



CITY OF LAWDALE
AGENDA OF THE LAWDALE
CITY COUNCIL REGULAR MEETING

Monday, January 5, 2026, 6:30 PM
Council Chambers
14717 Burin Ave
Lawndale, CA 90260

**** Revised ****

Any person who wishes to address the City Council regarding any item listed on this agenda or any other matter that is within its subject matter jurisdiction is invited, but not required, to fill out a Public Meeting Speaker Card and submit it to the City Clerk prior to the oral communications portion of the meeting. The purpose of the card is to ensure that the speaker's name is correctly recorded in the meeting minutes and, where appropriate, to provide contact information for staff follow-up.

How to observe the Meeting:

To maximize public safety while still maintaining transparency and public access, members of the public can now observe the meeting in person. Members of the public are still be able to view the meeting on YouTube "Lawndale CityTV", the City TV Website, and Lawndale Community Cable Television on Spectrum and Frontier Channel 3.

Copies of this Agenda may be obtained prior to the meeting inside the Lawndale City Hall foyer or on the **City Website**. Interested parties may contact the City Clerk Department at (310) 973-3213 for clarification regarding individual agenda items.

This Agenda is subject to revision up to 72 hours before the meeting.

A. CALL TO ORDER AND ROLL CALL

B. CEREMONIALS (Flag Salute and Inspiration)

C. PUBLIC SAFETY REPORT

1. Los Angeles County Sheriff's Department Update

2. Los Angeles County Fire Department Update

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

E. COMMENTS FROM COUNCIL

F. CONSENT CALENDAR

Items 3 through 5 will be considered and acted upon under one motion unless a City Councilmember removes individual items for further City Council consideration or explanation.

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-2601-001 authorizing the payment of certain claims and demands in the amount of \$87,889.90

5. Minutes of the Lawndale City Council Regular Meeting - December 15, 2025

— Recommendation: that the City Council approve the minutes.

G. ADMINISTRATION

6. Review of City Council Ad Hoc Subcommittees and Standing Committees

— Recommendation: that the City Council review the current ad hoc subcommittee and standing committee appointments and direct staff on the modification, replacement, or continued appointment of members, if desired.

7. Proposed Rate Increases for Solid Waste and Recycling Collection Services

— Recommendation: that the City Council approve the attached Proposition 218 Notice of Proposed Solid Waste Rate Increases and Protest Ballot and authorize staff to mail the Notice and Protest Ballot to all property owners and current solid waste service customers.

8. Appropriate Funding for the Public Works and City Hall Facility Needs Project

— Recommendation: that the City Council 1.) Authorize the appropriation of funds in the amount of \$50,421.29 for the final repairs to the Public Works and City Hall Facility Needs Project; and 2.) Approve the Fourth Amendment with Developers General Contracting, Inc. to increase it by \$50,421.29.

H. CITY MANAGER REPORT

I. ITEMS FROM CITY COUNCILMEMBERS

9. Report of Attendance at Meetings

J. CLOSED SESSION

10. 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.

11. 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.

K. ADJOURNMENT

The regular meeting scheduled to be held on January 19, 2026, was canceled by order of the City Council on November 3, 2025. The next regularly scheduled meeting of the City Council will be held on February 2, 2026, at 6:30 p.m. in the Lawndale City Hall Council Chamber, 14717 Burin Avenue, Lawndale, California.

It is the intention of the City of Lawndale to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact the City Clerk Department (310) 973-3213 prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodation to attend or participate in meetings on a regular basis.

I hereby certify under penalty of perjury under the laws of the State of California that the agenda for the regular meeting of the City Council to be held on Monday, January 5, 2026, was posted no less than 72 hours prior to the meeting.

/s/ Yvette Palomo

Yvette Palomo, Assistant City Clerk

Date Posted: December 23, 2025



CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: January 5, 2026
TO: Honorable Mayor and City Council
FROM: Dr. Sean M. Moore, City Manager
PREPARED BY: Vanesa Alvarez, Administrative Assistant
SUBJECT: **Los Angeles County Sheriff's Department Update**

No supporting documentation was forwarded to the City Clerk Department for this item.



