

**MINUTES**  
**LAWNDALE CITY COUNCIL REGULAR MEETING**  
**SUCCESSOR AGENCY REGULAR MEETING**  
**HOUSING AUTHORITY REGULAR MEETING**  
**June 2, 2025**

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

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 Captain Nicole Palomino, Los Angeles County Fire Assistant Fire Chief Brian Kane, Municipal Services Director Michael Reyes, Finance Director Hrant Manuelian, Community Services Director Jason Minter, Public Works Director Luis (Lucho) Rodriguez, Community Development Director Peter Kann

**B. CEREMONIALS**

Councilmember Suarez led the flag salute. Retired Pastor Dwight Dudley provided the inspiration.

**C. PUBLIC SAFETY REPORT**

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

Captain Palomino summarized the recent law enforcement activities and invited the community to attend the Health, Safety & Pet Fair on June 7, 2025, 10:00 a.m. to 2:00 p.m. at Jane Addams Park.

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

Assistant Fire Chief Kane summarized the recent fire department activities.

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

Michelle Pino, Library Manager, announced the library's upcoming events and that she will be leaving her position at the library.

Andrew Blackney, Resident, commented on deteriorated roadway on Marine Avenue and 149<sup>th</sup> Street, the Local Travel Network (LTN) map, and asked if residents can receive information on future road improvements.

Juan Granados, Resident, commented on the library's security guard, and on an incident he observed involving a vehicle.

Deena Sopko, Resident, asked if there was a resolution with Republic Services to clean up the oil spill on her street, commented that she enjoyed the Lawndale Memorial Day Remembrance event, and asked if the car club will continue to be included in the music festival.

Randall Abram, Resident, commented on past City Council agenda item discussions, and asked for the status of implementing Senate Bill 1403, related to recovering firework enforcement costs.

**E. COMMENTS FROM COUNCIL**

Councilmember Talavera thanked everyone that attended tonight's meeting, commented that his relatives served the country, wished Library Manager Pino well, asked residents to be patient with City improvements as there are regulations that are to be met, thanked Resident Granados for getting involved in the incident he witnessed, commented that an update on the oil spill will be given, agrees that car clubs should continue to be included in the music festival and thanked Resident Abram for voicing his concerns.

Councilmember Suarez thanked everyone that attended tonight's meeting and commented that City processes and codes can be improved.

Councilmember Cuevas thanked everyone that attended tonight's meeting and wished Library Manager Pino well.

Mayor Pro Tem Kearney thanked everyone that attended tonight's meeting, wished Library Manager Pino well, asked if the streets Resident Blackney mentioned are on the upcoming street repair list, commented that he agrees that a car club should continue to be included in the music festival.

City Manager Dr. Moore responded that the Public Works Director will provide an update on the upcoming street repairs.

Mayor Pullen-Miles thanked everyone that attended tonight's meeting, wished Library Manager Pino well, thanked Resident Blackney for bringing the LTN map to their attention, Resident Granados for getting involved in an incident he observed, asked City Manager Dr. Moore to provide an update on the oil spill incident involving Republic Services.

City Manager Moore commented that staff is in contact with Republic Services and will provide an update.

**F. CONSENT CALENDAR**

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

Recommendation: that the City Council approve.

**4. Accounts Payable Register**

Recommendation: that City Council adopt Resolution No. CC-2506-024 authorizing the payment of certain claims and demands in the amount of \$574,052.22

**5. Minutes of the Lawndale City Council Regular Meeting - May 19, 2025**

Recommendation: that the City Council approve the minutes.

