

**MINUTES OF THE
LAWNDALE CITY COUNCIL REGULAR MEETING
December 18, 2017**

- 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 Daniel Reid, Councilmember James H. Osborne, Councilmember Pat Kearney, Councilmember Bernadette Suarez

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, Assistant to the City Manager/Human Resources Director Raylette Felton, Community Services Director Mike Estes, Finance Director Kenneth Louie, Community Development Director Sean Moore, Public Works Director/City Engineer Frank Senteno, and approximately 21 audience members

CEREMONIALS – Councilmember Osborne led the flag salute and Pastor George Magdalay with the Hope Chapel in Hawthorne provided the inspiration.

PUBLIC SAFETY REPORT – Captain Tardy summarized recent law enforcement activities and shared some holiday safety tips. She also thanked her staff, council and the residents for their continued support to law enforcement and is pleased to announce the reduction of crime in the city by 17.5%.

ORAL COMMUNICATIONS – ITEMS NOT ON THE AGENDA

- Lawndale Library Manager Jose Parras – January library activities and events
- Pam London - thanked Council again for passing the RV ordinance, hopes the City goes further and addresses boats and other recreational vehicles that park in driveways, blocking people's garages, which under the City's Municipal Code is not allowed. These recreational vehicles should be parked somewhere else and not where one is supposed to park an automobile. She also mentioned the properties that are sold with code violations and wondered if these violations would ever be fixed
- Joe Garcia - bought a motor home about five years ago. The City suddenly changed the laws; he was cited and wants the citation removed. City Manager Mandoki asked him to leave his name and phone number so the Municipal Services Director may contact him regarding his issue
- Steve Koonz - person at the trailer park walks the dogs and doesn't bother to pick up after the dogs. He was told by Animal Control that they cannot do anything unless they see the owners let the dog do it and not pick up. There is also a tenant at the trailer park that has been hammering and sawing all day long and the trailer park manager thinks there is nothing he can do. He was wondering if Council could direct the Sheriff's Department to go by and talk to the tenant. The trailer he is adding to does not belong to him but to the trailer park. Also, doesn't understand why a dog that bit two other dogs and killed a cat was given back to the owner.
- Dena Sypko - had a hearing about a parking ticket two months ago and hasn't heard back whether she won or lost the case

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

Councilmember Suarez and Community Development Director Moore gave further information about purchased properties with code violations.

City Attorney Israel explained that staff would have to see the people making the noise just as having to witness the dog going to the bathroom to write an infraction, it is state law

CONSENT CALENDAR

Safe Routes to School Project Phase III. (Recommendation: that the City Council approve the professional services agreement with Alta Planning and Design for an amount of \$9,208.21 to complete the Safe Routes to School Phase III Project.)

Burin House Project. (Recommendation: that the City Council approve a professional services agreement with MBF Consulting, Inc. for a not-to-exceed maximum amount of \$16,540 for the Burin House Project to include a design contingency in the amount of \$1,580 for unforeseen engineering work.)

Accounts Payable Register. (Recommendation: that the City Council adopts Resolution No. CC-1712-060, authorizing the payment of certain claims and demands in the amount of \$722,109.65.)

Councilmember Kearney asked for clarification regarding item #2. Questioned the amount of money the consultant is going to be paid to demolish a house. Public Works Director Senteno explained that the majority of the fees are for the design of the expansion of the Community Center parking lot and the topographical survey of the land. City Manager Mandoki and Public Works Director Senteno also explained that this does not include the demolition work, this agreement is solely engineering work.

A motion by Mayor Pro Tem Reid to approve the consent calendar was seconded by Councilmember Suarez and carried by a vote of 5-0

PUBLIC HEARINGS

Selection of Projects for the FY 2018-19 Federal Community Development Block Grant Program. Community Development Director Moore presented the item and reported that the two items selected by the CDBG were the Senior Activity Program estimated at \$45,590 and street improvements, the next project being the Grevillea Avenue resurfacing project with an estimated cost of \$450,000.

The public hearing was opened and closed immediately, there being no one wishing to testify.

A motion by Councilmember Kearney to adopt the FY 2018-19 budget for the Community Development Block Grant program; and adopt Resolution No. CC-1712-061, approving the City's participation in the FY 2018-19 CDBG program was seconded by Mayor Pro Tem Reid and carried by a vote of 5-0

Climate Action Plan to Comply with Assembly Bill (AB) 32. Kim Fuentes with the South Bay Cities Council of Governments presented the item. She reported that she has been working with staff and consulting firms of Studio One Eleven and Fehr and Peers. Some of the plan highlights are: reduce greenhouse gas emissions, opportunity to secure funding for projects, and supports other city's documents, such as the City's General Plan /Specific Plan updates.

