

**MINUTES OF THE
LAWNDALE CITY COUNCIL REGULAR MEETING
June 4, 2018**

- 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 boards of the Lawndale Cable Usage Corporation, Lawndale Housing Authority and Successor Agency to 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 Captain April Tardy, 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 33 audience members

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

- C. **PUBLIC SAFETY REPORT** – Captain Tardy summarized recent law enforcement activities.

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

- Jose Parra, Library Services Manager, provided updates on activities at the Library including the rebranding of the Library. The Library is known as LA County Library. New programming including being an early voting site and a regular polling place, free lunch for individuals under the age of 18, resource books for Veterans, STEM programming, Polynesian Dance, and Streets foods of Hong Kong.
- Dan Almquist, Managing Partner of Frontier Investments, spoke regarding his company's efforts to bring a Rock N Brews restaurants to Lawndale and expressed his disappointment that the City Council chose to cancel the ENA with Frontier without cause.
- Jose Padilla expressed disappointment with the City Council's decision to cancel the ENA with Frontier without cause, as he would prefer to take his family to restaurants that would have been developed on the site.
- Pam London referenced her contribution of pet waste bags to pick up after pets when they are "off-property." She expressed concern with the upcoming Metro Green Line project and encouraged voters to repeal the Gas Tax which will fund the project. She encouraged the City Council to attached fees and fines for code enforcement violations. She also expressed concerns regarding people with racist agendas being invited to City Council meetings.
- Randall Abram thanked the Sheriff's Department with the positive change in his neighborhood related to fireworks. He spoke regarding a "tip-resource" application which would assist the City in tracking illegal fireworks in the community.

- Ryan Press attended the meeting to speak regarding drought tolerant landscaping and noted City staff is promoting grass rather than following the existing Ordinance.
- Roy Vanderhook commutes through Lawndale during the week and expressed support for the City's efforts regarding foliage, the environment, historical houses and the City's museum.

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.

F. CONSENT CALENDAR

Covenants for Easements Ordinance. (Recommendation: that the City Council read by title only, waive further reading, and adopt Ordinance No. 1146-18 amending the Zoning Code of the City of Lawndale to comply with new state laws regarding Covenants of Easements.)

Elevator Maintenance Services. (Recommendation: that the City Council approve the First Amendment with Mitsubishi Electric US, Inc. for elevator maintenance services for the Harold E. Hofmann Community Center in the amount not to exceed \$41,721.21 for the period of July 1, 2018 through June 30, 2023.)

Newsletter Lawndalian Graphic Artist Services. (Recommendation: that the City Council approve the contract amendment between the City and Q Press from \$46,950.00 to \$35,213.00 to compensate for two fewer newsletters in FY 2018-19.)

Lawndale Beat Public Transit. (Recommendation: that the City Council approve the First Amendment to Contract Services Agreement between the City of Lawndale and MV Transportation, Inc. for FY 2018-19 in the amount of \$443,474.00.)

Accounts Payable Register. (Recommendation: that the City Council adopts Resolution No. CC-1806-020, authorizing the payment of certain claims and demands in the amount of \$875,108.07.)

Minutes of the Lawndale City Council Regular Meeting – May 21, 2018 (Recommendation: that council approves.)

A motion by Councilmember Suarez to approve the Consent Calendar was seconded by Councilmember Osborne and carried by a vote of 5-0.

G. ADMINISTRATION

Annual Municipal Budget for Fiscal Year 2018-19.

City Manager Mandoki provided a staff report. He noted there have not been any additions to the budget from the time of the previous budget workshop. The message board will not be purchased at this time, due to lack of information regarding previous repairs on the item. Due to timing, the line item was not removed from the budget, however, Mr. Mandoki confirmed it will be not purchased at this time. Certain Department Director positions are still vacant and will continue to be reviewed, there are some recruitments underway, and the funding will remain in the budget. The proposed budget is balanced as presented, however, he noted various upcoming challenges related to pensions and contracts for services.

Finance Director Louie noted all proposed items were publicly presented at a noticed public workshop and there were no addition made prior to tonight's presentation.

A motion by Councilmember Osborne to adopt Resolution No. CC-1806-021 was seconded by Councilmember Reid and carried by a vote of 5-0.

H. CITY MANAGER'S REPORT

Agreement for Contract Services to Perform Financial and Operational Review.

City Manager Mandoki presented a staff report. He acknowledged the upcoming challenges as related to the City's budget and previous presentations made to the City Council regarding the Director's Study Group recommendation to move forward with a financial and operational review of the City's operations. City Council provided direction for City staff to meet with firms to conduct the review and staff proceeded to review proposals from firms. The funding for the project will come from the General Fund.

A motion by Councilmember Osborne to approve the agreement with Gruber & Associates and allocate \$16,000 from the General Fund reserves was seconded by Mayor Pullen-Miles and carried by a vote of 5-0.

I. ITEMS FROM COUNCILMEMBERS

Parkway Policy – Requested by Mayor Pullen-Miles and Councilmember Kearney.