CITY OF LAWDALE

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DATE: January 5, 2026
TO: Honorable Mayor and City Council
FROM: Dr. Sean M. Moore, City Manager
PREPARED BY: Vanesa Alvarez, Administrative Assistant
SUBJECT: **Los Angeles County Fire Department Update**

No supporting documentation was forwarded to the City Clerk Department for this item.



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14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
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DATE: January 5, 2026
TO: Honorable Mayor and City Council
FROM: Dr. Sean M. Moore, City Manager
PREPARED BY: Vanesa Alvarez, Administrative Assistant
SUBJECT: **Motion to read by title only and waive further reading of all ordinances listed on the Agenda**

RECOMMENDATION

Staff recommends that the City Council read by title only and waive further reading of all ordinances listed on the agenda.



CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: January 5, 2026
TO: Honorable Mayor and City Council
FROM: Dr. Sean M. Moore, City Manager
PREPARED BY: Hrant Manuelian, Finance Director/City Treasurer
SUBJECT: **Accounts Payable Register**

RECOMMENDATION

Staff recommends that City Council adopts Resolution No. CC-2601-001 authorizing the payment of certain claims and demands in the amount of \$87,889.90.

Attachments

[A. CC-2601-001 - AP Resolution - Jan. 5, 2026.pdf](#)

ATTACHMENT A

RESOLUTION NO. CC-2601-001

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF LAWNSDALE, CALIFORNIA
AUTHORIZING CERTAIN CLAIMS AND DEMANDS
IN THE SUM OF \$87,889.90**

THE CITY COUNCIL OF THE CITY OF LAWNSDALE, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

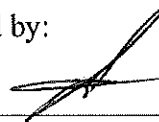
SECTION 1. That in accordance with Sections 37202 and 37209 of the Government Code, the Director of Finance, as certified below, hereby attests to the accuracy of these demands and to the availability of funds for the payment thereof.

SECTION 2. That the following claims and demands have been audited as required by law, and that appropriations for these claims and demands are included in the annual budget as approved by the City Council.

SECTION 3. That the claims and demands paid by check numbers 208528 through 208558 for the aggregate total of \$87,889.90 are hereby authorized.

Effective Date: January 5th, 2026

Approved by:



Hrant Manuelian, Director of Finance

Gregory M. Murphy, City Attorney

PASSED, APPROVED AND ADOPTED this 5th day of January 2026.

Robert Pullen-Miles, Mayor

ATTEST:

State of California)
County of Los Angeles) SS
City of Lawnsdale)

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council of the City of Lawndale duly approved and adopted the foregoing Resolution No. CC-2601-001 at a regular meeting of said Council held on the 5th day of January 2026, by the following roll call vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Robert Pullen-Miles, Mayor					
Sirley Cuevas, Mayor Pro Tem					
Bernadette Suarez					
Pat Kearney					
Francisco M. Talavera					

Erica Harbison, City Clerk

City of Lawndale
Summary of Audited Claims and Demands

Claims and Demands Paid By Check:

Check Date	Beginning	Check Number	Ending	Aggregate Total
12/11/2025	208528		208558	87,889.90
Total Checks				87,889.90

Claims and Demands Paid By Electronic ACH Transfer:

Date	Name of Payee	Description	Amount
Total ACH Payments			0.00
Total Audited Claims and Demands Paid			87,889.90

