

MINUTES
LAWNDALE CITY COUNCIL REGULAR MEETING
December 15, 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 Francisco M. Talavera, Councilmember Sirley Cuevas, Councilmember Bernadette Suarez arrived at 6:32 p.m.

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 Lieutenant Ricky Osburn, Municipal Services Director Michael Reyes, Community Services Director Jason Minter, Finance Director Hrant Manuelian, Community Development Director Peter Kann

B. CEREMONIALS (Flag Salute and Inspiration)

Councilmember Talavera led the flag salute. Retired Pastor Dwight Dudley provided the inspiration.

C. PUBLIC SAFETY REPORT

1. Los Angeles County Sheriff's Department Update

Lieutenant Osburn summarized the recent law enforcement activities and announced that the Los Angeles County Sheriff's Department (LASD) Lawndale Officers will conduct a DUI Saturation Patrol on December 18, 2025, from 6:00 p.m. To 8:00 p.m.

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

Ray Hollar, Resident, commented on the Metro C Line (Green) Project, Metro Measures, and ridership.

Kaitlin Coulter, Library Manager, announced the library's upcoming events.

Holly Osborne, Redondo Beach Resident, commented on Burlington Northern Santa Fe's (BNSF) freight track requirements, configurations, and the addition of pipelines.

Deena Sopko, Resident, thanked City Manager Dr. Moore for his service and commented on the repaving of her street, a bulky item on 4707 Condon Avenue, business cards left on vehicles, and DUIs during the holidays.

Randall Abram, Resident, thanked City Manager Dr. Moore for his service, commented on his accessibility, hands-on leadership, and attendance at City events during his tenure.

Rhonda Hofmann Gorman, Resident, thanked City Manager Dr. Moore for his service, leadership, and his hands-on management, responsiveness to residents, working with the City management team, the business community. Resident Hofmann Gorman thanked City Manager Dr. Moore for his support of the Sheriff's Department, and wished him well.

Matthew Harbison, Resident, thanked the City Council for continuing Santa's Sleigh events and for the Graffiti Removal Program, thanked staff for giving back to the community, and thanked City Manager Dr. Moore for his service to the City.

E. COMMENTS FROM COUNCIL

Councilmember Talavera thanked everyone that attended tonight's meeting, thanked Resident Hollar and Redondo Beach Resident Osborne for keeping the City Council updated on the Metro C (Green) Line Project, thanked Library Manager Coulter for providing the library updates, and Resident Sopko, Resident Abram, and Resident Hofmann Gorman for their remarks regarding City Manager Dr. Moore and commented that he agrees with the sentiments. Councilmember Talavera thanked Resident Harbison for assisting with the Santa's Sleigh event.

Councilmember Suarez thanked everyone that attended tonight's meeting, emphasized the importance of action, and stated that she looks forward to the new year.

Councilmember Cuevas thanked everyone that attended tonight's meeting, and for watching via the YouTube channel.

Mayor Pro Tem Kearney wished City Manager Dr. Moore well in his new position and thanked Library Manager Coulter for providing the library updates.

Mayor Pullen-Miles thanked everyone that attended tonight's meeting, thanked Resident Hollar and Redondo Beach Resident Osborne for providing the update on Metro ridership, thanked Library Manager Coulter for providing the library updates, thanked Redondo Beach Resident Osborne for providing the pipeline safety information, thanked Resident Sopko for commenting on the bulky item pickup service, thanked Resident Hofmann Gorman for her remarks regarding Dr. Moore, and thanked Resident Harbison for assisting with the Santa's Sleigh event and commenting on the Graffiti Removal Program.

F. CONSENT CALENDAR

A motion was made by Mayor Pro Tem Kearney and seconded by Councilmember Cuevas to approve the Consent Calendar. The motion passed by a vote of 5-0, with Councilmember Suarez voting no on agenda item F.6. City Manager Agreement and Release.

2. 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.

3. Accounts Payable Register

— Recommendation: Staff recommends that City Council adopts Resolution No. CC-2512-057 authorizing the payment of certain claims and demands in the amount of \$1,168,006.19

4. Minutes of the Lawndale City Council Regular Meeting - December 1, 2025

— Recommendation: that the City Council approve the minutes.

5. Minutes of the Lawndale City Council Special Meeting December 3, 2025

— Recommendation: that the City Council approve the minutes.

6. City Manager Agreement and Release

— Recommendation: that the City Council receive and file the attached Separation Agreement and General Release.

G. PUBLIC HEARING

7. Approval of CDBG Projects

— Recommendation: that the City Council 1.) Conduct a public hearing; 2.) Adopt the FY 2026-27 budget for the CDBG program; and 3.) Adopt Resolution No. CC-2512-058, approving the City's participation in the FY 2026-27 CDBG Program.

Community Development Director Kann presented the staff report.