(Recommendation: that the City Council discuss Council Policy No. 102-18, "Parkway Design Policy Guidelines" and provide direction accordingly to staff.

City Manager Mandoki presented a staff report. He noted the historical action on this item including the previous policy adopted by the City Council on Parkway Design Policy Guidelines. He referenced the various ratios of soft (live) and hard landscaping allowed in the parkway. There were many code enforcement cases which were pending at the time. The current policy requires a minimum 75% live turf landscaping coverage in the parkway.

Mayor Pullen-Miles inquired as to how the 75% ratio was determined and the rock element. City Manager Mandoki noted a 50% ratio would be a very dramatic appearance and rocks and loose material could escape or fall onto the street causing hazards. Planning Director Moore noted that all City parkways were reviewed when the policy was developed. The rocks/loose materials are not allowed as they are tripping hazards and could cause a liability for the City. Various types of ground coverage are included in the policy which allows for "walkability" without erosion of the landscaping.

Mayor Pullen-Miles inquired regarding the position of the Planning Commission. Planning Director Moore stated the Planning Commission had overall concerns regarding the policy and some expressed support for a larger ratio of hardscape. Planning Director Moore noted that the City wants to reduce the amount of runoff into the storm drains, which could be prevented by live landscaping.

Councilmember Kearney stated there are concerns residents cannot meet the 75% ratio and will defer to the City to take care of the parkway. He believes the 50% ratio would incentivize residents to be interested in landscaping parkways.

Mayor Pro Tem Reid prefers reducing the ratio to 50% and smaller parkways should be completely concrete. He noted several locations already have desert landscape and would prefer the existing properties be folded into the policy. Planning Director Moore noted the City Council can provide direction to amend the policy. Staff was supportive of "filling-in" the smaller parkways with concrete.

Councilmember Osborne disagrees with any installation of rocks, as he believes it escapes into the streets. This is a historical problem the City has inherited and many cities have a similar issue. He expressed support for the reduction of the ratio to 50%, however, inquired whether there was a way to accommodate various size parkways and make the ratios proportional. Planning Director

Moore stated the 50% ratio is uniform with the front-yard landscape policy. Councilmember Osborne he would prefer staff return with various options to amend the policy.

Councilmember Suarez requested the item come back with proposal from staff regarding landscaping ratio options for various size parkway spaces.

Mayor Pullen-Miles opened public comments.

Pam London stated her parkway landscaping is compliant under a previous policy and noted the City previously required a permit and a licensed contractor to install the landscaping. She noted that the City is responsible for the parkway, and noted she would prefer the previous policy where permits were required.

Johnny London requested the City provide stricter guidelines regarding materials that are allowed on the City-owned parkways as they could be a safety hazard.

Ryan Press inquired whether decomposed granite and certain artificial turf can be included in the allowable parkway landscape materials.

Noting there were no further individuals who elected to speak, Mayor Pullen-Miles closed public comments.

In response to inquiries from Councilmember Osborne, Planning Director Moore affirmed decomposed granite is allowed in the current policy and that height maximums for landscaping are also addressed.

Mayor Pullen-Miles inquired regarding the “trigger” as to when a contractor is required on a proposed parkway project. Acting Public Works Director/City Engineer Alvarez stated the license contractor requirement is triggered when certain concrete and irrigation installations are being proposed, as the projects have standard legal requirements.

There was consensus from the City Council to direct City staff to review the current policy and bring back options for reducing the current ratio to 50% and to include proportional requirements for off-size parkway sites.

There was no further action taken on this item.

Councilmember Report of Attendance at Meetings and/or Events

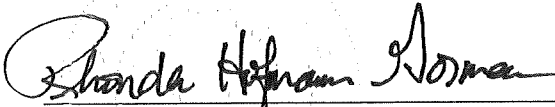
- Councilmember Kearney attended the Metro Green Line meeting, the Peace Officers’ memorial, 2018 Girl Scout Gold Awards ceremony, the Memorial Day ceremony, and wished all a Happy Father’s Day.
- Councilmember Suarez attended the Memorial Day ceremony and the South Bay City Council of Government Board of Directors meeting.
- Councilmember Osborne attended the Memorial Day ceremony and encouraged all to vote in the primary election.
- Mayor Pro Tem Reid attended the Metro Green Line meeting, the Memorial Day ceremony, the Girl Scout Gold Awards ceremony, and wished all a Happy Father’s Day.
- Mayor Pullen-Miles attended the Memorial Day ceremony, Metro Green Line meeting, PS Arts Festival at Leuzinger High School, and chaperoned a few students to the Lawndale High School Prom at the Fonda Theatre.

J. **ADJOURNMENT** – There being no further business to conduct, the Mayor adjourned the meeting at 8:05 p.m.



Robert Pullen-Miles, Mayor

ATTEST:



Rhonda Hofmann Gorman, City Clerk

Approved: 6/18/18