

**MINUTES OF THE
LAWNDALE CITY COUNCIL REGULAR MEETING
December 4, 2017**

- A. CALL TO ORDER AND ROLL CALL** – Mayor Pro Tem Reid called the meeting to order at 6:30 p.m. in the City Hall council chamber, 14717 Burin Avenue, Lawndale, California. The City Council met concurrently with the governing board of the successor agency of the Lawndale Redevelopment Agency.
- Councilmembers Present: Mayor Pro Tem Daniel Reid, Councilmember James H. Osborne, Councilmember Pat Kearney, Councilmember Bernadette Suarez
- Councilmembers Absent: Mayor Robert Pullen-Miles.
- Other Participants: City Clerk Rhonda Hofmann Gorman, City Manager Stephen N. Mandoki, City Attorney Tiffany J. Israel, Los Angeles County Sheriff's Department Captain April Tardy, Community Development Director Sean Moore, Public Works Director/City Engineer Frank Senteno
- B. CEREMONIALS** – Councilmember Suarez led the flag salute and Pastor Chris Beamer provided the inspiration.
- C. PUBLIC SAFETY REPORT** – Captain Tardy summarized recent law enforcement activities and shared holiday safety tips.
- D. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA**
- Connie Turner with Southern California Edison Company introduced the new government relation manager for the city, Mr. Vic Nol
 - Lawndale Library Manager Jose Parra – December library activities and events
 - Lenore Bemis - trash containers on Hawthorne Boulevard are over flowing, she was concerned with a construction notice received from the water company. She also read her letter to Santa asking for Santa to work with the city and help her get a new driveway approach for her and her neighbors
 - Pam London – hope the city addresses the issue of RV parking on streets as well as motorhomes, campers and boats on driveways causing more cars to park on the streets. Some of the recreational vehicle and motor homes are being lived in
 - Charmaine Doty – thanked the city for cutting the hedges on Hawthorne Blvd.; asked for volunteers and donations for the PTA Christmas Basket Program. Disturbed to hear at the last Council meeting that there were over 400 bikes at one time at a bar on Hawthorne Blvd., not true, there had never been that many motorcycles at that bar. Christmas decorations on Hawthorne Blvd. look awful, need to buy new decorations
 - Steve Koonz – people leaving large items on the corner of Rosecrans and Kingsdale Avenues, and the corner of Rosecrans and Firmona. Worried that people are ignoring the "No Left Turn" sign and still make a right turn off Firmona and also on Burin onto Rosecrans. People are also speeding on Rosecrans Avenue
 - Gary White – thanked the city on the progress of the ongoing street work. He also thanked the graffiti removal people for their prompt response. Congratulated Lawndale High Football team for a wonderful season. RV parking is an issue. Hasn't seeing any movement regarding the projects council have talked about in the past. Would like to see the property on Manhattan Beach and Hawthorne Boulevard developed as well as the condo project

- Doris Hofmann – Angel Tree Lighting was a beautiful event. Embarrassed to see the decorations on Hawthorne Boulevard. Remembers two years ago, Park, Recreation and Social Services Commission had bought new Christmas decorations, voltage was an issue and wondered where those decorations are and if the voltage was ever fixed
- Dena thanked the city for the beautiful display of flags on Veterans' Day. Also complained about a piano that has been sitting on the sidewalk between 147th and 148th St.

E. COMMENTS FROM COUNCIL – The City Council responded generally to the comments, but did not request placement of any issues on a future meeting agenda.

Public Works Director Senteno provided additional information about the Golden State Water Company work in the city, replacing water main on Hawthorne Blvd. from Redondo Beach Blvd to 164th Street. Work will begin after the holidays and will be finished around May.

Councilmember Kearney and City Manager Mandoki provided additional information about the street signs being updated for the Recreational Vehicles parking ordinance which goes into effect on December 7, 2017.

F. CONSENT CALENDAR

Motion to read by title only and waive further reading of all ordinances listed on the agenda. (Recommendation: that council approves.)

Marijuana Use Regulations. (Recommendation: that the City Council adopt Ordinance No. 1144-17, amending the Lawndale Municipal Code to update the City's marijuana use regulations to reflect current references to state law.)

