

**MINUTES OF THE
LAWNDALE CITY COUNCIL REGULAR MEETING
DECEMBER 19, 2011, 6:30 P.M.**

A. CALL TO ORDER AND ROLL CALL

The regular meeting of the Lawndale City Council was called to order at 6:35 p.m. in the City Hall council chamber, 14717 Burin Avenue, Lawndale, California.

Councilmembers Present: Mayor Harold E. Hofmann, Mayor Pro Tem James H. Osborne, Councilmember Larry Rudolph, Councilmember Robert Pullen-Miles, Councilmember Pat Kearney

Also Present: City Clerk Paula Hartwill, City Manager Stephen N. Mandoki, City Attorney Tiffany J. Israel, Los Angeles County Sheriff's Department Captain Mathew A. Dendo, Assistant City Clerk Pamela Giamario, Deputy City Manager Otis Ginoza, Finance Director Kenneth Louie, Public Works Director Marlene Miyoshi, Community Services Manager Mike Estes, Municipal Services Manager Deborah Holland, City Engineer Earl Schwartz

B. CEREMONIALS

Flag Salute - led by Councilmember Rudolph

Mayor Hofmann shared information regarding the devastating impact of a typhoon in the Philippines that resulted in major flood damage and lives lost in Lawndale's sister city, Cagayan de Oro.

Inspiration - provided by Jorge Ruiz, Lawndale Christian Church

Lacey Miller of the spcaLA introduced Dino, a terrier mix that was available for adoption.

C. PRESENTATIONS - none scheduled

D. LAWNDALE REDEVELOPMENT AGENCY - none scheduled

E. LAWNDALE HOUSING AUTHORITY - none scheduled

F. PUBLIC SAFETY REPORT

Captain Dendo summarized recent law enforcement activities and reported that crime statistics showed an 18% decrease from the same time last year. Councilmember Pullen-Miles commented on a recent accident near the South Bay Galleria, advising residents not to cross Artesia Boulevard at Firmona Avenue, but to use the nearby controlled intersection. Councilmember Osborne commended the officers who participated in the production of a new cable program, "Lawndale Safe Zone".

Mayor Hofmann requested that council consider adding an item to the closed session agenda due to an issue that arose after the agenda was posted that pertained to the dog park project and that might require council action prior to the next meeting scheduled to be held on January 17, 2012.

Councilmember Kearney moved to add the closed session item to the agenda, finding that the need arose subsequent to the posting of the agenda pursuant to Government Code Section 54954.2(b)(2).

City Manager Mandoki explained that staff wished to brief council on issues related to the contractor selected for the project and to some situations that had arisen since the award of the contract which could lead to potential litigation.

The motion was seconded by Mayor Pro Tem Osborne and carried by a vote of 5-0.

G. ITEMS FROM CITY CLERK – City Clerk Hartwill announced that candidate nominations were being accepted and that the deadline to file nomination papers was Tuesday, January 17, and extended holiday wishes to all.

H. ITEMS FROM CITIZENS

Parks, Recreation and Social Services Commissioner Erica Harbison described the Angel Tree lighting ceremony as fantastic, thanked the South Bay 25 Club for again sponsoring Santa's Sleigh, and expressed her excitement about the opening of the new community center. Jim Bapties thanked the City Council for its accomplishments this year and for the great job by the sheriffs and staff in protecting the city. Charmaine Doty discussed the Lawndale PTA's Christmas basket program and reported on the Beautification Committee's recent drive around for the holiday decoration contest, announcing that the awards ceremony will be held in January. Wyneva Chenault-Flores expressed concerns about traffic backups near the high schools, attributing them to students tying up intersections while crossing, and about the combination of street lights and vehicle headlights making it difficult to see at night. She also asked whether the City might be able to help a resident whose home was damaged by renters. Fred Siegel suggested that the purpose of redevelopment was to build new projects to increase the assessed value of homes without concerns about preserving history. Marco Sandoval commended the City for the large variety of classes offered at the community center, looked forward to even more opportunities once the new community center opens, commended the "Lawndale Safe Zone" video and agreed that the City Council had done a wonderful job this year. Marge Heinemann discussed South Bay 25 Club's Santa's Sleigh program, thanking the Sheriff's Department, staff and the many volunteers who made it possible. Jim Ramsey suggested that the Beautification Committee would have a difficult time deciding on the holiday decoration awards this year and responded to another speaker's comments about his election loss. Gary McDonald commended Mayor Pro Tem Osborne and Councilmember Pullen-Miles for their service to the community, expressing his opinion that there was no one qualified to run against them in the next election, and was reminded by City Attorney Israel that campaigning was not allowed during the public comment period.

