

**MINUTES OF THE  
LAWNDALE CITY COUNCIL REGULAR MEETING  
February 5, 2018**

- A. **CALL TO ORDER AND ROLL CALL** – Mayor Pullen-Miles called the meeting to order at 6:32 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.

Councilmembers Present: Mayor Robert Pullen-Miles, Mayor Pro Tem Daniel Reid, Councilmember Pat Kearney, Councilmember Bernadette Suarez  
Councilmembers Absent: Councilmember James H. Osborne  
Other Participants: City Clerk Rhonda Hofmann Gorman, City Manager Stephen N. Mandoki, City Attorney Tiffany J. Israel, Los Angeles County Sheriff's Department Lieutenant John Burcher, Community Services Director Mike Estes, Finance Director Kenneth Louie, Community Development Director Sean Moore, Public Works Director/City Engineer Frank Senteno, Accounting Manager Wayne Schaller, Deputy City Clerk Maria R. Guerra, and approximately 20 audience members

- B. **CEREMONIALS** – Councilmember Suarez led the flag salute and Ms. Doris Hofmann provided the inspiration.

- C. **PUBLIC SAFETY REPORT** – Lieutenant Burcher spoke about bullying among teenagers, signs and prevention.

D. **ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA**

- Lawndale Library Manager Jose Parra – library activities and events. He also gave an update on their Helping Hands project. Teens successfully built twenty prosthetic hands that will be sent to kids in third world countries that might need them
- Sam Peña stated that he is no longer working for Republic Services. He accepted the position of Executive Vice President with the City of Inglewood/LAX Chamber of Commerce and will be in-charge of the promotion for the South Bay and the Inglewood Stadium
- Gary White would like to see the City using American made only products for the projects. He also likes the fact that because of the size of the City, he can recognize many of its residents when he is out and about
- Steve Koonz stated that the trailer park where he lives was sold three years ago and he is concerned with the drug activity going on and would like to see something done. He also complained about the traffic on Rosecrans Avenue; lots of cars still making a left turn onto Rosecrans from Firmona and Burin Avenues, which is prohibited
- Joseph Aronesty wanted to know whom he should contact regarding a business license. Mayor Pullen-Miles told him to contact the Community Development Department
- Margery Heinemann would like to see another Code Enforcement Officer on duty at least Friday through Sunday. Had an incident where a car was parked blocking the west lane going from Firmona to Inglewood Avenue for more than three hours. Two bad accidents occurred on 170<sup>th</sup> Street and 162nd Street. Would like to know if the City of Lawndale and the City of Redondo Beach can do something about it. On a positive note, she said it would be a good thing to call a person whom one has not called in a while
- Johnny Castro said the problem with trash continues to be a problem behind Pep Boys

- 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.
- Councilmember Kearney thanked everyone who spoke and will ask the City Manager to look into the Pep Boy's trash problem. He also asked the City Manager to speak on the Code Enforcement Officer. City Manager Mandoki explained that the City has two individuals that work the weekend, one is dedicated to code and the other one is dedicated to animal control and parking. He also explained that at the moment, the budget does not permit the addition of a full time employee but staff tries to respond as quickly as they can. Mayor Pullen-Miles also clarified that the residents can also call the Sheriff's Department.
- Councilmember Suarez thanked Mr. Peña for the service to the City and is happy to have the built-in relationship should the City want to foster anything with the Inglewood Chamber of Commerce in the future. She also thanked Mr. White for the suggestion about American made products and would even go further and say she likes supporting Lawndale businesses.
- Mayor Pro Tem Reid also thanked everyone who spoke. He also thanked Sam Peña for his work. He asked Mr. Koonz to call the Sheriff when he sees any activity at the trailer park.
- Mayor Pullen-Miles thanked Sam Peña for his service and commitment to the City and congratulated him on his new position with the Chamber of Commerce in Inglewood. With all the things happening in the City of Inglewood, it can also have a positive effect on the whole region and the City welcomes some collaboration to get in on the action. There are going to be a lot of tourists' dollars flowing through the region with all the events coming to town. Thanked the librarian for the updates and all their activities. He also thanked Mr. Castro and Ms. Heinemann for bringing their concerns to the City Council's attention.