6. **Second Reading and Adoption of Ordinance No. 1211-25 amending the City's Zoning Map of properties to establish the Housing Opportunity Overlay Zones within areas of the City and Hawthorne Boulevard Specific Plan; and Amendments to Title 17 of the Lawndale Municipal Code to establish Chapter 17.54 Housing Opportunity Overlay Zones**  
Recommendation: that the City Council 1.) Adopt Ordinance 1211-25, amending the City's Zoning Map of properties to establish the Housing Opportunity Overlay Zones within areas of the City and Hawthorne Boulevard Specific Plan; and Amendments to Title 17 of the Lawndale Municipal Code to establish Chapter 17.54 Housing Opportunity Overlay Zones.; and 2.) Determine that Ordinance No. 1211-25 is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15183 of the CEQA Guidelines.
7. **Beautification Committee Appointment for 2025-2027 Term**  
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-2506-026; and 2.) Adopt Resolution No. CC-2506-026 as amended.
8. **Parks, Recreation and Social Services Commission Appointment for 2025-2027 Term**  
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-2506-027; and 2.) Adopt Resolution No. CC-2506-027 as amended.
9. **SolarAPP+ Solar Online Software**  
Recommendation: that the the City Council direct staff to work with SolarAPP+ and implement the online web-base portal set forth under SB 379.
10. **Approval of Amendment 1 to the MOU with the Centinela Valley Union High School District for use of the Lloyd Continuation School Parking Lot**  
Recommendation: that the City Council approve Amendment 1 of a Memorandum of Understanding (MOU) with the Centinela Valley Union High School District (CVUHSD) for the parking of vehicles on District property for limited City events, activities, or other official purposes.
11. **First Amendment to Contract Services Agreement for Chapala Dance Academy**  
Recommendation: that the City Council approve the First Amendment to the Agreement for Instructor to Use City Facilities between the City of Lawndale and Chapala Dance Academy, LLC for an amount not to exceed \$66,000.
12. **Request to Approve NEOGOV Software Subscription Agreement**  
Recommendation: that the City Council authorize the City Manager to execute an ongoing subscription license agreement order form with Governmentjobs.com, Inc. (d/b/a NEOGOV) for the Insight applicant tracking software module.

Councilmember Suarez requested that Consent Calendar Item No. F.8. be pulled and considered separately.

By consensus, Mayor Pullen-Miles pulled Consent Calendar Item No. F.8. from the consent calendar to be considered separately.

**A motion was made by Mayor Pro Tem Kearney and seconded by Councilmember Cuevas to approve Consent Calendar Items No. F.3 through F.12., excluding Item No. F.8. The motion passed by a vote of 5-0.**

- 8. Parks, Recreation and Social Services Commission Appointment for 2025-2027 Term**  
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-2506-027; and 2.) Adopt Resolution No. CC-2506-027 as amended.

This item was considered separately at this time.

Councilmember Suarez commented that she is not in agreement with the selected appointment.

**A motion was made by Mayor Pro Tem Kearney and seconded by Councilmember Cuevas to approve the Mayor's appointment by directing staff to insert the appointee's name in Section 1 of Resolution No. CC-2506-027, and adopt Resolution No. CC-2506-027 as amended. The motion passed by a vote of 4-1, with Councilmember Suarez voting no.**

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

##### **SUCCESSOR AGENCY**

- 13. Minutes of the Successor Agency Meeting, May 19, 2025**  
Recommendation: that the City Council approve the minutes.

**A motion was made by Councilmember Cuevas and seconded by Mayor Pro Tem Kearney to approve Consent Calendar Item No. G.13. The motion passed by a vote of 5-0.**

#### **H. CONSENT CALENDAR**

##### **LAWNDALE HOUSING AUTHORITY**

- 14. Minutes of the Housing Authority Meeting, May 19, 2025**  
Recommendation: that the City Council approve the minutes.

**A motion was made by Councilmember Cuevas and seconded by Mayor Pro Tem Kearney to approve Consent Calendar Item No. H.14. The motion passed by a vote of 5-0.**

#### **I. PUBLIC HEARING**

##### **CITY COUNCIL/ SUCCESSOR AGENCY/ LAWNDALE HOUSING AUTHORITY**

- 15. Public Hearing for Budget Workshop Fiscal Year 2025-26 & Public Hearing for Staff Vacancies**  
Recommendation: There is no formal recommendation with this item, however staff is looking for direction from Council regarding the budget.

