

**K. ITEMS FROM CITY COUNCILMEMBERS**

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

Councilmember Talavera attended the Fireworks Ad Hoc Subcommittee meeting, the Los Angeles County Economic Development Corporation 88 Cities Summit, City of Carson State of the City 2025 event, Lawndale Elementary School Board meeting, South Bay Cities Council of Governments (SBCCOG) 25th Annual General Assembly, Senior Easter lunch, completed the introduction and informational meetings with City Department supervisors, met with the Directors of ESMoA, the library manager, and asked about his proposal of establishing a Hispanic Heritage Month celebration during the month of September to recognize the City's demographics.

Councilmember Suarez attended SBCCOG 25th Annual General Assembly, Measure A Webinar, and announced that she will be unable to attend the Easter Egg Hunt due to work obligations.

Councilmember Cuevas attended Virtual Budget & Legislative Town Hall with Assemblymember Tina McKinnor, the City's Clean Up Day event, asked if the City can encourage businesses to clean in front of their business, announced the City's Egg Hunt 2025 event, invited everyone to attend the Library Fest on April 12, 2025, from 1:00 p.m. to 4:00 p.m. at Lawndale Library and asked for the status of the City's investments.

Finance Director Manuelian responded that the Quarterly Investment Report will be presented at the next City Council meeting.

Mayor Pro Tem Kearney attended the Fireworks Ad Hoc Subcommittee meeting, California Contract Cities Board meeting, City of Carson State of the City 2025 event, the City's Clean Up Day event, Lucille Smith Elementary School Site Council meeting, Senior Easter lunch, and encouraged residents to attend the Library Fest on April 12, 2025, from 1:00 p.m. to 4:00 p.m. at Lawndale Library.

Mayor Pullen-Miles attended the City of Carson State of the City 2025 event, Seniors St. Patrick's Day lunch, commented that the cities of Gardena and Carson recently banned safe

and sane fireworks and asked if staff can provide a report of the outcome of the ban in the respective cities.

City Manager Dr. Moore responded that the report will be presented after the Fourth of July holiday.

**L. CLOSED SESSION**

**19. Closed Session - Conference with Labor Negotiator**

The City Council will conduct a closed session, pursuant to Government Code section 54957.6, with the City Manager, the City Attorney, and the City's negotiators, regarding labor negotiations with Local 1895, Council 36, American Federation of State, County and Municipal Employees, AFL-CIO, representing the City's mid-management and classified employees.

**20. Conference with Legal Counsel - Existing Litigation**

The City Council will conduct a closed session, pursuant to Government Code section 54956.9(d)(1), to discuss existing litigation: Name of Case: Corprue v. City of Lawndale (LA Superior Court Case No. 20STCV14617).

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

The City Council convened into closed session at 9:20 p.m.

The City Council reconvened from closed session at 10:09 p.m.

City Attorney Murphy announced that there was no reportable action for Closed Session Item No. L.19. Conference with Labor Negotiator and no reportable action for Closed Session Item No. L.20. Conference with Legal Counsel - Existing Litigation.

**M. ADJOURNMENT**

There being no further business to conduct, Mayor Pullen-Miles adjourned the meeting at 10:11 p.m.

  
Robert Pullen-Miles, Mayor

ATTEST:

  
Erica Harbison, City Clerk

Approved: April 21, 2025