F. **CONSENT CALENDAR**

**Status of City Investments.** Recommendation: (that the City Council receive and file the Quarterly Investment Report for the quarter ended December 31, 2017.)

**Beautification Committee Appointment.** (Recommendation: that Mayor Pullen-Miles appoints Ms. Olga Sierra Gonzalez to the Beautification Committee, and that the City Council confirms the appointment by adopting Resolution No. CC-1802-003.)

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

**Accounts Payable Register.** (Recommendation: that the City Council adopts Resolution No. CC-1802-002, authorizing the payment of certain claims and demands in the amount of \$1,283,042.60.)

**Minutes of the Lawndale City Council Regular Meeting – December 18, 2017 and January 16, 2018.** (Recommendation: that council approves.)

**A motion by Mayor Pro Tem Reid to approve the consent calendar was seconded by Councilmember Suarez and carried by a vote of 4-0 (Councilmember Osborne was absent).**

Council agreed to remove the agenda items pertaining to the award of permits to non-profit organizations to sell 4th of July fireworks and the compressed natural gas station project from the consent calendar.

**Award of Permits to Non-Profit Organizations to Sell 4th of July Fireworks.**

Councilmember Kearney stated that after reviewing the seven non-profit institutions recommended to receive a permit to sell fireworks, he is concerned with the Lawndale Chamber of Commerce. There were four new openings in the City and there were no ribbon cutting ceremonies. He questioned where the money is going. The Lawndale Chamber of Commerce responded that the money is going to the Boy and Girl Scouts. He also stated that the Neighborhood Parent/Forum/Girl Scouts is handled by Ruthi Davis, who is Diane Davis's mother. He doesn't know if any Girl Scout Troop is in Lawndale, but he does know that there is a Girl Scout Troop in El Camino Village, so he needs an answer as to where the money is going.

The City Manager explained that he and Director of Finance Louie spoke about the issue. The Finance Director made some inquiries and looked into the matter regarding the Girl Scouts and asked the representative if all the troops were in Lawndale. The representative said the members are in Lawndale. Also reviewed the application on file for this year's fireworks and there were in excess of thirty Girl Scouts that had addresses in Lawndale.

Councilmember Kearney stated that to his recollection he knows they do not have a Troop in Lawndale, they are in El Camino Village. This leaves him with a bad taste in his mouth that one hand is feeding the other hand \$5,700. His questions are, where is the Chamber of Commerce, and why don't we have any ribbon cutting ceremonies.

City Manager Mandoki explained that the Finance Director researched the matter and the Troop is in El Camino Village, but their membership roster shows members from the City of Lawndale; therefore, the youth of Lawndale are benefiting.

Director of Finance Louie explained that the Fireworks Code requires that 30 or more members live in Lawndale and there are in excess of 30 on their application.

Councilmember Kearney questioned, that is Girl Scouts, what about Boy Scouts. Director of Finance Louie said that the roster they turned in is all Girl Scouts, so the City doesn't have names of the Boy Scouts. Director of Finance Louie explained that in researching the activity for last year, the donations given out were partially Girl Scouts and Boy Scouts but as far as of this year's application to make sure they are keeping the funds in Lawndale, there are 30 plus girls that live in Lawndale.

City Manager Mandoki clarified that the Neighborhood Parent Forum Girl Scouts is one booth, the Chamber is another booth, but the Chamber donates back to the same Girl Scout Troop.

Councilmember Kearney is concerned that the same person is running two different groups. He understands the booths were already awarded but would like it researched next year because it seems that the left hand is feeding the right hand.

Mayor Pullen-Miles noticed that the City is awarding seven permits but there is a total of eight that may be awarded and the Rotary Club being the eighth applicant did not attend a required meeting. He believes there was a legitimate reason why they did not attend the meeting and wants to make sure that there are options for eight. Rotary would be eight but because they did not attend the meeting the City is only recommending the seven.

