

MINUTES
City Council Regular Meeting
November 3, 2025

A. CALL TO ORDER AND ROLL CALL

Mayor Pullen-Miles called the meeting to order at 6:30 p.m. in the City Hall Council Chamber, 14717 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, Los Angeles County Fire Department Assistant Fire Chief Brian Kane, 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 (Flag Salute and Inspiration)

Councilmember Suarez led the flag salute. Pastor Matthew Harbison of Lawndale Wesleyan 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 scheduled for November 5, 2025 at 6:00 p.m. at the Harold E. Hofmann Community Center.

2. Los Angeles County Fire Department Update

Fire Assistant Fire Chief Kane summarized the recent fire department activities.

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

Matthew Harbison, Resident, thanked the City for hosting the Halloween Haunt event and Public Works staff for removing graffiti near his home and commented on the recent time change and the need for increased park patrols during evening hours.

Holly Osborne, Redondo Beach Resident, commented on the Metro C Line (Green) Project and right-of-way (ROW) measurements.

James Iwasaka-Abbeduto, Library Staff, announced the library's upcoming events.

Andrew Blackney, Resident, thanked the City for hosting the Halloween Haunt event and commented on the Santa Sleigh's markings on the sidewalk.

Annette Owens, Resident, commented on the Metro C Line (Green) Project.

E. COMMENTS FROM COUNCIL

Councilmember Talavera thanked everyone for attending tonight's meeting, thanked Resident Harbison and his organization for participating in the Halloween Haunt event, Public Works staff for removing graffiti near his home, Redondo Beach Resident Osborne for providing updates on the Metro C Line (Green) Project, Lawndale Library staff for their updates, and Resident Blackney for commenting on Santa's Sleigh ground markings.

Councilmember Suarez thanked everyone for attending tonight's meeting and watching online, thanked Public Works staff for removing graffiti and residents for reporting it, and commented that she will follow up on the letters from the Torrance Refinery.

Councilmember Cuevas thanked everyone for attending tonight's meeting and watching online and thanked Resident Abram for his e-mail communication.

Mayor Pro Tem Kearney thanked library staff for providing the updates, and commented on Metro's projects.

Mayor Pullen-Miles thanked Resident Harbison and his organization for participating in the Halloween Haunt event and for his

positive remarks about the Public Works Department, Redondo Beach Resident Osborne and Resident Owens for updates on the Metro C Line (Green) Project, and library staff for providing their updates.

F. CONSENT CALENDAR

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

3. 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.

4. Accounts Payable Register

— Recommendation: Staff recommends that City Council adopts Resolution No. CC-2510-053 authorizing the payment of certain claims and demands in the amount of \$704,365.04

5. Minutes of the Lawndale City Council Regular Meeting - October 20, 2025

— Recommendation: that the City Council approve the minutes.

6. Minutes of the Lawndale City Council, Planning Commission and Parks Recreation and Social Services Commission Special Joint Meeting

— Recommendation: that the City Council approve the minutes.

7. Los Angeles County West Vector Control District Trustee Appointment

— Recommendation: that the City Council take the following actions: 1.) the Mayor appoint a Trustee to the Los Angeles County West Vector Control District; 2.) the City Council confirm the appointment by directing staff to amend Section 1 of Resolution No. CC-2511-054 by inserting the name of the appointee; and 3.) the City Council adopt the resolution as amended.

8. South Bay Cities Council of Governments Board Meeting Highlights

— Recommendation: that the City Council receive and file this report.

G. ADMINISTRATION

9. City Council Meeting Dates for Calendar Year 2026

— Recommendation: that the City Council 1.) Cancel the scheduled City Council meetings on January 19, 2026; February 16, 2026; and September 7, 2026, due to the City observed holidays; or 2.) Cancel the scheduled City Council meetings on January 19, 2026; February 16, 2026; September 7, 2026; and reschedule some, or all, of the meetings to the immediately following day; or 3.) Provide the City Manager and staff with alternative direction.

Assistant City Clerk Palomo presented the staff report.

By consensus, the City Council cancelled the scheduled City Council meetings on January 19, 2026 and February 16, 2026, due to the City observed holidays, and requested to bring back the item to consider cancelling the September 7, 2026, meeting as the date approaches.

10. First Amendment to Special Counsel Agreement with Aleshire and Wynder, LLC

— Recommendation: that the City Council approve the first amendment to the Contract Services Agreement for Special Counsel Legal Services with Aleshire & Wynder, LLC, in a form approved by the City Attorney's Office.

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

A motion was made by Mayor Pro Tem Kearney and seconded by Councilmember Cuevas to approve the first amendment to the Contract Services Agreement for Special Counsel Legal Services with Aleshire & Wynder, LLC, in a form approved by the City Attorney's Office. The motion passed by a vote of 5-0.