Check Register Report

Date: 12/10/2025
 Time: 5:36 pm
 Page: 1

City of Lawndale

BANK: WELLS FARGO BANK N.A

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
WELLS FARGO BANK N.A Checks							
208528	12/11/2025	Printed		7660	ARAMSCO INC	CUSTODIAL SUPPLIES	942.58
208529	12/11/2025	Printed		8702	SIMONE BARNES	FACILITY DEPOSIT REFUND	250.00
208530	12/11/2025	Printed		8703	BRANDON'S CARICATURES	CARICATURE SVCS 12/18/2025	360.00
208531	12/11/2025	Printed		8319	C&S GARDEN CENTER	PLANTING MIX - TREES ON LARCH	1,032.56
208532	12/11/2025	Printed		0163	CAPITAL OF SOUTH BAY INC.	OUTDOOR LIGHTS - ROGERS	70.06
208533	12/11/2025	Printed		0219	COUNTY OF LA DEPT OF PUBLIC WK	BUILDING & SAFETY SERVICES -	34,570.00
208534	12/11/2025	Printed		8238	DOERSCHEL & ASSOCIATES, LLC	TV PROD. & AV CONSULTING	1,500.00
208535	12/11/2025	Printed		1288	EWING IRRIGATION PRODUCTS INC	IRRIGATION REPAIR PARTS -	900.54
208536	12/11/2025	Printed		0242	FEDEX	SHIPPING CHARGE	49.35
208537	12/11/2025	Printed		6636	FRONTIER COMMUNICATIONS	PHONE CHARGE - W. GREEN PARK	180.23
208538	12/11/2025	Printed		7761	GOVINVEST INC	FY2025 GASB 75 ROLL-FORWARD	3,800.00
208539	12/11/2025	Printed		0308	LOS ANGELES COUNTY	SPECIAL EVENT - FIREWORKS	339.20
208540	12/11/2025	Printed		6445	MICHAEL BAKER INTL, INC	CDBG CONSULTING SERVICES -	3,335.00
208541	12/11/2025	Printed		0663	MIRACLE RECREATION EQUIP CO	REPLACED 2 SWING SEATS @	430.02
208542	12/11/2025	Printed		4566	MYERS & SONS HI WAY SAFETY INC	STREET SIGN - HAWTHORNE	263.85
208543	12/11/2025	Printed		7890	ODP BUSINESS SOLUTIONS LLC	OFFICE SUPPLIES -	596.64
208544	12/11/2025	Printed		8518	PACIFIC TIRE OF LAWDALE	1 NEW TIRE- VEH#522 - MSD	250.00
208545	12/11/2025	Printed		7047	PRECISION AUTO CARE, INC	OIL CHANGE & REPL. BRAKE PADS	1,536.67
208546	12/11/2025	Printed		5068A	QUADIANT FINANCE USA INC	CITY HALL POSTAGE - NOV. 2025	1,150.00
208547	12/11/2025	Printed		5068	QUADIANT LEASING USA, INC	MAIL MACHINE LEASING SERVICES	712.14
208548	12/11/2025	Printed		5895	RICOH USA INC	USAGE CHARGES FOR COPIERS-	585.56
208549	12/11/2025	Printed		8701	RENE ROMERO	FACILITY DEPOSIT REFUND	500.00
208550	12/11/2025	Printed		0439	SOUTHERN CALIFORNIA EDISON CO.	UTILITIES ELECTRICITY	21,962.21
208551	12/11/2025	Printed		0440	SOUTHERN CALIFORNIA GAS CO.	UTILITY GAS CHARGES	1,341.48
208552	12/11/2025	Printed		0211	SOUTHERN CALIFORNIA NEWS GROUP	LEGAL ADS - CASE 25-22 & 25-23	441.84
208553	12/11/2025	Printed		8675	TOPGOLF USA, INC	EMPLOYEE RECOG. & HOLIDAY	5,990.21
208554	12/11/2025	Printed		3672-CCK	U.S. BANK CORPORATE PAYMENT	CREDIT CARD PAYMENT	3,858.71
208555	12/11/2025	Printed		3672-ASD	U.S. BANK	CREDIT CARD PAYMENT	52.00
208556	12/11/2025	Printed		7768	UNITED SITE SERVICES	PORTABLE RESTROOM RENTAL	103.31
208557	12/11/2025	Printed		0480	VISTA PAINT	GRAFFITI SUPPLIES	420.74
208558	12/11/2025	Printed		7147	WEST COAST FIRE PROTECTION	SEMI-ANNUAL INSPECTION - CSD	365.00

