

MINUTES
LAWNDALE CITY COUNCIL REGULAR MEETING
PUBLIC FINANCING AUTHORITY REGULAR MEETING
September 15, 2025

A. CALL TO ORDER AND ROLL CALL

Mayor Pullen-Miles called the meeting to order at 6:30 p.m. Harold E. Hofmann Community Center, 14700 Burin Avenue, Lawndale, California.

Councilmembers Present: Mayor Robert Pullen-Miles, Mayor Pro Tem Pat Kearney, Councilmember Bernadette Suarez, Councilmember Francisco M. Talavera, Councilmember Sirley Cuevas

Other Participants: City Manager Dr. Sean M. Moore, City Attorney Gregory M. Murphy, City Clerk Erica Harbison, Assistant City Clerk Yvette Palomo, Deputy City Manager/Director of Human Resources Raylette Felton, Los Angeles County Sheriff's Department Captain Nicole Palomino, Finance Director Hrant Manuelian, Community Services Director Jason Minter, Public Works Director Luis (Lucho) Rodriguez, Community Development Director Peter Kann, Municipal Services Director Michael Reyes

B. CEREMONIALS

Councilmember Cuevas led the flag salute. Pastor George Magdalany of HOPE Chapel Church provided the inspiration.

C. PUBLIC SAFETY REPORT

1. Los Angeles County Sheriff's Department Update

Captain Palomino summarized the recent law enforcement activities and invited the community to attend the Neighborhood Watch meeting on September 17, 2025.

2. Los Angeles County Fire Department Update

Assistant Fire Chief Brian Kane was not present.

D. PRESENTATIONS

3. Presentation of the Property Assessed Clean Energy (PACE) Financing Program by Home Run Financing

Presentation of the PACE Financing Program by Gabe Hulbert, Government Affairs Associate; Rachel Hobbs, Senior Vice President, Government Affairs; and Nancy Ortiz, Compliance Manager, of Home Run Financing.

Government Affairs Associate Gabriel Hulbert, Senior Vice President of Government Affairs Rachel Hobbs, and Compliance Manager Nancy Ortiz gave a presentation.

In response to Councilmember Suarez's and Councilmember Cuevas's questions, the presenters responded that there is no cost to join the California Statewide Communities Development Authority (CSCDA), English and Spanish are supported and homeowners speaking other languages may use their own translator.

In response to questions from the City Council, Compliance Manager Ortiz and Associate Hulbert responded that all property owners on the title must sign the assessment contract, participate in financing, and be included in the required confirmation, closing calls, and the certificate of completion. Associate Hulbert stated that there is no legal risk to the City, CSCDA's Open PACE program includes three residential providers, homeowners may use their own contractors if the contractors complete the required vetting process, and price caps are enforced to prevent overcharging.

In response to Mayor Pullen-Miles's question, Associate Hulbert responded that while a lien could be placed and foreclosure is possible if a resident fails to pay after going through the program, such cases are rare due to strict underwriting and the oversight of the California Department of Financial Protection and Innovation, payments are collected through property taxes, and balances can be paid off from sale proceeds or may transfer to a new homeowner if agreed.

Councilmember Suarez requested that the item be agendaized to consider joining the program.

City Attorney Murphy stated that he will work with staff to bring the item back with a resolution to consider joining the program.

E. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA (Public Comments)

Laura Shainian, Resident, commented on a traffic incident that occurred on her street and shared her recent experience contacting the Los Angeles County Sheriff's Department (LASD).

Patrick Fallon, Resident, commented on the Federal Communications Commission's (FCC) National Broadband Map data for Lawndale that he provided.

Holly Osborne, Redondo Beach Resident, commented on the community Metro event she attended and on the handouts she provided regarding Metro alternatives and measurements.

Kaitlin Coulter, Library Manager, announced that she has been appointed to the position permanently, announced the library's upcoming events, and noted that the library has a copy of Metro's Environmental Impact Report (EIR) available to the public

Amber Merida, Resident, commented on concerns of safety and access to community parks, suggested the City patrol parks and host community events, commented on programs like the Blues Festival and Little League activities, and commented on protecting William Green Park and other green spaces from the impacts of the Metro C-Line (Green) Project.

Light Philips, Resident, Founder and Chairwoman of non-profit organization Accessible Science Initiative, provided an overview of the organization, and requested support from the City to host workshops.

Juan Granados, Resident, commented in favor of the City establishing a police department.

Deena Sopko, Resident, thanked Mayor Pro Tem Kearney for meeting with her about her concerns, and commented on parkway maintenance, and neglected areas in front of properties.