Finance Director Louie explained that the City can recommend up to eight booths, with a ninth being the Park, Recreation and Social Services Commission and the reason why they are not recommending the Rotary is because they did not comply with all the requirements. Per Council's policy, applicants are required to attend the opening meeting, which they did not

attend. Mayor Pullen-Miles asked if there is something in the Policy that allows an exception if there is a reasonable cause not to attend the meeting. Director of Finance Louie explained that there are no exceptions in the policy and that the City did not receive a phone call from the Rotary Club, but it is Council's prerogative if want to add an eighth booth.

Since there were eight applicants, Mayor Pullen-Miles recommended that the Rotary Club be included.

Mayor Pro Tem Reid expressed concerns with the Mayor's recommendation because they have not shown up to the meetings in the past. He feels it is a small meeting to attend.

City Manager Mandoki said if the issue could be brought up at the next meeting if Council wishes to consider the Rotary Club.

**A motion by Mayor Pro Tem Reid to award conditional permits to the following organizations: Christian Heritage Church, Lawndale Chamber of Commerce, Neighborhood Parent/Forum/Girl Scouts, Lawndale Little League, Lawndale Youth Football, Wesleyan Church of Lawndale and the Lawndale Elementary School District Education Foundation and was seconded by Councilmember Kearney and carried by a vote of 4-0 (Councilmember Osborne was absent).**

#### **Compressed Natural Gas Station Project**

Councilmember Kearney expressed concerns spending \$40,000 plus to pay a consultant to put a natural gas station at Public Works. He understands SCAQMD is giving the City a grant of \$175,000 but he knows the City can apply for another grant in April. Would like to wait until April to see if we can get another grant so the City doesn't have to spend \$48,000 on a consultant. He understands staff is going to other cities to purchase natural gas but in the warrants he sees no billings for natural gas.

City Manager Mandoki explained that this has been going on for close to twelve months and he has been reviewing this for the very same concerns about our budget and spending the money and nothing has progressed today because of the City's fiscal's concerns. The City has a grant and Director of Public Works Senteno confirmed that the initial grant is for \$175,000. City Manager Mandoki proceeded to explain that the City is pursuing a grant that would help with the construction, if granted, the amount to be paid from the general fund would be reduced to about \$37,000. City Manager Mandoki understands it is a lot of money but at the same time the City is balancing staff going out of the City for about two hours each time they need to fill the tanks and the cost outside the City is more than double what we would pay for the tanks in house. It is possible we could wait on this a little bit while we wait to hear about the grant.

Director of Public Works Senteno explained that they left a message for the consultant to find out if the City waits, if he will honor the proposal until April. The proposal was received last year and the City might have to request new proposals if necessary and would think the prices for the design would be slightly higher but looks like we still have sufficient moneys in these grants.

City Manager Mandoki stated there are talks about going back to gasoline instead of natural gas because we have to worry about building these stations, which expire over time but because we have compressed and alternative fuel vehicles, the City receives a stipend every year to buy new vehicles and without this source, we cannot buy new vehicles.

After discussing the item, it was Council's consensus to bring back the item on a future day.

**G. PUBLIC HEARINGS**

**Rules and Regulations for Use of Park Facilities and the City's Show Wagon.** Community Services Director Estes presented the item and explained the revisions being made to City Council Policy No. 78-04.