Total Checks: 31

Checks Total (excluding void checks): 87,889.90

Total Payments: 31

Bank Total (excluding void checks): 87,889.90

Total Payments: 31

Grand Total (excluding void checks): 87,889.90

Council Meeting 1/05/2026

Details of US Bank Credit Card Charges & Petty Cash Expenses

Vendor# 3672- CCK

Date	Vendor	Description	Amount
10/24/2025	Hobby Lobby	Table decorations - Holiday Party 2025	209.57
10/27/2025	Amazon	Raffle numbers & batteries - Holiday Party 2025	44.73
10/29/2025	Positive Promotions	Lunch bags & containers - Holiday Party 2025	2,004.47
10/31/2025	Amazon	Candy & accessories - Holiday Party 2025	128.93
10/31/2025	Amazon	Candy & accessories - Holiday Party 2025	24.96
10/31/2025	Amazon	Accessories - Holiday Party 2025	23.19
11/3/2025	Amazon	Popcorn/candy - Holiday Party 2025	61.23
11/4/2025	Amazon	Balloons - Holiday Party 2025	8.83
11/6/2025	Corner Joint	Giftcards (5 @ \$20) - Holiday Party 2025	100.00
11/6/2025	Corner Joint	Giftcards (5 @ \$20) - Holiday Party 2025	100.00
11/6/2025	Amazon	Popcorn/candy - Holiday Party 2025	123.10
11/10/2025	Amazon	Golf balls- returned- wrong item - Holiday Party 2025	(24.30)
11/12/2025	Corner Burger	Giftcards (10 @ \$20) - Holiday Party 2025	200.00
11/14/2025	Westin Bonaventure Hotel	Parking fees - Y Palomo Conference - New Law & Election League of CA Cities	27.00
11/17/2025	Westin Bonaventure Hotel	Parking fees - Y Palomo Conference - New Law & Election League of CA Cities	27.00
11/21/2025	Subway	Giftcards (10 @ \$20) - Holiday Party 2025	200.00
11/21/2025	Panda Express	Giftcards (10 @ \$20) - Holiday Party 2025	200.00
11/24/2025	Wingstop	Giftcards (10 @ \$20) - Holiday Party 2025	200.00
11/24/2025	King of Wings	Giftcards (10 @ \$20) - Holiday Party 2025	200.00
Check Date 12/11/2025; Check# 208554			\$ 3,858.71

Vendor# 3672- ASD

Date	Vendor	Description	Amount
11/6/2025	Amazon.com	Gifts Cards - Lunch For Oral Board Raters - Csd Supervisor	50.00
11/24/2025	US Bank	Late Fee - Sep. 2025 Statement	2.00
Check Date 12/11/2025; Check# 208555			\$ 52.00

Petty Cash

*No petty cash replenishment during this period.



CITY OF LAWDALE

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: January 5, 2026
TO: Honorable Mayor and City Council
FROM: Dr. Sean M. Moore, City Manager
PREPARED BY: Vanesa Alvarez, Administrative Assistant
Yvette Palomo, Assistant City Clerk
SUBJECT: **Minutes of the Lawndale City Council Regular Meeting - December 15, 2025**

RECOMMENDATION

Staff recommends that the City Council approve the minutes.

Attachments

[Draft Minutes City Council Meeting 12-15-25](#)

ATTACHMENT A

DRAFT 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 SBHRT.

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.

Robert Pullen-Miles, Mayor

Erica Harbison, City Clerk
Approved: January 5, 2026



CITY OF LAWDALE

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: January 5, 2026
TO: Honorable Mayor and City Council
FROM: Sean M. Moore, City Manager
PREPARED BY: Vanesa Alvarez, Administrative Assistant
Yvette Palomo, Assistant City Clerk
SUBJECT: **Review of City Council Ad Hoc Subcommittees and Standing Committees**

BACKGROUND

The City Council currently has twelve (12) ad hoc subcommittees and three (3) standing committees. These temporary advisory committees serve either a limited purpose or a single purpose and are dissolved once the task or need for the committee is complete. Ad hoc subcommittees are composed of members to serve a limited or single purpose, do not have continuous meetings regarding a subject matter jurisdiction and are not subject to the Brown Act. A standing committee is subject to the Brown Act and composed of members totaling less than a quorum of the City Council. A standing committee may meet regularly to provide routine and regular recommendations fixed by a formal action.

On occasion, the City Council will create a new subcommittee and appoint or replace a member. These subcommittees are reviewed by the City Council on an annual basis to determine which subcommittees may be dissolved or modified, or to appoint a new member or reaffirm a current member.