Finance Director Manuelian presented the staff report and a PowerPoint presentation.

In response to Councilmember Cuevas's questions, Community Services Director Minter responded that the City budgeted for three festivals, and the Hispanic Heritage Festival is in addition to the events already in place.

In response to Councilmember Cuevas's question, City Manager Dr. Moore responded that the scope of work between the Los Angeles County Sheriff's Department (LASD) and Southwest Patrol is different, and that Southwest Patrol performs homeless outreach, patrols parks, City property and street vendor enforcement.

Discussion ensued among City Councilmembers and staff regarding the amount budgeted for the Hispanic Heritage Festival, fundraising and sponsorships for the festival, and the need for the Community Services Department to have additional staffing support to manage City events, programs and the rental of the Harold E. Hofmann Community Center to the public.

Councilmember Cuevas commented that the Hispanic Heritage Festival should be lowered to \$13,001 to align with the two budgeted festivals.

Mayor Pullen-Miles opened the public hearing at 7:34 p.m.

Juan Granados, Resident, commented in support of the Hispanic Heritage Festival and offered his assistance in planning the event.

Andrew Blackney, Resident, commented on the public safety budget related to LASD, and in support of budgeting for a Community Services Supervisor position.

Randall Abram, Resident, commented in support of increasing public safety officers, budgeting for additional Community Services staff, and commented on comments City Councilmembers have made regarding funding the Hispanic Heritage Festival.

Mayor Pullen-Miles closed the public hearing at 7:39 p.m.

In response to Councilmember Suarez's questions, Municipal Services Director Reyes responded that Southwest Patrol guards are armed and trained; however, they do not arrest housed persons, street vendors or engage with dangerous criminals.

Councilmember Suarez commented that she does not support funding in the budget for Southwest Patrol until the service agreement is discussed, asked if LASD can hire additional deputies, and requested a Request for Proposal (RFP) be submitted to receive quotes from other security companies.

LASD Lieutenant Osburn responded that LASD is actively hiring deputies; however, there is a moratorium preventing expanding current contracts, and the City is receiving all contracted services.

Discussion ensued among City Councilmembers and staff regarding the increase in the Southwest Patrol contract, what funding is being used, issuing an RFP, and reviewing Southwest Patrol's duties.

Mayor Pullen-Miles, Mayor Pro Tem Kearney and Councilmember Cuevas concurred with lowering the budget to \$13,001 for Hispanic Heritage Festival and keeping the budget for security as is.

In response to Mayor Pro Tem Kearney's question, City Attorney Murphy responded that the ability for the City to submit an RFP for security services without breaching the current contract depends on the terms of the contract, which he will review and provide a response to City Council.

**A motion was made by Mayor Pro Tem Kearney and seconded by Councilmember Cuevas to accept the new budget as presented by staff, with a change to the budgeted amount for the Hispanic Heritage Festival from \$16,000 to \$13,001. The motion passed by a vote of 4-1, with Councilmember Suarez voting no.**

## **J. ADMINISTRATION**

### **CITY COUNCIL**

#### **16. Lemonade Day**

Recommendation: that the City Council 1.) Direct staff to develop/implement the Lemonade Day event for Fiscal Year 2025-2026, with a budget allocation of \$5,000 maximum; or 2) Provide further direction to staff regarding participation in a Lemonade Day activity.

Community Services Director Minter presented the staff report.

Mayor Pro Tem Kearney commented in support of Lemonade Day with freshly squeezed lemonade.

In response to Councilmember Cuevas's question, Community Services Director Minter responded that he will research if there is a particular day the event should be held on, the estimated cost of \$3,000 - \$5,000 includes staff time, advertising, meeting space, lemonade ingredients, and it has not been budgeted.

Councilmember Suarez commented in support of Lemonade Day and asked if business sponsorships for the stands could be looked into.