**A motion by Councilmember Kearney to approve the revision of Council Policy No. 78-04, Rules and Regulations for use of Park Facilities and the City's Show Wagon Mobile Trailer and Resolution No. CC-1802-004 and CC-1802-006 was seconded by Mayor Pullen-Miles and carried by a vote of 4-0 (Councilmember Osborne was absent).**

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

**H. ADMINISTRATION**

**CITY COUNCIL**

**Midyear Budget Report** Director of Finance Louie presented the item to apprise Council as to the status of the budget at the midway point in the fiscal year explaining that the emphasis is always on the general fund: Some of the highlights were:

**Major Revenue Adjustments:**

- Increase Motor Vehicle Licenses
- Increase Encroachment Permits
- Increase Planning/Building Fees explaining that these fees are up this year by close to \$200,000

**Major Expenditure Adjustment**

- Savings on some departments due to vacancies
- Temporary Sheriff's motor deputy vacancy in December
- Overage in Public Works building equipment maintenance expenditures greater than anticipated – HVAC repairs

Finance Director Louie explained that after taking into consideration the overages, revenues and expenditures, the fund balance is being increased up by an estimated \$252,000. Come June 30<sup>th</sup>, the City would have a fund balance of approximately \$16 million of which about \$5 million, is liquid cash and investments. The remaining \$11 million is made up of the receivables owed to the City by the State.

He also explained that the City Manager recently brought to Council's attention the fiscal issues the City is facing in the upcoming year due to the Sheriff's contract's upcoming increases. The City Manager addressed different things to discuss to help the City's future fiscal years' situations; one of them is the possibility to increase the City's sales tax and the transient occupancy tax. He explained that one common misconception residents have is that they think 100% of the sales taxes go to the City. In fact, of the 9.5% collected, approximately 8.5% goes to either the County or the State and the City only gets 1% of the sales tax. The total sales tax in Lawndale is 9.5% and the State set a cap on sales tax of 10.25%, it will only leave a possible .75% available. It is likely that the County or the State could add a sales tax measure, which would swallow up the remaining part of the availability. Again, we will have major challenges due to the Sheriff's cost and some pay off and pay down of pension liability and we would like Council to look at the alternatives, maybe considering a community outreach to see what the community goals are.

Councilmember Kearney stated that if the City raises the sales tax to 10.5% that extra three quarters of a percent will go to the City of Lawndale and not the County or the State and

wonders if the residents of Lawndale can be surveyed if they are in favor of it, maybe sending a mailer or surveying a quadrant without spending money on a consultant.

City Manager Mandoki discussed concerns regarding surveying residents. If the City does a mass mailer to every resident, the majority would not reply so the City doesn't obtain a true sampler of what the community wants or does not want. If the City secures the services of a professional firm, where they contact people and get a forced response, they have verifiable responses, it will be more accurate. The City has done mass mailers at a cost of approximately \$10,000. The Finance Director is looking into hiring a consultant if we were to pursue a ballot measure.

Councilmember Kearney is concerned about the cost of hiring a consultant at a cost of between \$77,000 to \$85,000. He feels that the mailer may have the same results as the consultant, so it will be just throwing money away.

Mayor Pullen-Miles explained that if the County seeks to impose an additional sales tax increase and the City had increased its sales tax to reach the cap, the City would be shielded from any additional increases in tax versus other cities that have not reached their cap. He also would like to hear from the community but concerned with the accuracy of just doing a mailer. He feels it would not be the same as a forced response.

Director of Finance Louie reminded Council that in 2008 the City was contemplating building the community center and needed the vote of the people because it was in excess of a million dollars. Council at that time brought a consultant and had community meetings, educated the community as to the pros and cons and it successfully passed with 80% of the community.

After discussing the item, it was Council's consensus to bring back the item at the next meeting to discuss the need for a Community Assessment Consultant if the City wants to raise the sales tax and the transient occupancy tax.

**A motion by Councilmember Suarez to 1) receive and file the Mid-Year Report, 2) increase estimated revenue by \$279,500 in the general fund, 3) decrease general fund expenditure appropriations by \$173,330 and was seconded by Councilmember Kearney and carried by a vote of 4-0 (Councilmember Osborne was absent).**

## **I. ITEMS FROM COUNCILMEMBERS**

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

Councilmember Kearney attended the 4<sup>th</sup> Annual South Bay Legislator Meet and Greet with Councilmember Suarez and Mayor Pullen-Miles and he also attended the homeless count with Mayor Pullen-Miles, Mayor Pro Tem Reid and Councilmember Suarez.