Matthew Harbison, Resident, suggested that the City establish a bereavement program to support families of deceased residents.

Annette Owens, Resident, thanked everyone that attended the community meeting about the Metro C-Line (Green) Project and commented on a resident's negative experience with the PACE program.

F. COMMENTS FROM COUNCIL

Councilmember Talavera thanked everyone that attended tonight's meeting, commented on vehicles performing donuts in streets, commented on the importance of police response and follow-up, thanked Resident Fallon for the information about the FCC Broadband map, Residents Schrieber and Owens and Redondo Beach Resident Osborne for keeping him updated on the Metro C-Line (Green) Project, congratulated Library Manager Coulter for being appointed permanently. Councilmember Talavera commented that he would review the parks' service hours, thanked Resident Phillips for her presentation about the Accessible Science Initiative organization, Resident Granados for his report on creating a police department, commented in support of a resident bereavement fund, thanked Resident Sopko for brining up the parkway maintenance, and suggested the City host workshops to provide guidance to residents on programs like PACE.

City Manager Dr. Moore stated that parkway maintenance is the responsibility of property owners.

Councilmember Suarez thanked everyone that attended tonight's meeting, requested that staff review fiber network options with the South Bay Cities Council of Governments (SBCCOG), commented on the need for reliable internet, and asked for the status of the approved mobile parks program, requested information on the parks operating hours, stated that school's parks are owned by the Lawndale Elementary School District who the City has a contract with to allow the public access to them, thanked Resident Phillips for her presentation about the Accessible Science Initiative organization. Councilmember Suarez commented in support of the City establishing a police department, suggested the City clean unkept parkways after repeated notices to residents and then bill property owners for the service.

Community Services Director Minter responded that staffing for the mobile recreation program is in progress, and that it has been challenging opening the school parks to the public due to the school's after-school programs.

City Manager Dr. Moore commented that staff can look into options to address parkway maintenance.

City Attorney Murphy explained that an administrative abatement process could possibly be used to address parkway maintenance.

Councilmember Cuevas thanked everyone that attended tonight's meeting.

Mayor Pro Tem Kearney thanked everyone that attended tonight's meeting, commented on past internet provider limitations in the area, congratulated the Library Manager on her permanent appointment, and noted concerns raised about William Green Park potentially being impacted by the Metro C-Line (Green) Project, suggested that Resident Phillips contact the Library Manager and Community Services Director Minter about hosting workshops, asked who administrative citations for unkept driveways would be sent if they are renters, thanked Resident Owens for her comments on the PACE program, and apologized for not attending the Clean-up day event.

City Manager Dr. Moore commented that their review of the Metro Project's final EIR did not show direct impact to William Green Park but noted potential issues such as dust and construction noise.

Mayor Pullen-Miles thanked everyone that attended tonight's meeting, thanked Resident Fallon for the information about the FCC Broadband map, Redondo Beach Resident Osborne for providing him with Metro updates, Resident Merida for raising park safety and park closure issues, and Resident Phillips for her presentation about the Accessible Science Initiative organization. Mayor Pullen-Miles thanked Resident Granados for his suggestion of implementing a police department, Resident Harbison for suggesting a bereavement fund, and Resident Owens, Resident Schreiber and Redondo Beach Resident Osborne for participating in the community meeting about the Metro C-Line (Green) Project.

G. CONSENT CALENDAR

4. **Motion to read by title only and waive further reading of all ordinances listed on the Agenda**
Recommendation: that the City Council read by title only and waive further reading of all ordinances listed on the agenda.
5. **Accounts Payable Register**
Recommendation: that City Council adopts Resolution No. CC-2509-041 authorizing the payment of certain claims and demands in the amount of \$1,250,281.85.
6. **Minutes of the Lawndale City Council Regular Meeting – August 18, 2025**
Recommendation: that the City Council approve the minutes.

A motion was made by Mayor Pro Tem Kearney and seconded by Councilmember Talavera to approve the Consent Calendar. The motion passed by a vote of 5-0, with Councilmember Cuevas abstaining on Consent Calendar item No. 6.

H. CONSENT CALENDAR

LAWNDALE PUBLIC FINANCING AUTHORITY

7. **Minutes of the Lawndale Public Financing Authority, September 16, 2024**
Recommendation: that the Board of the Lawndale Public Financing Authority approve the minutes.

A motion was made by Mayor Pro Tem Kearney and seconded by Councilmember Talavera to approve the Consent Calendar. The motion passed by a vote of 5-0.

