

**MINUTES OF THE
LAWDALE CITY COUNCIL REGULAR MEETING
May 7, 2017**

- 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. The City Council met concurrently with the governing board of the Successor Agency of the Lawndale Redevelopment Agency.

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 Lieutenant John Burcher, Community Services Director Mike Estes, Assistant to the City Manager/Human Resources Director Raylette Felton, Finance Director Kenneth Louie, Community Development Director Sean Moore, Acting Public Works Director/City Engineer Miguel Alvarez, Deputy City Clerk Maria R. Guerra, and approximately 22 audience members

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

C. **PRESENTATIONS**

Older Americans Award – Ann Birdsall and Ricardo Hernandez

The City Council recognized the honorees of the 2nd District's Older Americans Award and read brief biographies of their community involvement.

- D. **PUBLIC SAFETY REPORT** – Lieutenant Burcher summarized recent law enforcement activities.

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

- Lawndale Library Manager Jose Parra updated on the programs at the Library including Día de Los Niños special presentation, Financial Education for Teens, Traditional Aztec Dance, Personal Safety Workshop for Kids, STEM program for kids – robot building, Classic Book Club for Adults.
- Pam London, resident, requested the City hire another Code Enforcement Officer rather than a Municipal Services Director and referenced the organizational structure of other cities. She expressed concerns regarding the effectiveness of the current Code Enforcement program.
- Mary-Ellen Martin, resident, stated she is disappointed two beautiful mature orchid trees were removed from her street to accommodate sweeper trucks.
- Johnny London requested an additional Code Enforcement Officer rather than hire a Municipal Services Director position.

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

G. CONSENT CALENDAR

CITY COUNCIL

Status of City Investments. (Recommendation: that the City Council receive and file the Quarterly Investment Report for the quarter ended March 31, 2018.)

General Plan Annual Progress Report. (Recommendation: that the City Council, by motion, accept the General Plan Annual Progress Report and direct staff to submit the report to the Governor's Office of Planning and Research and the Housing and Community Development Department in accordance with Government Code Section 65400.)

Qualified Consultants List for Engineering Services. (Recommendation: that the City Council approve the ten firms shown on the Qualified Consultant list for the next three years from May 8, 2018, to May 31, 2021, to perform engineering design, associated work, and plan check services for smaller projects with the fee limit not to exceed \$10,000.)

Obsolete Records. (Recommendation: that the City Council adopt Resolution No. CC-1805-017, approving the request from the City Manager's Office for authorization to destroy the records listed in the exhibits of the resolution.)

South Bay Workforce Investment Board Appointment. (Recommendation: that the City Council accept the Lawndale Chamber of Commerce's nomination and appoint Ms. Wanza Tolliver to the South Bay Workforce Investment Board private industry council as the city's business private sector representative.) – **This item was continued to the next regular meeting.**

Accounts Payable Register. (Recommendation: that the City Council adopts Resolution No. CC-1805-016, authorizing the payment of certain claims and demands in the amount of \$818,522.45.)

Minutes of the Lawndale City Council Regular Meeting – April 16, 2018.
(Recommendation: that council approves.)

A motion by Councilmember Suarez to approve the consent calendar, with the exception of Item No. 6, was seconded by Mayor Pro Tem Reid and carried by a vote of 5-0.

H. ADMINISTRATION

CITY COUNCIL

Sales Tax Ballot Measure Direction - Fiscal Year 2018-19 and Future Budget Issues. City Manager Mandoki presented the item. Mr. Mandoki provided a historical review of items which were presented at the December 18, 2017 City Council meeting including the \$360,000 projected shortfall partially due to the law enforcement contract increase. Reductions to the annual LASD law enforcement contract and the annual liability insurance component to the LASD contract have now reduced that shortfall amount. In December 2017 cash reserves were \$6 million approximately 40% of the City's operating budget; today there is approximately \$6.8 million which is 50% of the operating budget. Fluctuations were due to various revenues receivable to the City. Revenue returns are also due to the City from the state of California over the next twenty years due to the dissolution of Redevelopment. The total amount is approximately \$11 million dollars.

Mr. Mandoki detailed the Sheriff's contract, which will have a fiscal impact on the City's budget in each and every coming year. The County has provided an estimate of an approximately 3.5% increase on the contract cost over the next three years. Another impact on the City is pension liability as there is a buy down requirement through PERS resulting in an increase of approximately \$90,000 per year through 2047. Each year will be approximately \$800,000 through 2047 based on projections from CalPERS. Currently, approximately 50% of existing employees who are eligible to retire. This could effect the CalPERS numbers in the future. Additionally, mandated State Water Resource Control Board mitigation measures through the MS-4 permit cost approximately \$100,000 per year. Non-compliance would result in the assessment of fines.