Councilmember Talavera commented in support of Lemonade Day as it gives youth an entrepreneurship opportunity.

Mayor Pullen-Miles commented in support of Lemonade Day, asked if the Youth Advisory Committee (YAC) and the Business Revitalization Ad Hoc Subcommittee can get involved in the planning of the event.

City Manager Dr. Moore responded that staff will schedule a meeting for the Business Revitalization Ad Hoc Subcommittee.

**By consensus, the City Council directed staff to develop/implement the Lemonade Day event for Fiscal Year 2025-2026, with a budget allocation of \$5,000 maximum, and schedule a meeting for the Business Revitalization Ad Hoc Subcommittee.**

#### **17. Award of Contract to General Technologies and Solutions for Preparation of Traffic Analysis Report**

Recommendation: that the City Council award a contract to General Technologies and Solutions in the amount of \$22,400 for Traffic Analysis of Westside 147th Street.

City Attorney Murphy announced that Councilmember Cuevas is recusing herself from commenting on the issues on 147th Street because her property is within 500 feet of the area at issue and is stepping down from the dais during the discussion.

Public Works Director Rodriguez presented the staff report.

In response to Councilmember Talavera's questions, Public Works Director Rodriguez responded that the consultant can obtain data from Southern California Association of Governments (SCAG) and other agencies to compile the report.

Councilmember Talavera asked if the closing of 147<sup>th</sup> Street and Inglewood Avenue can be included in the report.

City Manager Dr. Moore responded that staff can review the data that SCAG has; however, specific real time information is required and recommended approving the contract with the consultant.

Public Works Director Rodriguez responded that the analysis to close 147<sup>th</sup> Street will be part of the report.

In response to Councilmember Suarez's questions, Public Works Director Rodriguez responded that TDA3 are funds that the City receives for transportation, pedestrian and bicycle safety, and the Transportation Development Act Article 3 fund balance of \$22,459 expires on June 30, 2025.

Mayor Pullen-Miles opened public comments.

Andrew Blackney, Resident, commented on streets classified as collector streets and in favor of the City Council approving the contract.

Deena Sopko, Resident, commented on traffic issues on Inglewood Avenue, and possible traffic issues that can be created by closing 147<sup>th</sup> Street.

Juan Granados, Resident, commented on speed dots, and in opposition of closing 147<sup>th</sup> Street.

Mayor Pullen-Miles closed public comments.

**A motion was made by Councilmember Suarez and seconded by Mayor Pullen-Miles to award a contract to General Technologies and Solutions in the amount of \$22,459 for Traffic Analysis of Westside 147th Street. The motion passed by a vote of 4-0-1, with Councilmember Cuevas recusing herself.**

Councilmember Cuevas returned to the dais at this time.

## **K. CITY MANAGER REPORT**

City Manager Dr. Moore thanked the City Council and staff for planning the Employee Appreciation Lunch, thanked everyone for their hard work, attended the ESMoA's Chalk Away event and asked Community Services Director Minter to announce an upcoming event.

Community Services Director Minter invited the community to attend the Health, Safety & Pet Fair, a joint event with the Municipal Services Department, scheduled for June 7, 2025, 10:00 a.m. to 2:00 p.m. at Jane Addams Park.

**L. ITEMS FROM CITY COUNCILMEMBERS**

**18. Discussion on Council Policy No. 26-95 Recognition Requests**

Requested by Councilmember Francisco M. Talavera and continued from May 5, 2025.

Recommendation: that the City Council 1.) Review the current Council Policy 26-95 and provide direction to staff on any updates to the Policy; and 2.) Return to a future council meeting with a resolution incorporating updates to the City Council Policy Manual - Policy 26-95 Recognition Requests; or 3.) Provide further direction to staff.

City Manager Dr. Moore presented the staff report.

Mayor Pullen-Miles opened public comments.

Rhonda Hofmann Gorman, Resident, commented that the use of the seal should be limited.

Mayor Pullen-Miles closed public comments.