11. Award of On-Call Traffic Engineering Service Contracts

— Recommendation: that the City Council award an On-Call Traffic Engineering Services agreement to General Technologies and Solution (GTS), Hartzog & Crabill, Inc., and Kimley-Horn and Associates, Inc. for a term of three years, with an option to extend for an additional two years.

Public Works Director Rodriguez presented the staff report.

In response to Councilmember Cuevas's questions, Public Works Director Rodriguez stated that the funding may be partially or fully used as needed, with no cap on the agreement, the three on-call consultants will be asked to submit proposals for each job which are evaluated on time, cost, and service to ensure fairness, and the purchasing policies will be respected.

In response to Mayor Pro Tem Kearney's question, Public Works Director Rodriguez responded that funds are added to the account each year.

A motion was made by Mayor Pro Tem Kearney and seconded by Councilmember Cuevas to award an On-Call Traffic Engineering Services agreement to General Technologies and Solution (GTS), Hartzog & Crabill, Inc., and Kimley-Horn and Associates, Inc. for a term of three years, with an option to extend for an additional two years. The motion passed by a vote of 5-0.

12. Traffic Parking on 153rd/154th/Grevillea/Mansel

— Recommendation: that the City Council 1.) Receive and file the parking study prepared for the residential area surrounding Grevillea Avenue, Mansel Avenue, 154th Street, and 153rd Street; or 2.) Provide direction to staff about implementation of one-way street conversions to increase available parking.

City Manager Dr. Moore provided background information on the item.

Public Works Director Rodriguez presented the staff report.

Mayor Pullen-Miles opened public comments.

Andrew Blackney, Resident, commented on completing a traffic parking report on surrounding streets.

Mayor Pullen-Miles closed public comments.

In response to Councilmember Suarez's question, Public Works Director Rodriguez responded that the parking study is available to the public on the City's website and through the City Clerk's office.

Discussion ensued among City Councilmembers on a potential new parking study as a separate report, placing it on a future agenda, the possibility of making Mansel Avenue from 154th to 153rd Place a one-way street, and the effectiveness of the current tandem parking.

By consensus, the City Council received and filed the parking study prepared for the residential area surrounding Grevillea Avenue, Mansel Avenue, 154th Street, and 153rd Street.

H. CITY MANAGER REPORT

13. Short Term Rentals Response

Oral Report

City Manager Dr. Moore presented the oral report. He reported that short term rentals are prohibited in the City. Mayor Pullen-Miles opened public comments.

Randall Abram, Resident, commented that he would like the City to take a more proactive approach in citing short-term rentals and referenced an article he shared.

Mayor Pullen-Miles closed public comments.

I. ITEMS FROM CITY COUNCILMEMBERS

14. Consideration of a Fee Waiver for the South Bay City Council of Governments rental of the Harold E. Hofmann Community Center

Requested by Councilmember Suarez.

— Recommendation: that the City Council review the fee waiver request and provide direction to staff on whether or not to move forward with the waiver of fees and/or a method to subsidize the rental fees to the Community Services Department.

Community Services Director Minter presented the staff report.

Councilmember Suarez commented that she is the Chair for the South Bay Cities Council of Governments (SBCCOG) and requested the event be hosted in the City.

Mayor Pullen-Miles opened public comments.

Andrew Blackney, Resident, commented in favor of having the SBCCOG event in the City.

Mayor Pullen-Miles closed public comments.

Mayor Pro Tem Kearney commented in favor of the SBCCOG paying the deposit and staff time.

Discussion ensued among City Councilmembers and staff about waiving the fee of \$1,075 for a one-time event, other cities also waive fees for events, and being welcoming of other organizations using City facilities.

A motion was made by Councilmember Suarez and seconded by Councilmember Cuevas to move forward with the waiver of fees for the rental of the Community Center by the South Bay Cities Council of Governments. The motion passed by a vote of 4-1, with Mayor Pro Tem Kearney voting no.

15. South Bay Cities Council of Governments Joint Powers Agreement - 5th Amendment

Requested by Councilmember Suarez

— Recommendation: that the City Council 1.) Approve the Fifth Amended and Restated Joint Powers Agreement with the SBCCOG, as recommended by the SBCCOG Board of Directors on October 23, 2025, to allow the City of Los Angeles to appoint a non-elected senior staff alternate to its Governing Board Seat; and 2.) Authorize the Mayor to execute the agreement on behalf of the City of Lawndale in its capacity as a member of the JPA.

City Manager Dr. Moore presented the staff report.

Councilmember Suarez provided background information on the staff report.

Discussion ensued among City Councilmembers about Los Angeles City Councilmembers attendance on the SBCCOG Governing Board and electing and electing a non-elected senior staff member.

A motion was made by Mayor Pro Tem Kearney and seconded by Councilmember Suarez to approve the fifth amended and restated Joint Powers Agreement with the SBCCOG, as recommended by the SBCCOG Board of Directors on October 23, 2025, to allow the City of Los Angeles to appoint a non-elected senior staff alternate to its Governing Board Seat and authorize the Mayor to execute the agreement on behalf of the City of Lawndale in its capacity as a member of the JPA. The motion passed by a vote of 5-0.