Lawndale Beat Public Transit. (Recommendation: that the City Council approve the contract services agreement for Lawndale Beat Fixed-Route Transportation Services between the City of Lawndale and MV Transportation, Inc. for a not to exceed amount of four hundred eight thousand three hundred seventy dollars (\$408,370.00).)

145th Street Improvements Project – Condon Avenue to Hawthorne Boulevard. (Recommendation: that the City Council: 1) award a construction contract in the amount of \$467,381 to Sequel Contractors, Inc. for the street improvements on 145th Street, and 2) approve a project contingency of \$70,107 to avoid delays and facilitate timely project completion.)

Council Policy Manual. (Recommendation: that the City Council rescind seven policies in the Council Policy Manual by adopting Resolution No. CC-1712-057.)

Obsolete Records. (Recommendation: that the City Council approve the destruction of specified information systems backups by adopting Resolution No. CC-1712-056.)

Claim Against the City. (Recommendation: that the City Council reject the claim filed by Jeana Garrett and instruct staff to process the appropriate correspondence to the claimant.)

Accounts Payable Register. (Recommendation: that the City Council adopts Resolution No. CC-1712-055, authorizing the payment of certain claims and demands in the amount of \$1,115,088.24.)

Federally Funded Employment and Job Training. (Recommendation: that the City Council receive and file the report from the South Bay Workforce Development Board.)

Minutes of the Lawndale City Council Regular Meeting – November 6, 2017. (Recommendation: that council approves.)

Council agreed to remove agenda item #4 pertaining to the 145th St. Improvement Project from the consent calendar for further discussion.

A motion by Councilmember Osborne to approve the consent calendar was seconded by Councilmember Kearney and carried by a vote of 4-0 following City Attorney Israel's reading of the title of Ordinance No. 1144-17 (Mayor Pullen-Miles was absent.)

145th Street Improvements Project – Condon Avenue to Hawthorne Boulevard.

Councilmember Kearney concerned with the amount of the bid versus the engineer's estimate, a difference of 10.5% higher than the engineers estimate. Would like the project to be re-bid. Director of Public Works Senteno explained that the city is under a Community Development Block Grant schedule and can get penalized if funds are not used. Community Development Director Moore also explained that the city was put on probation for not using the funds on time and it has been scrutinized by the Commission. As part of the Community Development Block Grant Program, project needs to move forward.

Councilmember Osborne moved to award a construction contract in the amount of \$467,381 to Sequel Contractors, Inc. for the street improvements on 145th Street, and approve a project contingency of \$70,107 to avoid delays and facilitate timely project completion. The motion was seconded by Councilmember Kearney and carried by a vote of 4-0 (Mayor Pullen-Miles was absent.)

G. PUBLIC HEARINGS

Planning Department Fee Schedule Community Development Director Moore presented the item. He explained that the fees haven't been updated since 2001 and that the process was done in-house. Staff surveyed the surrounding cities of Gardena, Manhattan Beach, Redondo Beach and Torrance to compare their fees to Lawndale's proposed fee schedule. The time and material study completed by staff calculated an hourly rate for a range of tasks. The new fees include flat rate fees and deposit based fees. The idea is to recuperate the cost of expenditure of processing the permits. It is estimated a 25% cost savings to the general fund.

Council Osborne questioned if all the highlighted sections to the report from Gardena's fee schedule had been done by Gardena or us and what was the purpose. Community Director Moore explained that it was done just to highlight the different fees.

Mayor Pro Tem Reid opened the public hearing and the following persons provided testimony, after which the public hearing was closed.

- Randall Abram agrees that many of the Planning Department fees need to be raised; however, not to be so high that it will discourage building development and residents from applying for building permits.
- Pam London hopes council would take the proposed fee schedule under consideration but would like to see it done in a tier. She feels builders are going to have an issue with the new fees.

Mayor Pro Tem Reid asked if the deposit will be utilized to off set the actual expense and the balance to be refunded. Director of Community Development Moore explained that the fees will be set up based on the actual time and cost to do the permit, that includes city attorney,

staff, and code enforcement's time. After calculating everyone's time if it doesn't exceed the amount of the deposit, a refund will be issued, otherwise, an additional deposit will be required.