STAFF REVIEW

At the meeting held on January 6, 2025, the City Council reviewed the current appointments list. The City Council made the following modifications:

Billboard Ad Hoc Subcommittee Appointed Councilmember Frank M. Talavera to replace Councilmember Rhonda Hofmann Gorman
Metro C Line (Green) Extension Ad Hoc Subcommittee Appointed Councilmember Frank M. Talavera to replace Mayor Pro Tem Sirley Cuevas.
Parking and Traffic Solutions Ad Hoc Subcommittee Appointed Councilmember Sirley Cuevas to replace Councilmember Rhonda Hofmann Gorman
Fireworks Ad Hoc Subcommittee Appointed Councilmember Frank M. Talavera to replace Councilmember Rhonda Hofmann Gorman and appointed Mayor Pro Tem Pat Kearney to replace Councilmember Bernadette Suarez
City/School Districts Standing Committee Appointed Councilmember Frank M. Talavera to replace Councilmember Rhonda Hofmann Gorman
Caltrans Maintenance Standing Committee Appointed Councilmember Frank M. Talavera to replace Councilmember Rhonda Hofmann Gorman

The City Council maintained the existing appointments for the remaining committees.

The following is a complete list of the committees and their current appointments:

<p>City/School District Park Maintenance and Joint Use Ad Hoc Subcommittee Councilmember Bernadette Suarez (Appointed January 17, 2023, reaffirmed January 16, 2024 and January 6, 2025) Mayor Pro Tem Sirley Cuevas (Appointed January 19, 2021, reaffirmed January 17, 2023, January 16, 2024, and January 6, 2025)</p>
<p>Fiscal Year 2025-26 Budget Ad Hoc Subcommittee (Fiscal Year will change to 2026-27) Councilmember Pat Kearney (Appointed January 19, 2021, reaffirmed January 17, 2023, January 16, 2024, and January 6, 2025) Councilmember Bernadette Suarez (Appointed January 16, 2024, reaffirmed January 6, 2025)</p>
<p>Billboard Ad Hoc Subcommittee Councilmember Pat Kearney (Appointed January 19, 2021, reaffirmed January 17, 2023, and January 16, 2024, and January 6, 2025) Councilmember Frank M. Talavera (Appointed January 6, 2025)</p>
<p>Metro C Line (Green) Extension Ad Hoc Subcommittee Mayor Robert Pullen-Miles (Appointed March 15, 2021, reaffirmed January 17, 2023, January 16, 2024 and January 6, 2025)) Councilmember Frank M. Talavera (Appointed January 6, 2025)</p>
<p>Teen Center Ad Hoc Subcommittee Mayor Robert Pullen-Miles (Appointed September 20, 2021, reaffirmed January 17, 2023, January 16, 2024, and January 6, 2025) Councilmember Bernadette Suarez (Appointed September 20, 2021, reaffirmed January 17, 2023, January 16, 2024, and January 6, 2025)</p>
<p>Parking and Traffic Solutions Ad Hoc Subcommittee Councilmember Pat Kearney (Appointed January 30, 2023, reaffirmed February 5, 2024, and January 6, 2025) Mayor Pro Tem Sirley Cuevas (Appointed January 5, 2025)</p>
<p>Business Revitalization Ad Hoc Subcommittee Mayor Robert Pullen-Miles (Appointed January 19, 2021, reaffirmed January 17, 2023, January 16, 2024, and January 6, 2025) Councilmember Bernadette Suarez (Appointed January 19, 2021, reaffirmed January 17, 2023, January 16, 2024, and January 6, 2025)</p>
<p>Local Travel Network Project Ad Hoc Subcommittee Councilmember Pat Kearney (Appointed June 3, 2024, reaffirmed January 6, 2025) Councilmember Bernadette Suarez (Appointed June 3, 2024, reaffirmed January 6, 2025)</p>
<p>Fireworks Ad Hoc Subcommittee Councilmember Pat Kearney (Appointed January 6, 2025) Councilmember Frank M. Talavera (Appointed January 6, 2025)</p>
<p>Software Technology Citywide Ad Hoc Subcommittee Councilmember Pat Kearney (Appointed February 3, 2025) Councilmember Bernadette Suarez (Appointed February 3, 2025)</p>
<p>Hispanic-American Contributions Festival Planning Ad Hoc Subcommittee Councilmember Pat Kearney (Appointed May 19, 2025) Councilmember Frank M. Talavera (Appointed May 19, 2025)</p>
<p>Independence Day Celebration Ad Hoc Subcommittee Mayor Pro Tem Sirley Cuevas (Appointed October 20, 2025) Councilmember Frank M. Talavera (Appointed October 20, 2025)</p>
<p>STANDING COMMITTEES</p>