Mayor Pullen-Miles opened the public hearing at 7:06 p.m.

There was no one from the public wishing to speak.

Mayor Pullen-Miles closed the public hearing at 7:06 p.m.

A motion was made by Mayor Pro Tem Kearney and seconded by Councilmember Cuevas to conduct a public hearing, adopt the FY 2026-27 budget for the CDBG program, and adopt Resolution No. CC-2512-058, approving the City's participation in the FY 2026-27 CDBG Program. The motion passed by a vote of 5-0.

H. ADMINISTRATION

8. Annual Reorganization of the City Council

— Recommendation: that the City Council appoint one of its members to serve as Mayor Pro Tem for a term beginning on January 1, 2026, and ending on December 31, 2026.

Assistant City Clerk Palomo presented the staff report.

A motion was made by Councilmember Suarez and seconded by Mayor Pro Tem Kearney to appoint Councilmember Cuevas to serve as Mayor Pro Tem for a term beginning on January 1, 2026, and ending on December 31, 2026. The motion passed by a vote of 5-0.

9. Adoption of a City Policy Authorizing the Use of Electronic Signatures

— Recommendation: that the City Council 1.) Adopt Resolution No. CC-2512-060 establishing a City policy authorizing the use of an electronic signature in lieu of a written signature on a document in which a signature is required; or 2.) Provide staff with alternate direction.

Assistant City Clerk Palomo presented the staff report.

In response to Councilmember Suarez's question, Assistant City Clerk Palomo responded that this is a separate item and Form 700 would not qualify under this approval.

A motion was made by Councilmember Cuevas and seconded by Councilmember Suarez to adopt Resolution No. CC-2512-060, establishing a City policy authorizing the use of an electronic signature in lieu of a written signature on a document in which a signature is required. The motion passed by a vote of 5-0.

10. Appointment to Vacancy on the SBWIB Lawndale Business Private Sector Seat

— Recommendation: that the City Council 1.) Re-affirm the SBWIB's nomination for appointment of Mr. Carlos Ferreira, owner of King of Wings, as the City of Lawndale representative on the SBWIB Business Private Sector seat, to fill the current vacant seat until expiration on June 30, 2026, and a new four (4) year term beginning July 1, 2026 to June 30, 2030; or 2.) Provide further direction to staff.

City Manager Dr. Moore presented the staff report.

A motion was made by Councilmember Cuevas and seconded by Mayor Pro Tem Kearney to re-affirm the SBWIB's nomination for appointment of Mr. Carlos Ferreira, owner of King of Wings, as the City of Lawndale representative on the SBWIB Business Private Sector seat, to fill the current vacant seat until expiration on June 30, 2026, and a new four (4) year term beginning July 1, 2026 to June 30, 2030. The motion passed by a vote of 5-0.

11. Discussion of E-Bike Urgency Ordinance

— Recommendation: that the City Council review recently adopted e-bike regulations that other cities have enacted and give direction to City Staff to pursue one of the following three options: Option 1) Pursue an urgency ordinance, as E-bikes constitute an immediate danger and threat to public safety; Option 2) Pursue a regular ordinance, as E-bikes have the potential to be a greater threat to public safety than previously thought; or Option 3) Leave existing ordinances regarding E-bikes as they are, including maintaining current enforcement levels.

Municipal Services Director Reyes presented the staff report.

City Manager Dr. Moore commented that this is a discussion item requested by the City Council and because of a recent incident.

In response to Councilmember Suarez's questions, Municipal Services Director Reyes responded that South Bay cities had not yet been consulted, and that he would continue his research by contacting South Bay cities.

In response to Mayor Pullen-Miles' question, Municipal Services Director Reyes responded that the existing ordinance regulates shared motorized scooters, personal e-bikes are permitted and widely used, which can now travel at higher speeds than when the ordinance was written, shared scooters remain banned on city streets. Municipal Services Director Reyes commented that enforcement falls under the jurisdiction of the Sheriff's Department, not city staff, and requested direction from the City Council on whether additional enforcement is desired.

Councilmember Cuevas commented that the current ordinance should be modified to add language for e-bikes.

LASD Sergeant Smith stated that the vehicles in question are off-road electric motorcycles, not e-bikes, they have no pedals and can reach vehicle-level speeds, are classified separately from class 1, 2, or 3 e-bikes, and are not allowed to be on the street.

Councilmember Cuevas commented on revising the ordinance to indicate that off-road electric motorcycles are not permitted.

Councilmember Talavera requested that staff provide information on the practices and ordinances of neighboring cities, clarification on the City's current e-bike policy, and a fee structure associated with the policy.

Mayor Pullen-Miles opened public comments.

Andrew Blackney, Resident and representative of the South Bay Bicycle Coalition (SBBC), commented on the need for e-bike education for staff and the community, opposed fines, suggested alternatives such as student education programs, and offered for the SBBC to provide a presentation.