16. Consideration of a Process Audit of the Community Development Department (Planning) and the Municipal Services Department (Code Enforcement)

Requested by Councilmember Suarez.

— Recommendation: that the City Council discuss this item and provide further direction regarding the initiation of a Request for Proposal (RFP) from qualified firms to conduct a process audit of the Community Development Department (Planning) and Municipal Services Department (Code Enforcement).

By consensus, the City Council postponed this item to a future meeting.

17. Consideration of a Residential Hiring Policy

Requested by Councilmember Suarez.

— Recommendation: that the City Council receive and file this report and direct staff to continue administering recruitment and selection processes in accordance with the City of Lawndale's Personnel Rules and Regulations. Should the City Council wish to continue to explore alternative strategies to promote local employment in the future, staff can return with options that align with applicable laws and the City's organizational structure.

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

City Attorney Murphy commented that residency requirements are not allowed except for critical and emergency operations roles and could raise legal issues for a small workforce and, if directed, a policy could be drafted that is legally defensible.

Discussion ensued among City Councilmembers and staff about candidate qualifications and the selection process.

Mayor Pullen-Miles opened public comments.

Randall Abram, Resident, commented on community education statistics.

Mayor Pullen-Miles closed public comments.

Discussion ensued among City Councilmembers about giving preference to qualified applicants who live in the City.

By consensus, City Council directed staff to develop options for implementing a policy that encourages local employment of qualified applicants.

18. Report of Attendance at Meetings

Councilmember Talavera attended a Picnic Digital Food Court tour, Hawthorne High School Athletics Complex Ribbon Cutting Ceremony, Lucille J. Smith Elementary School - National Blue Ribbon Nomination Celebration, South Bay Workforce Investment Board (SBWIB) 30th Annual Awards Ceremony, the City's Halloween Haunt event, thanked Community Services Director Minter and staff for organizing it, and attended ESMoA Day of the Dead Festival.

Councilmember Suarez attended the Los Angeles County Ballot Processing Center Tour, SBCCOG - Artificial Intelligence Forum Series, Centinela Youth Services Board meeting and 50th Anniversary Gala, SBCCOG Steering Committee meeting and SBWIB 30th Annual Awards Ceremony, and commented on procedures for Councilmembers to attend meetings remotely.

Councilmember Cuevas attended the Hawthorne High School Athletics Complex Ribbon Cutting Ceremony, West Basin Water Harvest Festival, Centinela Youth Services 50th Anniversary Gala, SBWIB 30th Annual Awards Ceremony, the City's Halloween Haunt event, and the Picnic Digital Food Court tour. Councilmember Cuevas asked if food bank resources could be added to the City website for residents, if the signage ordinance could be reviewed, invited the community to attend the Neighborhood Watch meeting on November 5, 2025, at 6:00 p.m. at the Harold E. Hofmann Community Center, thanked Public Works staff for cleaning up graffiti, and reminded residents to cast their vote on November 4, 2025.

Mayor Pro Tem Kearney attended the City's Municipal Services Department and Community Development Department Workshop, Hawthorne High School Athletics Complex Ribbon Cutting Ceremony, West Basin Water Harvest Festival, Senior Halloween Luncheon, Centinela Youth Services 50th Anniversary Gala, Lucille J. Smith Elementary School - National Blue Ribbon Nomination Celebration, SBWIB 30th Annual Awards Ceremony, the City's Halloween Haunt event, and ESMoA Day of the Dead Festival.

Mayor Pullen-Miles attended the Los Angeles County Sanitation District No. 5 Board Meeting, City of Gardena Senior Luncheon, and Senior Halloween Luncheon.

Councilmember Suarez suggested promoting City events with four to five weeks' notice.

J. CLOSED SESSION

19. Conference with Legal Counsel – Potential Litigation

— The City Council will conduct a closed session pursuant to Government Code Section 54956.9(d)(2), to confer with legal counsel regarding a significant exposure to litigation, the facts and circumstances of which are not known to the potential plaintiff.

City Attorney Murphy read the aforementioned Closed Session matter by title.

The City Council convened into closed session at 8:02 p.m.

The City Council reconvened from closed session at 8:30 p.m.

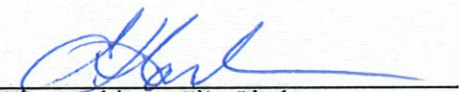
City Attorney Murphy reported that there was no reportable action.

K. ADJOURNMENT

There being no further business to conduct, Mayor Pullen-Miles adjourned the meeting at 8:30 p.m.


Robert Pullen-Miles, Mayor

ATTEST:


Erica Harbison, City Clerk

Approved: November 17, 2025