Mr. Mandoki reported he had explored law enforcement contracting with other cities. Of the cities contacted, only the City of Gardena expressed interest in exploring the topic further, which could take up to a year to fully vet. Additionally, staff is proposing a third-party financial firm to analyze overall City operations for efficiency and financial best practices. Per City Council direction in December, the City brought in an outside consultant to review the existing Sheriff's contract. The consultant's review found that the City is not over-paying on its LASD contract. Another cost-saving measure which was explored was the School District filming their own sports activities, which would result in a cost savings of approximately \$70,000 - \$75,000 per year. The High School District was not interested in sharing in these costs. The elementary school district expressed no interest in assuming or sharing the costs for the Crossing Guard program. Staff has already reduced costs related to printing the "Lawndalian," reduced City Attorney notices for Code Enforcement from 3 to 1, and noted there may be revenues that will come from a proposed sales tax or Transient Occupancy Tax (TOT) ballot measure.

Mr. Mandoki stated he would like direction from the City Council regarding whether to pursue a sales tax and/or TOT ballot measure. He reviewed the options for the sales tax measure, which could be implemented immediately if passed by the voters, or could be held, if passed by the voters until such time as the County were to pursue an additional sales tax revenue measure. The County pursuing an increase in sales tax would effectively prohibit the City from collecting additional sales tax revenues, as the amount of sales tax collected cannot exceed certain percentage thresholds (10.25%). A sales tax increase in Lawndale would result in approximately \$2 million annually in revenue. An increase in the TOT would result in approximately \$140,000 per year in additional revenue. Based on the analysis by staff and the City's ballot measure consultant, the City would be well-served in pursuing the sales tax measure and placing it into effect immediately after adoption.

Mayor Pullen-Miles opened public comments.

Randall Abram expressed concerns with the Municipal Services Director position, and referenced other cities where Code Enforcement is placed under existing Departments, such as Community Development. He suggested the City charge regulatory fees for fireworks booths and supported the sales tax increase to commence immediately if adopted by the voters.

Pam London expressed support for the sales tax increase measure to support City services, especially law enforcement. She also suggested looking at other municipal services where fees can be raised including facility rentals.

Mayor Pullen-Miles closed public comments.

Mayor Pullen-Miles expressed support for the School District filming their own sports activities and inquired as to the cost of the third-party consultant to review municipal financial operations. Mr. Mandoki reported it would be approximately \$60,000 to \$70,000. Mayor Pullen-Miles supported a top-down review of the overall City financial operations.

Mayor Pro Tem Reid expressed support for saving the \$70,000 related to filming school sports activities and the review of the City's financial operations.

Councilmember Osborne expressed support for separating out the sales tax and TOT as separate measures. He concurs with the Mayor and Mayor Pro Tem's comments and supports the consultant's review of the overall City financial operations.

Councilmember Suarez expressed support for the review of the overall City financial operations. She inquired as to the extent staff has researched/analyzed the City's costs from the Sheriff's Department relative to what other cities are paying. She also expressed support for the review of other municipal service contracts, such as those for waste. Mr. Mandoki stated the City's waste hauling rates are currently among the lowest in the region, and the City will be going out to bid for a new municipal contract to maintain competitive rates. He also mentioned staff will review other contracts. Councilmember Suarez supported the \$70,000 savings from filming, and to move forward with the sales tax measure. She also supported the review of city contracts including legal.

Councilmember Kearney supported staff's recommendations.

Mayor Pullen-Miles expressed he is not normally a supporter of increasing taxes, however, in this situation, he believes it is financially prudent for the City to reserve the existing portion of sales tax, rather than that amount going to the other agencies. He expressed support for implementing the sales tax immediately after it is passed by the voters.

Councilmember Osborne noted the increase of the sales tax is not the decision of the City Council. Rather the City Council will place the sales tax measure on the ballot and the residents will ultimately decide whether they will vote for it or not. He also expressed support for the continuation of law enforcement services through the Los Angeles Sheriff's Department.

Councilmember Kearney inquired as to the timeline and feasibility of the sales tax measure. Finance Director Louie noted the consultant provided a timeline calendar so the City can begin moving forward with placing the measure on the November ballot. If the measure is not feasible, the City would just cancel the process.

Mayor Pullen-Miles expressed support for ensuring the community and stakeholders have an opportunity to weigh in on the sales tax measure.

Finance Director Louie clarified the difference between the proposed review of the City's overall financial operations and the annual audit process. The City has received a clear audit each year, as illustrated through their receipt of a management letter from their auditors. The proposed review would take a look at establishing operational efficiencies and areas which the City could implement further best practices.