I. COMMENTS FROM COUNCIL

The City Council individually responded to the speakers' comments. In addition, Mayor Hofmann and Councilmember Pullen-Miles suggested that there might be a need to tighten up on traffic enforcement at the schools.

J. CONSENT CALENDAR

1. **Motion to read by title only and waive further reading of all ordinances listed on the agenda.** (Recommendation: that council approves.)
2. **Municipal Code Amendment Regarding Truck Routes** – a report from the municipal services manager. (Recommendation: Staff recommends that the City Council adopt Ordinance No. 1071-11.)
3. **Posting of Ordinances, Resolutions and Notices** – a report from the assistant city clerk. (Recommendation: Staff recommends that the City Council adopt Ordinance No. 1072-11, adding the Lawndale Community Center as an official location for the posting of ordinances, resolutions and notices.)
4. **Warrants** - prepared by the Finance Department. (Recommendation: Staff recommends that the City Council adopt Resolution No. CC-1112-088 authorizing certain claims and demands in the sum of \$60,599.58 for demand numbers 179245 through 179258, and \$545,592.66 for demand numbers 179259 through 179331.)
5. **Fire/Security Monitoring Services Agreement** – a report from the public works director, the city engineer and the administrative analyst. (Recommendation: Staff recommends that the City Council approve the agreement with American Central, Inc. in the amount of \$7,920 for a 36-month term.)
6. **HVAC System Energy Retrofit Project – Contract Award** – a report from the public works director and the associate engineer. (Recommendation: Staff recommends that the City Council award a construction contract in the amount of \$142,000 to Pardess Air, Inc.)
7. **Use of the South Bay Galleria Transit Terminal** – a report from the community services manager. (Recommendation: Staff recommends that the City Council approve the agreement with the City of Redondo Beach for the use of the South Bay Galleria Transit Terminal.)
8. **Professional Engineering Design Services – Burin Avenue and 169th Street Projects** – a report from the public works director, the city engineer and the assistant engineer. (Recommendation: Staff recommends that the City Council approve a professional services agreement with APA Engineering, Inc. in the amount of \$61,500.)
10. **Notice of Completion – Community Center Traffic Signal Relocation Project, City Project No. PW 1011-02** – a report from the public works director and the city engineer. (Recommendation: Staff recommends that the City Council accept the project as complete and in conformance with the contract plans and specifications as performed by VT Electric, Inc.)
11. **Notice of Completion – Lighting Retrofit Project** – a report from the public works director and the associate engineer. (Recommendation: Staff recommends that the City Council accept the lighting retrofit project as complete and in conformance with the contract plans and specifications as performed by Gamma Builders, Inc.)

12. **Final Parcel Map Review Notice, Parcel Map 71299** – a report from the public works director, the city engineer and the assistant engineer. (Recommendation: Staff recommends that the City Council receive and file the notice.)
13. **Minutes of the Lawndale City Council Regular Meeting – December 5, 2011** - prepared by the assistant city clerk. (Recommendation: That council approves.)

Public comment: Jason Olson, representing American Protection Industries (API), discussed agenda item 5, asserting that his company was the only contractor presently qualified to monitor all fire and security systems installed at nine City sites and that if another monitoring company was selected, his company would seek full payment for a contract for monitoring services in effect through June 2012.

Public Works Director Miyoshi provided additional information regarding agenda item 9, an amendment to the agreement with Robert R. Coffee Architect and Associates, indicating that there had been an error in the updated schedule of compensation such that the total amount of the increase in contract sum should be \$61,210 and reporting that staff had obtained a signed amendment with the corrected amount. Mayor Hofmann suggest that the item be continued until after the closed session and the City Council agreed.

The City Council, public works director, city engineer and city attorney discussed Mr. Olson's comments regarding agenda item 5, after which it was agreed that staff should investigate the existing agreements with API.

Mayor Pro Tem Osborne moved to approve consent calendar items 1 through 4, 6 through 8, and 10 through 13, and to approve consent calendar item 5 contingent upon staff and the city attorney confirming whether or not the start date for monitoring services for the facilities currently provided by API should be revised to July 1, 2012. The motion was seconded by Councilmember Kearney and carried by a vote of 5-0 following the reading of the titles of Ordinance Nos. 1071-11 and 1072-11. (Councilmember Rudolph abstained on agenda item 5.)