The public hearing was opened and the following persons provided testimony after which the public hearing was closed.

- Monica Rodriguez stated she is not completely clear what the action plan entails; however, but feels it is necessary that the City address transportation. She feels there is a lack of public transportation in the South Bay and a lack of community awareness regarding carpooling and cycling. She also feels that in Lawndale there are not enough resources going into other alternatives in educating the community but she is all for the plan.

A motion by Councilmember Osborne to determine that the proposed Climate Action Plan is exempt from the California Environmental Quality Act pursuant to section 15061(b)(3) of the CEQA Guidelines; and adopt Resolution No. CC-1712-062, approving the proposed Climate Action Plan seconded by Councilmember Suarez and carried by a vote of 5-0

Relocation Plan and Conversion Impact Report for the Closure of the Blue Bonnet Mobile Home

Park. – continued from December 4, 2017. Community Development Director Moore presented the item. He explained that the Plan and Report identifies the requirements that must be met for the closure of the mobile home park established by California Government Code sections 65863.7 and 65863.8, California Civil Code section 798.56 and the Lawndale Municipal Code Chapter 17.38. He also explained that the consultant firm of Overland, Pacific & Cutler prepared the Plan and Report.

Councilmember Osborne questioned if the concerns of the mobile park tenant who spoke at the December 4, 2017 meeting had been resolved. Community Development Director Moore explained that there are still concerns from the tenant.

The public hearing was opened and the following persons provided testimony after which the public hearing was closed.

- Irene Gonzalez resident of the mobile park stated that nothing has been resolved. She is concerned with the money she is going to receive and feels that it was assumed that none of the tenants wanted to stay in the City of Lawndale when the report was made last summer. Rentals in Lawndale are higher than the money showing on the report. Looking at the hand-out she distributed, the prices to rent a home are a lot higher than the \$2,000 offered to her. She feels that the amount is not enough to rent what she now has, which is a two-bedroom, single garage and laundry room house. Page 20 of the plan speaks about people with disabilities and/or special needs; she is a senior with special needs and disabilities. Her attorney advised her that because of medical and legal reasons, she couldn't move from the City of Lawndale. Mayor Pullen-Miles asked her how much she thinks is fair. She responded \$2,300 to \$2,400 and that she is not willing to move into an apartment.
- Antwon Lesley representing space 6 stated that he addressed the Council before about the assistance and how it will be rolled-out. His concern is if some of the tenants would want to find another property to purchase, the time limit is unreasonable to be able to find a property and get the necessary down payment together. He would like to see one of the following options done, for those who want to purchase property to have a onetime payment option or; put the assistance money in a trust to use when needed. The other problem is that the rental/down payment assistance portion is lumped in with the people who actually owned a trailer, it is a separate issue, the ownership of a trailer is a piece of property that could be sold on the open market; therefore, that payment should be a direct payment to the owner and not put into a lump sum with rental assistance program. Once an agreement is reached, the amount that is assessed for the sale of the trailer should be given directly to the tenant and not be held for one year.

- Consultant Craig Justesen with Overland Pacific & Cutler, Inc. explained that the closure report is simply a planning document and the numbers in the report are not necessarily actual but to help them determine a budget amount predicated on the State guidelines. The way the process works is there are two different tenant profiles, one is in a single family like structure, that tenant is eligible for relocation payment to help offset the cost of the displacement rent to a replacement rent and is functional equivalent, if the tenant has two bedrooms and laundry room, that doesn't necessarily mean we need to find a two bedroom with a laundry room, it is functional replacement, it is a two bedroom with a laundry on the facility. Those details will be worked out, the tenant will receive a separate notice with comparables, and once the plan is approved, we can move forward. The other tenants who occupied the trailers that are eligible for purchase price for their trailers. Those have been appraised and the funds will be paid directly to the owners of the trailers. They will go through the escrow process and would also receive a purchase price differential, if the price of the trailer is one thousand and the replacement is two thousand, they will get the difference. There is also assistance with space rental differential, if they are paying one thousand dollar for the displacement and the replacement is two thousand dollars, they will get the difference for forty-two months period.

Mr. Lesley wants to know if the relocation assistance could be used to move to another location such as another trailer park or an apartment. Consultant Justesen explained that the relocation benefits could be applied to a single family, to convert to home ownership or just remain a renter. Regarding the timeline, the occupants have twelve months to find replacement housing from the date they vacate or the date they are given notice and have up to 18 months to file a claim for reimbursement.

Mr. Lesley would still like to see the money put in a trust, or extend the time to two or two and a half years because it is not an easy task to find the right place one wants to move to.