City Clerk Hofmann Gorman stated Monday, August 6, 2018 was the last date to add a ballot measure to the November 2018 ballot.

Mayor Pro Tem Reid inquired whether the TOT was being taken off the table for consideration at this time, to which Mr. Mandoki responded affirmatively. The City will move forward with the sales tax only at this time.

Mayor Pullen-Miles inquired as to the cost for roof replacement at City Hall. Staff noted that various options are being explored, however, it is their recommendation the roof be repaired for long-term durability rather than patch or utilize other short-term fixes. The preliminary estimates is about \$230,000.

A motion by Councilmember Suarez to approve the discontinuation of filming sports activities at Centinela School District, to solicit proposals for an overall City operation financial review, provide direction to LEG consultants to pursue a potential ¼ sales tax measure on the November ballot to be implemented upon passage, and to not pursue an increase in the TOT at this time, was seconded by Councilmember Kearney and carried by a vote of 5-0.

I. CITY MANAGER'S REPORT

July Council Meeting Schedule. City Manager Mandoki presented the item and requested the City Council consider canceling or rescheduling the July 2, 2018 meeting due to its proximity to the Independence Day holiday. Staff does not see a need for a business meeting at that time.

A motion by Councilmember Kearney to cancel the July 2, 2018 meeting, was seconded by Mayor Pro Tem Reid and carried by a vote of 5-0.

J. ITEMS FROM COUNCILMEMBERS

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

- Councilmember Kearney attended a Board of Realtors meeting in Torrance, Friendship Foundation meeting, Safety Summit at Lawndale High School, Steve Koonz and Alane Harbison memorials, Youth Day Parade and challenge his colleagues to ride a bike or walk in future parades.
- Councilmember Suarez attended the South Bay Cities Council of Governments where the Sheriff's representatives made a presentation, the SCAG annual conference where a break-out session was held on retail business.
- Councilmember Osborne reported on his attendance at the South Bay Council of Governments meeting and congratulated the Sheriff's representatives on their presentation, Youth Day Parade, Rotary luncheon recognizing Deputy and Firefighter of the Year, Coffee with a Cop, and SCAG meeting noting he was the voting delegate. They voted to not allow previous members vote in ongoing SCAG matters.
- Mayor Pro Tem Reid attended the Steve Koonz and Alane Harbison memorials, met with Torrance Refinery officials, Coffee with the Cop, Boy Scout Pack 260 graduation ceremonies, Youth Day Parade, and wished all a Happy Mother's Day.

- Mayor Pullen-Miles attended the Rotary Club luncheon honoring the Deputy and Firefighter of the Year, Safety Summit at Centinela Valley School District, Youth Day Parade, Cinco de Mayo celebrations, and expressed concern that the Lawndale Metro meeting did not allow for public comments, whereas Torrance and Redondo Beach allowed their residents to make public comments. The CEO of Metro will allow for public comments at the next meeting and the date will be made available to residents.
- Councilmember Osborne noted the South Bay Galleria project is ambitious and has many good features, however, staff in that City did not consult Lawndale staff on their opinion related to negative impacts the project will have on Lawndale. He reported on the appeal filed by the City of Lawndale so that the City can make sure the environmental studies of the project accurately reflect mitigation measures for Lawndale.

K. CLOSED SESSION

City Attorney Israel reported the City Council would recess to Closed Session to discuss the items listed on the Closed Session agenda below.

CITY COUNCIL

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 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.

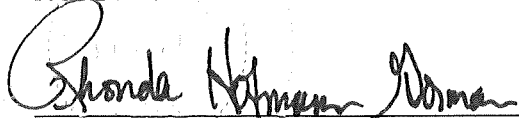
Conference with Legal Counsel – Anticipated Litigation - The City Council will conduct a closed session, pursuant to Government Code section 54956.9(d)(4), because the City is considering whether to initiate litigation in one case against the City of Redondo Beach relating to the proposed expansion of the South Bay Galleria Mall.

The City Council reconvened to Open Session. City Attorney Israel reported in regard to the Conference with Labor Negotiator, the City Council received a report and no further action was taken. In regard to the Conference with Legal Counsel – Anticipated Litigation, the City Council received a report and there was no further reportable action.

- L. ADJOURNMENT** – There being no further business to conduct, the Mayor adjourned the meeting at 9:07 p.m. in memory of Steve Koonz.


Robert Pullen-Miles, Mayor

ATTEST:


Rhonda Hofmann Gorman, City Clerk

Approved: 5/21/18