K. EXCLUDED CONSENT CALENDAR - see below

L. PUBLIC HEARINGS - none scheduled

M. ADMINISTRATION

14. **Inglewood Avenue Widening Improvements – Metro Funding Agreement** – a presentation by the public works director

The City Council received clarification that the project involved improvement of the I-405 southbound onramp from the northbound lanes on Inglewood Avenue and received a status update on the portion of the Inglewood Avenue improvements at the corner of Marine and Inglewood Avenues.

Public comment: Marco Sandoval favored the improvements, noting close calls that occur when drivers need to merge into adjacent lanes.

A motion by Councilmember Pullen-Miles to approve the South Bay Measure R Highway Program – Funding Agreement memorandum of understanding with Los Angeles County Metropolitan Transportation Authority for the Inglewood Avenue I-405 southbound on-ramp improvements, and approve a corresponding budget appropriation of \$100,000 of Measure R funds was seconded by Councilmember Kearney and carried by a vote of 5-0.

15. Hawthorne Boulevard – New Concrete Improvement Project

The public works director reported that staff had preliminarily assessed the need for repair of Hawthorne Boulevard sidewalks, driveways, curbs and gutters and prepared initial cost estimates, suggesting that the City Council could authorize smaller projects rather than do all repairs in one project and reminding council that the project was not proposed for the 2011-12 Capital Improvements Program and therefore funds had not been allocated for it.

The City Council's discussion included a) that the appropriate repairs in any given area might be to build ramps, grind down the concrete, or replace the concrete; b) that the insurance company's recommendation whether to grind or ramp is based on the standard of a three-quarter inch rise, but the county uses a one inch standard and that the City could set its own policy; c) whether there might be benefit in dividing the project into two or three smaller projects; d) whether the City should eliminate the decorative brick work given its high maintenance cost; and e) the ongoing use of the Hawthorne Boulevard maintenance fund for landscape maintenance and utilities.

The City Council directed staff to begin preparations to bid the project with the intent to include bid alternatives that would enable the City to determine the cost of repairing the entire boulevard at once versus splitting the project into phases.

16. Manhattan Beach Blvd. Proposed Parking Restriction (Recommendation: Staff recommends that the City Council adopt Resolution No. CC-1112-089.)

The public works director reported that the Traffic Committee reviewed parking restrictions on Manhattan Beach Boulevard, between Firmona and Grevillea Avenues, in response to a request from the public. The investigators confirmed that parking was very tight in the area and reported that a survey of area businesses found that only one business owner expressed concerns. That business owner operates a furniture store and suggested that a nearby auto repair shop was parking vehicles on the street for extended periods of time, depriving customers of a place to park. The decision of the Traffic Committee was to recommend a one-hour parking restriction in front of the furniture store and another property to the west of Firmona Avenue.

Public comments: Bob Trevino, owner of the furniture store property, explained that he requested the parking restriction because cars are parked all day long and sometimes overnight in front of his property and he believed a time limit would create more turnover in parking. Jim Bapties opposed allowing an auto repair shop to store cars on the street, suggesting that the owner should park his products at his own place. Marco

Sandoval supported helping the furniture store owner, saying the auto repair business should not negatively affect another business.

Councilmember Rudolph reported that he had received two complaints about parking on Manhattan Beach Boulevard, had observed up to 17 cars parked on the street by the one business and suggested that given the parking shortage in the city, the owner should use on-site parking. He stated his preference for a two-hour restriction in a larger area. Councilmember Pullen-Miles agreed that the number of parked cars appeared to have increased and that street parking should be open for the public. Mayor Hofmann also supported restricted parking, but expressed concerns whether it would be enforced effectively and pointed out that no parking was allowed under the freeway. Councilmember Kearney also supported a time limit between Firmona and Grevillea Avenues.

A motion by Councilmember Rudolph to approve a resolution to institute two-hour parking in the area was seconded by Mayor Pro Tem Osborne.

Municipal Services Manager Holland pointed out that there was already a one-hour parking restriction on the north side of the street from Firmona to Inglewood Avenues and suggested that any time limit be the same on both sides of the street.

Councilmember Rudolph amended the motion to institute two-hour parking from Inglewood Avenue to Hawthorne Boulevard on both sides of the street, except for under the freeway which would remain a no parking zone. Mayor Pro Tem Osborne seconded the amendment.