Mayor Pro Tem Reid wanted clarification in regard to the twelve and the eighteen month window. Mr. Justesen explained that the occupants have twelve months from the moment they vacate to secure replacement housing. A notice to vacate would be sent to the occupants, once they vacate, they have twelve months to find replacement housing and eighteen months, which includes the twelve months to file a claim for relocation payment.

Mayor Pro Tem Reid also asked regarding the prices in the report. Mr. Justesen explained that they started looking at comparables back in April and that the market fluctuates going into winter, there are less people moving making the rents rise. When the tenant receives the actual notice of eligibility is predicated on available comparables. The report is just for estimating budgetary purposes.

Mayor Pullen-Miles wanted to verify the money tenants would be receiving could be more than two thousand dollars. Mr. Justesen stated that it depends on what is available at that time of the search. It was also stated that the action tonight does not set the actual amount of assistance.

Councilmember Suarez wanted to know if the notice of eligibility was the final amount approved. Mr. Justesen confirmed that it will be the final amount. He also explained that the notice of eligibility will have the final amounts and if the tenant disagrees, they could file an appeal. The displayee would be asked to provide evidence that the concept provided is no longer available or not sufficient to find a replacement.

A motion by Councilmember Kearney to determine that the proposed combined relocation plan and conversion impact report is exempt from the California Environmental Quality Act pursuant to section 15061(b)(3) of the CEQA Guidelines; and adopt Resolution No. CC-1712-058, approving the combined relocation plan and conversion impact report for the Blue Bonnet Mobile Home Park seconded by Mayor Pullen Miles and carried by a vote of 5-0

ADMINISTRATION

Honoring Lawndale Residents for Exemplary Service to the City. Director of Community Services Estes presented the item. He explained that the Wall of Distinction Nominations Committee reviewed the applications and supporting documents and made the recommendation to the City Council to induct two individuals to the Wall of Distinction.

A motion by Councilmember Osborne to approve the two individuals eligible for inclusion on the wall for 2017 and induct Lertis R. Ellett and Ella Traver to the Wall of Distinction was seconded by Mayor Pullen-Miles and carried by a vote of 5-0

CITY MANAGER'S REPORT

Fiscal Year 2018-19 Budget Issues and Direction. – continued from December 4, 2017. City Manager Mandoki presented the item and explained that the City is experiencing a number of fiscal challenges now and in the coming fiscal years. There has been significant increases to our law enforcement contract. We are looking at an increase of \$340,000 for fiscal year 2018-19 to maintain the current levels of service. Over the next five fiscal years, the increase will be about 1.3 million to the contract.

These numbers have been obtained from Contract Cities Liability Trust Fund. Other issues are the pension liability cost. The Finance Director has estimated an increase of \$87,000 for next year. The City will have approximately 11 million dollars coming into the general fund and another 9 million into our Development Grant Fund from money owed to the City by the State of California for the next twenty years. In preparing for next year's budget, there were meetings at the directors' level and a number of issues were examined for dealing with the budget concerns for next fiscal year. Some of which are:

- Secure a consultant to review the contract with the Los Angeles Sherriff's Department to see if there is any potential savings
- Contract neighboring cities with police departments to determine if any such city might be interested in a contracting arrangement for law enforcement services
- In term of fiscal operations, there was suggestion to hire a consultant to look at the way the city is operating and see if the economy is to scale or some procedural issues that need to address to save some funds.
- The City spends approximately \$75,000 a year to send our staff to tape and produce the CVUHSD games. The school district does not pay for the games, one option would be for them to fund this service in full.
- Another item that costs the City approximately \$70,000 is the Crossing Guards program. One option is to speak to the school for some cost sharing
- The City pays \$13,000 a year for Dispute Resolution Services to mediate disputes amongst neighbors in the City. One option is to have the participants pay.
- Considering reducing the Lawndalian newsletter from four issues down to three issues. Each issue costs the City about \$8,000.
- Reducing the notices sent by the attorney's office from three to one for the code enforcement cases. It will be approximately \$4,000 for case savings
- Community Center room rate adjustments. This is not to balance the budget but to look at the market rates
- Consideration of a sales tax increase ballot measure
- Another ballot measure is to increase the transient occupancy tax for hotels. The current rate for Lawndale is 9% and our neighboring cities have raise the TOT from 10% to 12%

- Another item brought up is that the City needs to do more economic development. At issue is the fact that the City of Lawndale is built out and cities lost redevelopment, which allowed cities to assemble property for larger developments
- Other items department heads are looking at are waste management franchise fees and parking meters

Mayor Pullen-Miles thanked the City Manager and Staff for bringing these issues up to the Council's attention for them to consider some of these options.