I. PUBLIC HEARING

8. **Case 25-13 -A General Plan Amendment to Expand the City of Lawndale's Sphere of Influence Planning Area So as to Include a Portion of El Camino Village/Alondra Park Planning Areas of Los Angeles County**
Recommendation: that the City Council approve withdrawing from this agenda the public hearing for Case 25-13, a General Plan Amendment to expand the City of Lawndale's Sphere of Influence Planning Area to include portions of the El Camino Village and Alondra Park Planning Areas of Los Angeles County.

City Manager Dr. Moore withdrew this item due to a noticing requirement and will bring it back at a later date.

J. ADMINISTRATION

LAWNDALE PUBLIC FINANCING AUTHORITY

9. Annual Accounting of Lawndale Public Financing Authority Financial Activities

Recommendation: that the Board of the Lawndale Public Financing Authority receive and file the annual accounting of financial activities.

Finance Director Manuelian presented the staff report and a presentation.

By consensus, the City Council received and filed the annual accounting of financial activities.

K. ADMINISTRATION

CITY COUNCIL

10. Amendments to the Salary and Benefits Resolution for Central Management Employees and City-wide Salary and Pay Schedule for FY 2025-2026

Recommendation: that the City Council approve 1.) Resolution No. CC-2509-043, amending the Schedule of Salary and Benefits Resolution for Central Management Employees; 2.) Resolution No. CC-2509-044, amending the Citywide Salary and Pay Schedule for Fiscal Year 2025-2026; and 3.) The budget amendment to the various payroll accounts for a total of \$86,067.

Deputy City Manager/Director of Human Resources Felton presented the staff report.

A motion was made by Councilmember Cuevas and seconded by Mayor Pro Tem Kearney to approve Resolution No. CC-2509-043, amending the Schedule of Salary and Benefits Resolution for Central Management Employees, Resolution No. CC-2509-044, amending the Citywide Salary and Pay Schedule for Fiscal Year 2025-2026, and the budget amendment to the various payroll accounts for a total of \$86,067. The motion passed by a vote of 5-0.

11. Measure M Funding Agreement for the Redondo Beach Blvd Active Transportation Project

Recommendation: that the City Council approve the new funding agreement, #CI 104, naming the City of Redondo Beach as the lead agency for the Redondo Beach Boulevard Active Transportation Project.

Public Works Director Rodriguez presented the staff report.

Mayor Pullen-Miles opened public comments.

Christopher Kuhns, South Bay Bicycle Coalition President, provided an update on the Coalition's advocacy for completing the Bike Master Plan.

Adrew Blackeny, Resident, commented in favor and provided an electronic public comment in support of the Redondo Beach Boulevard Active Transportation Project.

Grace Peng, Redondo Beach Resident, Climate Scientist and Natural Resources Director for the League of Women Voters Los Angeles County and the beach cities, commented in favor of safer bike routes, equitable access to education and reducing traffic, parking, and infrastructure costs.

Ryan, Resident, commented in favor of the Redondo Beach Boulevard Active Transportation Project.

Annette Owens, Resident, commented in favor of the Redondo Beach Boulevard Active Transportation Project.

Liam Walsh, South Bay Bicycle Coalition Plus Volunteer, submitted an electronic public comment in support of the Redondo Beach Blvd Active Transportation Project.

Brianna Egan, Redondo Beach Resident, submitted an electronic public comment in support of the Redondo Beach Boulevard Active Transportation Project.

Mark Li, Torrance Resident, submitted an electronic public comment in support of the Redondo Beach Boulevard Active Transportation Project.

Mayor Pullen-Miles closed public comments.

Discussion ensued among City Councilmembers and staff regarding Lawndale's General Plan and Bike Master Plan currently providing for Class II bike lanes, noting that upgrades to safer, protected lanes could be considered during the design phase and emphasizing coordination with neighboring cities to ensure seamless bike routes.

A motion was made by Councilmember Suarez and seconded by Councilmember Cuevas to approve the new funding agreement, #CI 104, naming the City of Redondo Beach as the lead agency for the Redondo Beach Boulevard Active Transportation Project. The motion passed by a vote of 5-0.

12. Metro Final Environmental Impact Report Public Comment Outreach

Recommendation: that the City Council 1.) Consider sending out the mailer to property owners/tenants at the southwest quadrant of the City and authorize Community Development staff to initiate this task and approve a budget amendment of \$3,000 from the City's General Fund to cover costs associated with sending out the mailer as outlined in this staff report; or 2.) Provide further direction to staff.

Community Development Director Kann presented the staff report.

Mayor Pro Tem Kearney commented in opposition to spending additional funds on flyers, suggesting the \$3,000 could be better used to challenge the EIR.