Ryan, Resident, commented that existing California Vehicle Code laws apply to e-bikes, emphasized the usefulness of e-bikes, and encouraged promoting cycling in the community.

Jacki Bacharach, Executive Director of the South Bay Cities Council of Governments (SBCCOG), emphasized the need for e-bike safety education, commented on age restrictions for certain e-bike classes, a pending federal bike safety grant, and offered SBCCOG's assistance to City staff to provide education.

Sheana Ahlqvist, Resident, submitted a public comment via e-mail opposing the proposed restriction limiting cyclist to no more than two abreast.

Mayor Pullen-Miles closed public comments.

Discussion ensued among City Councilmembers and staff regarding e-bike safety, including unsafe riding, impoundment, parental responsibility, recent safety incidents, providing education first, reviewing local and neighboring city ordinances, implementing incremental fines and impoundment for repeat offenders, and offering city-focused safety programs in addition to the school-based training.

By City Council consensus, staff was directed to Explore collaboration with the SBCCOG, bringing the agenda item back next year, and a provide a presentation on e-bike safety and types was requested.

12. South Bay Regional Housing Trust by the South Bay Cities Council of Governments Board of Directors

— Recommendation: that the City Council 1) Discuss SBCCOG's request and receive their presentation; or 2) Approve joining the South Bay Regional Housing Trust (SBRHT) and authorize the Mayor to execute the Joint Powers Agreement (JPA), which would help fund the development and construction of affordable housing in the South Bay; or 3) Provide further direction to staff.

Jacki Bacharach, SBCCOG Executive Director, and Ronson Chu, Senior Program Manager, presented the staff report and a PowerPoint presentation.

In response to Mayor Pro Tem Kearney's questions, SBCCOG Executive Director Bacharach responded that 15 cities are eligible to join, none have joined yet, and additional cities have shown interest.

Mayor Pro Tem Kearney suggested that the item be brought back once it is clear which cities will participate, the reasons for any non-participation, and volunteered to be a representative.

Discussion ensued among City Councilmembers, SBCCOG Executive Director Bacharach, and SBCCOG Senior Program Manager Chu regarding trust funds, noting that funds are not distributed on a per-city basis and must be used within a reasonable time frame for committed projects, funding decisions are made by the trust board through a call-for-projects process with consideration given to project size, readiness, and geographic equity, guidelines will be adopted to ensure fairness and avoid favoritism, and it was further noted that trust funds represent only a portion of overall project funding and that the trust will coordinate projects to avoid competition for external funding sources.

Councilmember Suarez commented in favor of joining the South Bay Regional Housing Trust (SBRHT) early to secure board representation and help shape guidelines, cited the program's potential benefits for renters and home-ownership, and requested the item be agendaized.

Councilmember Suarez made a motion to join the SBRHT.

Councilmember Talavera commented in favor of joining the SBRHT early to secure board representation and asked if there is a priority list for projects.

SBCCOG Senior Program Manager Chu responded that there currently is not a need to create a priority list and Lawndale is the first to join the program.

In response to Mayor Pullen-Miles's questions, SBCCOG Executive Director Bacharach stated that any fees incurred at the time a City withdraws from the program would be prorated.

A motion was made by Councilmember Suarez and seconded by Councilmember Cuevas to approve joining the South Bay Regional Housing Trust (SBRHT) and authorize the Mayor to execute the Joint Powers Agreement (JPA), which would help fund the development and construction of affordable housing in the South Bay. The motion passed by a vote of 5-0. Mayor Pullen-Miles nominated Mayor Pro Tem Kearney to serve on the SBRHT Board. City Clerk Harbison conducted a roll call vote. The motion did not pass by a vote of 2-3, with Councilmember Cuevas, Councilmember Suarez, and Councilmember Talavera voting no. Councilmember Suarez nominated herself to serve on the SBRHT Board. City Clerk Harbison conducted a roll call vote. The motion passed by a vote of 3-2, with Mayor Pullen-Miles and Mayor Pro Tem Kearney voting no.

13. Recommendation to Continue to Use Everbridge as the Citywide Emergency Notification System

— Recommendation: that the City Council authorize the City Manager to execute the Renewal Quote for One-Year between the City of Lawndale and Everbridge.

Municipal Services Director Reyes presented the staff report.

A motion was made by Mayor Pro Tem Kearney and seconded by Councilmember Cuevas to authorize the City Manager to execute the Renewal Quote for One-Year between the City of Lawndale and Everbridge. The motion passed by a vote of 5-0.