Councilmember Osborne agreed to adopt the Planning Department scheduled fees but said it needs to be closely monitored and would like to see a follow-up report in one year.

Councilmember Osborne motion to adopt Resolution No. CC-1712-059 to establish the amount of administrative fees pursuant to chapter 3.32 of the Lawndale Municipal Code was seconded by Councilmember Suarez and carried by a vote of 4-0. (Mayor Pullen-Miles was absent.)

Relocation Plan and Conversion Impact Report for the Closure of the Blue Bonnet Mobile Home Park. City Manager Mandoki reported that since the public hearing had already been noticed, he recommended that it be opened and continued.

Mayor Pro Tem Reid opened the public hearing and the following persons provided testimony, after which the public hearing was closed.

- Irene Gonzalez, resident at the Mobile Park, stated that she has been living there for 20 years and the home that she rents is a two-bedroom, one bath, wood floors with a fireplace, laundry room and a single car garage. She was told that she will be relocated to a similar place but they are talking about relocating her to an apartment. She feels that since she lives in a house, she would like to be relocated to a house and not an apartment. Looking at the hand-out she distributed, the prices to rent a home are a lot higher to the amount being offered to her, which is \$2,000. She feels that with that amount, she would not be able to have what she has now. She would like the property management to rework the plan to a sensible amount of money to be able to stay living in Lawndale and not relocate outside the city.

Councilmember Kearney motion to continue the public hearing to December 18, 2017 was seconded by councilmember Suarez and carried by a vote of 4-0. (Mayor Pullen-Miles was absent.)

H. ADMINISTRATION

Establishing an Engineering/Construction Consultant On-Call List. Public Works Director Senteno is requesting authorization to solicit statements of qualifications from qualified civil engineer firms for the purpose of establishing a consultant on-call list. The list would be kept to improve efficiencies by expediting the consultant selection process for any giving public works project or need. Using these private firms will be on an as needed basis. If approved, public works will put together a list and will present it to council on a later date for approval.

Councilmember Osborne moved to approve establishing an engineering/construction consultant on-call list was seconded by Councilmember Kearney and carried by a vote of 4-0. (Mayor Pullen-Miles was absent.)

I. CITY MANAGER'S REPORT –

Fiscal Year 2018-19 Budget Issues and Direction – continued from November 6, 2017 agenda. (Recommendation: 1) that the City Council provide direction to staff regarding the areas of revenue increases and/or budget reductions on which to focus staff time in the coming

weeks. With this direction staff can then work on developing specific information for further review and consideration by the City Council that will allow staff to prepare a balanced budget for FY 2018-19; and 2) authorize the city manager to move forward now and secure the services of Edward F. Rogner to perform a review of service levels in the City's contract with Los Angeles County Sheriff Department.)

The item was continued.

January Council Meeting Schedule. The city manager requested direction from council, noting that there were no pressing matters that must be addressed on January 2, 2018.

A motion by Councilmember Osborne to cancel the January 2, 2018 meeting was seconded by Councilmember Kearney and carried by a vote of 4-0. (Mayor Pullen-Miles was absent.)

J. ITEMS FROM COUNCILMEMBERS

Councilmember Report of Attendance at Meetings and/or Events – see below

Councilmember Kearney stated that Golden State Water distributed 75 turkeys at the Community Center; he also attended the Angel Tree Lighting, Senator Bradford's turkey give-a-way at El Camino Village and attended the Dispute Resolution festivities.

Councilmember Suarez attended the Angel Tree Lighting, the South Bay Cities Council of Governments and participated on the Santa Sleigh.

Councilmember Osborne attended the South Bay Cities Council of Governments, the Angel Tree Lighting and volunteered on the Santa Sleigh.

Mayor Pro Tem Reid, because he was absent at the November 6, 2017 Council meeting had more to report of the meeting/events he attended. He attended EL Camino College career day, the Halloween Haunt, Field of Honor, Angel Tree Lighting, as well as the council night for Santa's sleigh.

K. ADJOURNMENT – There being no further business to conduct, the mayor adjourned the meeting at 7:45 p.m.

Robert Pullen-Miles, Mayor

ATTEST:

Rhonda Hofmann Gorman, City Clerk

Approved: 1/16/18