Discussion ensued among City Councilmembers and staff about expanding outreach citywide to inform all residents of potential impacts, allocating approximately \$10,000 for mailers, and using simple, visually engaging flyers with QR codes to enhance public engagement.

Mayor Pullen-Miles opened public comments.

Rhonda Hofmann Gorman, Resident, commented in favor of informing both residents and property owners, and using mailers and social media.

Annette Owens, Resident, commented in support of using simple, visually engaging flyers with QR codes.

Mayor Pullen-Miles closed public comments.

Discussion ensued among City Councilmembers and staff about citywide outreach, allocating \$10,000 for staff time, design, and mailing cards to all residents, property owners and businesses.

A motion was made by Councilmember Cuevas and seconded by Councilmember Talavera to approve sending out the mailer citywide to property owners and tenants, authorize Community Development staff to initiate this task and approve a budget amendment not to exceed \$10,000 from the City's General Fund to cover costs associated with sending out the mailer as outlined in this staff report with any additional costs to be brought back for approval. The motion passed with a vote of 4-1 with Mayor Pro Tem Kearney voting no.

13. Traffic Management Plan Budget

Recommendation: that the City Council approve the budget amendment for \$80,000 to Account #207-310-700.296 (Prop C. - Traffic Management Plan).

Finance Director Manuelian presented the staff report.

A motion was made by Mayor Pro Tem Kearney and seconded by Councilmember Suarez to approve the budget amendment for \$80,000 to Account #207-310-700.296 (Prop C. - Traffic Management Plan). The motion passed by a vote of 5-0.

14. Approve a Contract Services Agreement for the Youth Development Center and Skatepark Design Phase II BN-2507-07

Recommendation: that the City Council approve a Contract Services Agreement with BOA Architecture, Inc., for the Lawndale Youth Development Center and Skatepark Design Phase II project (BN# 2507-07) with an expenditure amount not-to-exceed \$475,000 (Attachment E).

Community Services Director Minter presented the staff report.

In response to Councilmember Cuevas's question, Community Services Director Minter responded that BOA Architecture was selected based on a review committee scoring process and that no local Lawndale businesses submitted proposals.

A motion was made by Mayor Pro Tem Kearney and seconded by Councilmember Cuevas to approve a Contract Services Agreement with BOA Architecture, Inc., for the Lawndale Youth Development Center and Skatepark Design Phase II project (BN# 2507-07) with an expenditure amount not-to-exceed \$475,000 (Attachment E). The motion passed by a vote of 5-0.

15. Adoption of Policy 106-25 to Guide and Regulate Mayor and Councilmember Use of Discretionary Funds

Recommendation: that the City Council adopt City Council Policy 106-25, Mayor and Councilmember Use of Discretionary Funds, and adopt Resolution No. CC-2509-046 establishing a Use of Discretionary Funds Policy.

City Attorney Murphy presented the staff report.

A motion was made by Mayor Pro Tem Kearney and seconded by Councilmember Cuevas to adopt City Council Policy 106-25, Mayor and Councilmember Use of Discretionary Funds, and adopt Resolution No. CC-2509-046 establishing a Use of Discretionary Funds Policy. The motion passed by a vote of 5-0.

L. CITY MANAGER REPORT

City Manager Dr. Moore provided an update on the Final EIR released by Metro

M. ITEMS FROM CITY COUNCILMEMBERS

16. Good Neighbor Program

Requested by Councilmember Suarez.

Recommendation: that the City Council select one of the following options: A.) Approve annual funding of \$2,500 to use for cleanup efforts by the Lawndale Beautification Committee and volunteers to assist elderly, disabled and other in need residents with cleaning up properties with property maintenance issues; B.) Approve a different amount of funding for the Lawndale Beautification Committee to use towards cleaning up properties belonging to the elderly, disabled, and other in need residents; or C.) Give direction to Staff on another option for staff to consider regarding cleanup programs for the Lawndale Beautification Committee to pursue.

Municipal Services Director Reyes presented the staff report.

Discussion ensued among City Councilmembers and staff regarding a past program, with the current proposal aimed at assisting needy, elderly, or disabled residents with property maintenance, addressing liability concerns, eligibility guidelines and an application process.

Mayor Pullen-Miles opened public comments.

Joshua Gorman, Beautification Committee Member, commented on concerns about volunteer recruitment, liability, and maintaining neutrality when selecting participants.

Mayor Pullen-Miles closed public comments.