Mayor Pullen-Miles commented that he would like to see a recognition requests policy created for the City Council to review.

Discussion ensued among City Councilmembers and staff about using the City logo instead of the City seal on certificates, providing certificates only to those who provided a service to the City, revising the recognition policy to allow the requesting Councilmember to sign the certificate individually, and request certificates for outside organizations.

Discussion ensued among City Councilmembers, City Attorney and staff about revising the policy to permit individual Councilmembers to use the City letterhead to send correspondence.

Mayor Pullen-Miles commented in favor of changing the policy to allow individual Councilmembers to use the City logo to send correspondence and to indicate that recognitions may be signed by the Mayor only or by all City Councilmembers.

Councilmember Cuevas requested information on the difference between the City logo and the seal.

Mayor Pullen-Miles opened public comments.

Annette Owens, Resident, commented that many organizations have a logo and a seal that are used interchangeably.

Mayor Pullen-Miles closed public comments.

City Manager Dr. Moore commented that staff will research, work with the City Attorney and bring the item back.

Mayor Pullen-Miles opened public comments.

Rhonda Hofmann Gorman, Resident, commented that she is not opposed for the City Council to have the ability to request certificates of recognition with the City logo.

Mayor Pullen-Miles closed public comments.

City Attorney Murphy commented that an agenda item can be agendized to discuss adding a logo.

Councilmember Talavera stated he would provide his summary of a recognition request policy to the City Manager.

**By consensus, the City Council directed staff to prepare a revised Recognition Requests Policy incorporating, for consideration, the following items: 1) Councilmember Talavera's draft Recognition Request Policy summary; 2) Request for recognition by an individual City Councilmember; 3) Consent for an individual City Councilmember to sign a recognition; 4) Expansion of the recognition categories; and to bring this matter back to a future City Council meeting.**

#### **19. Report of Attendance at Meetings**

Councilmember Talavera attended the Centinela Valley Union High School District (CVUHSD) 6<sup>th</sup> Annual Safety Summit, Coffee With A Cop event, ROW Committee meeting, Employee Appreciation Lunch, thanked staff for recognizing employees, and for their work on planning the Youth Day Parade that got cancelled due to inclement weather.

Councilmember Suarez attended the Lawndale Memorial Day Remembrance event, Employee Appreciation Lunch, South Bay Cities Council of Governments (SBCCOG) meeting, requested a review of the City Attorney's contract, and thanked staff for their work.

Councilmember Cuevas attended the Lawndale Memorial Day Remembrance event, Upway Bicycle Block Party, suggested that an e-bike presentation be provided to City Councilmembers on how e-bikes work, commented that a resident asked if presentations can be shown during City Council meetings broadcast on YouTube for those watching remotely, and thanked staff for their work.

Mayor Pro Tem Kearney attended a Memorial Day Remembrance event in Utah.

Mayor Pullen-Miles attended the Lawndale Memorial Day Remembrance event, Employee Appreciation Lunch, and thanked staff for their work.

#### **M. CLOSED SESSION**

##### **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: City of Lawndale v. LA Investment, LLC (LA Superior Court Case No. 20TRCV00065).

City Attorney Murphy announced that agenda item No. M.20, Conference with Legal Counsel - Existing Litigation will not be discussed tonight.

**21. 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.

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

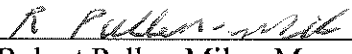
The City Council convened into closed session at 9:08 p.m.

The City Council reconvened from closed session at 9:26 p.m.

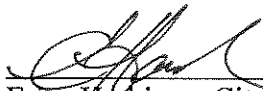
City Attorney Murphy announced that there was no reportable action for Closed Session Item No. M.21. Conference with Labor Negotiator.

**N. ADJOURNMENT**

There being no further business to conduct, Mayor Pullen-Miles adjourned the meeting at 9:26 p.m.

  
Robert Pullen-Miles, Mayor

ATTEST:

  
Erica Harbison, City Clerk  
Approved: June 16, 2025