Councilmember Suarez attended the events mentioned by Councilmember Kearney and also attended the South Bay Cities Council of Governments meeting. She stated that they had an update with Metro about the alternative routes.

Mayor Pro Tem Reid attended the 62<sup>nd</sup> District to meet some of the candidates for the November ballot and invited interested people to attend the Agenda 21 town hall in Westchester. He also attended the homeless count. He requested to add an agenda item to the February 20, 2018 agenda to waive the fees at the community center for Ms. Frances Ramsey Memorial.

Mayor Pullen-Miles mentioned that he attended all the mentioned meetings enumerated by Councilmember Kearney including the homeless count. He thanked those who came to the homeless count and explained that by doing the homeless count, the City makes sure that the County allocates sufficient resources to our City to serve the homeless population. He also attended the BizFed 10<sup>th</sup> Anniversary Reception and the Green Line Extension, he explained that he along with Councilmembers from the Cities of Torrance and Redondo Beach had a sit down discussion with Supervisor Janice Hahn, who is also a member of the Metro Board and Metro staff to talk about the issues, which will impact mainly these three cities with the Green Line Extension Project.

Councilmember Kearney wanted to clarify a comment he made to the Lawndale Tribune on January 18, 2018 regarding the City of El Segundo raising its sales tax. He stated that this is why he does not like to give interviews.

**J. CLOSED SESSION**

**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.

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**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 against the City of Redondo Beach relating to the proposed expansion of the South Bay Galleria Mall.

City Attorney Israel reported that the Council met in Closed Session on four items and Council voted unanimously on one of the items to initiate litigation against the property owner at 4738 W. 153<sup>rd</sup> Street and the other three items Council was updated and took no reportable action.

**K. ADJOURNMENT** – There being no further business to conduct, the mayor adjourned the meeting at 8:52 p.m. in memory of Fran Ramsey.

  
\_\_\_\_\_  
Robert Pullen-Miles, Mayor

ATTEST:

  
\_\_\_\_\_  
Rhonda Hofmann Gorman, City Clerk

Approved: 3/19/18

**Daily Breeze**

21250 Hawthorne Blvd, Ste 170  
Torrance, CA 90503-4077  
310-543-6635  
Fax: 310-316-6827

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DEPARTMENT  
ACCOUNTS PAYABLE  
14717 BURIN AVENUE  
LAWDALE, CA 90260

**FILE NO. DB 1-66**

**PROOF OF PUBLICATION  
(2015.5 C.C.P.)**

**STATE OF CALIFORNIA  
County of Los Angeles**

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of THE DAILY BREEZE, a newspaper of general circulation, printed and published in the City of Torrance\*, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of June 10, 1974, Case Number SWC7146. The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

**01/26/2018, 01/31/2018**

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Torrance, California  
On this 1st day of February, 2018.

Signature

\*The Daily Breeze circulation includes the following cities: Carson, Compton, Culver City, El Segundo, Gardena, Harbor City, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Long Beach, Manhattan Beach, Palos Verdes Peninsula, Palos Verdes, Rancho Palos Verdes, Rancho Palos Verdes Estates, Redondo Beach, San

DB 1-66

**CITY OF LAWDALE  
NOTICE OF PUBLIC HEARING  
BEFORE THE CITY COUNCIL**

NOTICE IS HEREBY GIVEN that the Lawndale City Council will conduct a public hearing on Monday, February 5th, 2018, at 6:30 p.m. at the City Hall council chamber located at 14717 Burin Avenue, Lawndale, California to consider a revision of administrative fees to process facility reservations.

The files for this proposal are available for review Monday through Thursday, 7 am to 6 pm in the Community Services Department offices located at 14700 Burin Ave. If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at or prior to the public hearing.

For further information regarding this matter, please contact Mike Estes, City of Lawndale, Community Services Department at (310) 973-3272, or via email at mestes@lawndalecity.org.

**Pub Jan 26, 31, 2018**