In response to Councilmember Pullen-Miles' question whether the parking restriction would be limited to certain hours of the day, **Councilmember Rudolph and Mayor Pro Tem Osborne agreed that the restriction should be between 7 a.m. and 6 p.m. every day except Sunday.**

Additional public comment: Abraham Indjian, owner of the auto repair shop, claimed that he does not park vehicles in front of Mr. Trevino's properties, only in front of his own business, not on the other side of the street. He suggested that a two-hour parking limit would result in employees of the businesses parking their cars on residential streets and that the City Council should only restrict parking in front of Mr. Trevino's property.

After Councilmember Rudolph called for the question, the motion carried by a vote of 5-0.

17. Municipal Code Amendment Pertaining to City Commissions, Committees and Boards

Community Services Manager Estes presented an ordinance that would delete a sentence in the municipal code section related to the duties of the Parks, Recreation and Social Services Commission that pertained to the Youth Day Parade.

A motion by Councilmember Pullen-Miles to introduce and approve the first reading of Ordinance No. 1073-12 was seconded by Councilmember Kearney and carried by a vote of 5-0 following the reading of the ordinance by title only.

N. CITY MANAGER'S REPORT

- 18. Community Center Project Update** – The public works director reported that the city seal and application of the sealer on 147th Street would be completed within a week and anticipated issuance of a temporary certificate of occupancy by the end of the following week. Issuance of the final certificate depended on completion of the following: extension of handrails, parking signage, smoke seals, exterior lights, and Braille signage, all of which were code requirements. Mayor Hofmann reported complaints about the continued street closure and was informed that the street could not be reopened until asphalt repairs were completed. Mayor Pro Tem Osborne expressed concerns about security with the patio area being fully accessible. Mayor Hofmann received information regarding an unusually configured sidewalk repairs near the corner of Hawthorne Boulevard and 147th Street that was the result of the elevation of the building at that location. Councilmember Rudolph asked about the planned signage on the east wall of the community center and was informed that one would be painted as a separate contract that would be put out to bid.

O. ITEMS FROM COUNCILMEMBERS

- 19. Mayor/Councilmember Report of Attendance at Meetings and/or Events** - see below

Councilmember Pullen-Miles suggested that the City develop a strategy to replenish the Hawthorne Boulevard maintenance fund. Councilmember Kearney commented on the Angel Tree lighting event, council participation on Santa's Sleigh, and Lawndale PTA's Christmas basket program, and reported his and Mr. Pullen-Miles' attendance at the City's holiday luncheon. Councilmember Rudolph and Mayor Pro Tem Osborne also reported attending the holiday luncheon. Mayor Pro Tem Osborne thanked staff for installing a street sign on 165th Street and trimming a tree that was blocking a stop sign on Grevillea Avenue; reported potholes on 159th Street; reported his attendance at the day at the county event at which he had the opportunity to speak with Supervisors Ridley-Thomas and Knabe about the potential impacts of the Green Line extension; and suggested that the employee awards be given at a nighttime party as had been done in the past. Mayor Hofmann received the status of the lighted street signs on Hawthorne Boulevard and expressed concern that a certain developer had not yet trimmed a tree in the vicinity of 161st Street and Grevillea Avenue. The City Council extended best wishes for the holiday to the community.

P. CLOSED SESSION

The meeting recessed to the closed session at 8:42 p.m. and reconvened at 9:19 p.m.

- 20. Conference with Legal Counsel – Anticipated Litigation** - The City Council conducted a closed session, pursuant to Government Code section 54956.9(c), because the City was considering whether to initiate litigation in three cases. City Attorney

Israel reported that no action was taken on two items and, on the third, council unanimously voted to seek an abatement warrant to correct health and safety hazards at 15437 Freeman Avenue.

K. EXCLUDED CONSENT CALENDAR

- 9. Community Center Project – Architectural Services Contract Amendment** - a report from the public works director and the city engineer.

A motion by Councilmember Kearney to approve the second amendment to the Robert R. Coffee Architect and Associates Agreement extending the agreement to the end of February 2012 and increasing the contract amount by \$61,210 for additional services was seconded by Councilmember Rudolph, carried by a vote of 5-0.

Councilmember Rudolph suggested that, because of the decision to institute restricted parking on Manhattan Beach Boulevard, the City might consider further restrictions to prevent business owners from using street parking in residential areas. The city attorney agreed to develop an appropriate ordinance.

Q. ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 9:22 p.m. in memory of Mr. Clay, a longtime Lawndale resident.

Harold E. Hofmann, Mayor

ATTEST:

Paula Hartwill, City Clerk

/plg.