Discussion ensued among City Councilmembers and staff about a program to assist elderly or disabled residents with property maintenance, excluding city officials and their families, using waivers to limit liability, coordinating services with the Public Works Department and Republic Services, establishing guidelines and limits on service frequency, and consideration of an initial budget of \$5,000 and allowing the Beautification Committee to provide input on program criteria.

A motion was made by Councilmember Suarez and seconded by Councilmember Cuevas to approve annual funding of \$5,000 to use for cleanup efforts by the Lawndale Beautification Committee and volunteers to assist elderly, disabled and other in need residents with cleaning up properties with property maintenance issues. The motion passed by a vote of 5-0.

17. Report of Attendance at Meetings

Councilmember Talavera commented on a recent freedom of speech incident, offered condolences to Rhonda Hofmann Gorman and family on the passing of Doris Hofmann. Councilmember Talavera attended a Senior Lunch, City of Hawthorne State of the City Address, California Contract Cities Association (CCCA) 2025 Fall Educational Summit, South Bay Social Network event, United For The Raza Car Show, the City's 12th Annual Blues Festival, South Bay Environmental Justice Alliance community meeting, Senior Jazz themed lunch, announced that it is the start of National Hispanic Heritage Month and invited the community to a Hispanic Heritage Festival on October 11, 2025, at Lawndale High School.

Councilmember Suarez commented on a recent freedom of speech incident, offered condolences to Rhonda Hofmann Gorman and family on the passing of Doris Hofmann. Councilmember Suarez attended a SBCCOG meeting, CCCA 2025 Fall Educational Summit, and funeral services for Doris Hofmann.

Councilmember Cuevas thanked staff, the Beautification Committee, and participating students for Clean-Up Day, apologized for missing it due to a scheduling conflict, suggested alternating cleanup days between the north and south sides of Lawndale, attended the City's 12th Annual Blues Festival and thanked staff for organizing it, attended South Bay Environmental Justice Alliance community meeting, and encouraged residents to continue with community outreach regarding the Metro C-Line (Green) Project, and offered condolences to Rhonda Hofmann Gorman and family on the passing of Doris Hofmann.

Mayor Pro Tem Kearney attended the House of Yahweh Ribbon Cutting Ceremony, Lawndale High School football game, his 55th year High School Reunion, Igbo Day Festival, Liability Trust and Oversight Commission meeting, Los Angeles County West Vector Control District meeting, the City's 12th Annual Blues Festival, South Bay Environmental Justice Alliance community meeting, funeral services for Doris Hofmann, and he closed his comments by remembering the victims of the September 11, 2021 terrorist attacks.

Mayor Pullen-Miles attended the City's 12th Annual Blues Festival, thanked staff for putting on the event, a Labor Day Parade, Hawthorne State of the City Address, House of Yahweh Ribbon Cutting Ceremony, South Bay Environmental Justice Alliance community meeting, and offered condolences to Rhonda Hofmann Gorman and family on the passing of Doris Hofmann.

N. CLOSED SESSION

18. Conference with Legal Counsel - Existing Litigation

The City Council will conduct a closed session, pursuant to Government Code section 54956.9(d)(1), to discuss existing litigation: Name of Case: City of Lawndale v. LA Investment, LLC (LA Superior Court Case No. 20TRCV00065).

19. Public Employee Performance Evaluation - City Attorney

The City Council will hold a closed session, pursuant to Government Code section 54957(b), to conduct an employee evaluation concerning the City Attorney.

City Attorney Murphy read the aforementioned Closed Session matters by title only.

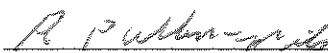
The City Council convened into closed session at 9:08 p.m.

The City Council reconvened from closed session at 9:52 p.m.

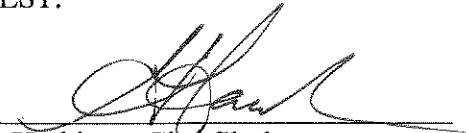
City Attorney Murphy announced that there was no reportable action for Closed Session Item No. N.18. Conference with Legal Counsel - Existing Litigation and Closed Session Item No. N.19. Public Employee Performance Evaluation - City Attorney.

O. ADJOURNMENT

There being no further business to conduct, Mayor Pullen-Miles adjourned the meeting at 9:54 p.m. in memory of Doris Jean Hofmann, wife of former Mayor Harold E. Hofmann, and mother of former City Clerk and Councilmember Rhonda Hofmann Gorman. She was given the title "First Lady Emeritus" by the Lawndale City Council in recognition of her support of the community.


Robert Pullen-Miles, Mayor

ATTEST:


Erica Harbison, City Clerk
Approved: October 6, 2025