Councilmember Osborne thanked the City Manager for the report, he understands it is a difficult matter and the best costs money and feels the City has the best in law enforcement and would like to keep them. He is fine with several of the options presented to them but not sure with the sales tax increase but will be more inclined to raise the transient occupancy tax. He would also like to see the Lawndalian reduce to two issues a year.

Councilmember Kearney would like to see what the neighboring cities would charge for law enforcement. He would like to see the high school pay for the games, and before we give up any sheriff, go to the school district and tell them they can have the parks back and save on the maintenance and staffing of the parks. Let the school district run their parks and the programs. Agrees with Councilmember Osborne regarding the sales tax and reducing the Lawndalian but would like to raise the transient occupancy tax. He also agrees in reducing the attorney's notices from three to one.

Councilmember Suarez feels that the sales tax should be the last resort. She believes the City had asked the Centinela High School District as well as the Lawndale Elementary School District for some cost sharing in the past and wonders if the City can split the costs in half without giving them options

Mayor Pro Tem Reid suggested the City should look into putting a package together and renting the new Cable TV van. He also believes the City needs to stand firm with the school districts regarding some of the cost sharing. He also agrees in reducing the legal notices to one and raising the occupancy transient tax, sales tax should be the last resort. He wants to make sure that in reviewing the Sheriff's contract doesn't include the removal of the sub-station.

Mayor Pullen-Miles agrees with Mayor Prom Reid regarding the renting of the Cable TV van. He doesn't believe in sharing the cost of the taping of the games since it is a school function but agrees in sharing the cost for the school crossing guards since the streets belong to the City. He explained that the County has a program similar to the Dispute Resolution and it is available to anyone in the County. Also agrees in reducing the Lawndalian to two publications a year and that raising sales tax should be the last thing to be considered but agrees in raising the transient occupancy tax.

City Manager Mandoki summarized the items discussed by Council.

A motion by Councilmember Osborne approving the direction of the City Council to allow staff to prepare a balanced budget for FY 2018-19 and to authorize the City Manager to move forward 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 was seconded by Councilmember Kearney and carried by a vote of 5-0

City Manager Mandoki gave an update on the Green Line. Metro's proposed route is to use the railroad right-of-way near Condon Avenue. Council is concerned about the impact this route would have on the community and businesses. The City is asking Metro for a number of mitigation measures to reduce the impact to the residents. He also stated that a group of residents is suggesting different routes. The City does not know that Metro has even considered these routes. City Manager Mandoki and staff members met with Metro representatives and asked for some mitigation measures and that the City would like to see it constructed underground.

ITEMS FROM COUNCILMEMBERS

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

Councilmember Kearney attended the senior holiday luncheon, Co-op holiday luncheon and the employee holiday lunch.

Councilmember Suarez attended the employee holiday luncheon and Metro/Mayor roundtable where they discussed Measure M and the big push of all the Metro's extensions for the Olympics.

Councilmember Osborne attended the Metro/Mayor roundtable as well. With Measure M dollars, Metro is creating a new school in South Central Los Angeles, which will be a training center for future drivers and employees within the agency. Had a private meeting with the Los Angeles Mayor and brought up the issues concerning the Green Line running through Lawndale and the Mayor suggested to underground it through the City. He also wanted to publicly express his appreciation to Supervisor Janice Hann for reaching out and wanting to meet with him regarding the Metro issues of concern since she is also a Metro Board Member. He also stated that at the same meetings he expressed the concerns we are having with Liability Trust Fund causing the increases to the LASD contract.

Mayor Pro Tem Reid attended holiday employee luncheon. He wished everyone happy holidays.

Mayor Pullen- Miles attended the senior holiday luncheon, Co-op holiday luncheon and the employee's holiday/recognition luncheon, South Bay Cities Council of Governments Climate Action Forum. Also attended a committee meeting at the City of Redondo Beach regarding the Green Line extension.

CLOSED SESSION

Conference with Labor Negotiator - The City Council conducted 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 a) Local 1895, Council 36, American Federation of State, County and Municipal Employees, AFL-CIO, representing the City's mid-management and classified employees, and b) unrepresented employees, the central management team and the city manager.

This item was pulled from the agenda

Conference with Legal Counsel – Anticipated Litigation - The City Council conducted a closed session, pursuant to Government Code section 54956.9(d)(4), because the City is considering whether to initiate litigation in one case relating to 14727 Avis Ave., Lawndale, California. The city attorney reported that council voted unanimously to initiate a receivership against 14727 Avis Ave.

ADJOURNMENT – There being no further business to conduct, the mayor adjourned the meeting at 8:40 p.m.

Robert Pullen-Miles, Mayor

ATTEST:

Rhonda Hofmann Gorman, City Clerk

Approved: 2/5/18