14. Notice of Completion for FY 2023-24 Street Rehabilitation and FY 2024-25 Sidewalk Replacement Project

— Recommendation: that the City Council 1) Accept the project completion by Sequel Contractors, Inc., for the FY 2023-24 Street Rehabilitation and FY 2024-25 Sidewalk Replacement Project; 2) Authorize staff to file the Notice of Completion with the Los Angeles County Registrar-Recorder County Clerk's Office for the FY 2023-24 Street Rehabilitation and FY 2024-25 Sidewalk replacement Project; and 3) Authorize staff to release the retention in the amount of \$104,265.84 for the FY 2023-24 Street Rehabilitation and FY 2024-25 Sidewalk Replacement Project.

City Manager Dr. Moore presented the staff report.

A motion was made by Mayor Pro Tem Kearney and seconded by Councilmember Cuevas to accept the project completion by Sequel Contractors, Inc., for the FY 2023-24 Street Rehabilitation and FY 2024-25 Sidewalk Replacement Project, authorize staff to file the Notice of Completion with the Los Angeles County Registrar-Recorder County Clerk's Office for the FY 2023-24 Street Rehabilitation and FY 2024-25 Sidewalk replacement Project, and authorize staff to release the retention in the amount of \$104,265.84 for the FY 2023-24 Street Rehabilitation and FY 2024-25 Sidewalk Replacement Project. The motion passed by a vote of 5-0.

I. CITY MANAGER REPORT

City Manager Dr. Moore announced that the City received a Bronze-level achievement for 2025 through the South Bay Energy and Climate Recognition Program by the Southern California Regional Energy Network.

J. ITEMS FROM CITY COUNCILMEMBERS

15. Report of Attendance at Meetings

Councilmember Talavera attended the City's Time Capsule Opening event, the City's Angel Tree Lighting event, Santa's Sleigh event, and thanked the staff for organizing the event. Councilmember Talavera attended the 2025 South Bay Energy and Climate Recognition Program Award Ceremony and Luncheon, wished City Manager Dr. Moore well in his next position, thanked him for his support and wished everyone a Merry Christmas and a Happy New Year.

Councilmember Suarez attended the SBCCOG Traffic Committee meeting, SBCCOG Board of Directors meeting, the City's Angel Tree Lighting event, and encouraged staff to participate in additional programs to pursue a Platinum-level award through the Southern California Regional Energy Network Awards Program.

Councilmember Cuevas attended the City's Time Capsule Opening event, the City's Angel Tree Lighting event, and thanked the staff for organizing the event, suggested adding ornaments to the Angel tree, and expanding the street closure. Councilmember Cuevas thanked staff for their contributions to the 2025 South Bay Energy and Climate Recognition Program Award Ceremony and Luncheon, and wished everyone a Merry Christmas and a Happy New Year.

Mayor Pro Tem Kearney attended the City's Time Capsule Opening event, the City's Angel Tree Lighting event, suggested expanding the street closure, attended the California Contract Cities Association's Liability Trust and Oversight Committee meeting, 2025 South Bay Energy and Climate Recognition Program Award Ceremony and Luncheon, Santa's Sleigh event, Senior Holiday Luncheon, and wished everyone Happy Holidays.

Mayor Pullen-Miles attended the City's Angel Tree Lighting event, thanked staff for organizing the event, attended the City's Time Capsule Opening event, and wished everyone Happy Holidays.

K. CLOSED SESSION

16. 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: one (1) case.

17. Public Employee Appointment

The City Council will conduct a closed session, pursuant to Government Code section 54957(b), regarding the appointment of an Interim City Manager.

18. Public Employee Appointment

The City Council will conduct a closed session, pursuant to Government Code section 54957(b), regarding the appointment of a City Manager.

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

The City Council convened into closed session at 8:22 p.m.

The City Council reconvened from closed session at 9:12 p.m.

City Attorney Murphy reported that there was no reportable action for Agenda Item No. K.16. Conference with Legal Counsel – Potential Litigation.

City Attorney Murphy reported that for item K.17. Public Employee Appointment, the City Council appointed the Deputy City Manager/Director of Human Resources Raylette Felton as Interim City Manager, effective at the end of December 22, 2025, by a vote of 3-0-2, with Councilmember Suarez and Councilmember Talavera abstaining. City Attorney Murphy reported that the City Council directed Deputy City Manager/Director of Human Resources Felton to appoint an acting Interim City Manager during any absences in the normal course of business.

City Attorney Murphy reported that there was no reportable action for item K.18. - Public Employee Appointment.

L. ADJOURNMENT

At the request of Mayor Pullen-Miles, City Clerk Harbison adjourned the meeting in memory of Harlika O'Balles, former Senior Citizen Advisory Committee member and longtime active member of the senior program since 2007, who passed away on December 13, 2025.

There being no further business to conduct, Mayor Pullen-Miles adjourned the meeting at 9:14 p.m.


Erica Harbison, City Clerk
Approved: January 5, 2026


Robert Pullen-Miles, Mayor