City/School Districts Standing Committee

Councilmember Pat Kearney (Appointed January 19, 2021, Reaffirmed January 17, 2023, January 16, 2024, and January 6, 2025)

Councilmember Frank M. Talavera (Appointed January 6, 2025)

Caltrans Maintenance Standing Committee

Mayor Robert Pullen-Miles (Appointed September 20, 2021, Reaffirmed January 17, 2023, January 16, 2024, and January 6, 2025)

Councilmember Frank M. Talavera (Appointed January 6, 2025)

Homelessness Solutions Standing Committee

Councilmember Bernadette Suarez (November 15, 2021, Reaffirmed January 17, 2023, January 16, 2024, and January 6, 2025)

Mayor Pro Tem Sirley Cuevas (November 15, 2021, Reaffirmed January 17, 2023, January 16, 2024, and January 6, 2025)

Staff is seeking direction from City Council on which committees can be dissolved (if subject matter has been completed), which committees have outstanding tasks that have not yet been resolved and need further modifications in scope, and the appointment, replacement, or modification of committee members, if desired.

LEGAL REVIEW

The City Attorney has reviewed and approved this report.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends that the City Council review the current ad hoc subcommittee and standing committee appointments and direct staff on the modification, replacement, or continued appointment of members, if desired.



CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: January 5, 2026
TO: Honorable Mayor and City Council
FROM: Dr. Sean M. Moore, City Manager
PREPARED BY: Grace Huizar, Senior Management Analyst
SUBJECT: **Proposed Rate Increases for Solid Waste and Recycling Collection Services**

BACKGROUND

On August 19, 2019, the City awarded a seven-year franchise agreement to Consolidated Disposal Services, LLC (Republic Services) to provide citywide residential and commercial solid waste and recycling collection services. The agreement became effective on January 1, 2020, and will expire on December 31, 2026, at which time the City may exercise its option to extend the agreement for an additional 24 months.

Under the terms of the agreement, Republic Services may request an annual rate adjustment. This adjustment is based on the percentage change in the average annual Consumer Price Index (CPI) for Trash and Garbage Collection (CUUR0000SEHG02, U.S. City Average), as published by the U.S. Bureau of Labor Statistics for the 12-month period ending the previous June.

When the annual rate calculations show an increase, Proposition 218 (“The Right to Vote on Taxes Act of 1996”) governs how local governments may establish or increase fees. Proposition 218 (Prop 218) requires that solid waste collection fees charged to property owners cannot exceed the cost of providing the service. It also requires that written notice be provided to affected property owners, and in some cases, to tenants who are billed directly, before new or increased fees can be adopted.

Under Prop 218, proposed solid waste rate increases are subject to a “majority protest” process. If fifty percent plus one (50% + 1) of all affected parcels submit written protests or protest in person at the public hearing, the proposed rate increase cannot be approved.

The proposed increase would impact a total of 12,347 parcels within the City. To prevent adoption of the proposed rates, the City would need to receive 6,175 or more valid protests (50% + 1). If a majority protest is not received, the City Council may adopt the proposed rate increases, which would take effect on January 1, 2026.

Please note that some parcels may receive multiple notices, for example when there are multiple property owners or when both an owner and a tenant are solid waste customers. However, only one protest is counted per parcel. Additionally, any new or increased fee must be adopted by City Council through a formal Resolution.

STAFF REVIEW

On October 21, 2025, Republic Services submitted a request for a rate increase for calendar year 2026, as allowed under the franchise agreement. City staff reviewed the request, verified the rate adjustment formula, and confirmed the accuracy of the calculations. The requested increase is 4.5 percent. If approved, this increase would apply to all residential, commercial, and multi-family solid waste and recycling rates effective January 1, 2026.

The rate adjustment is calculated using the “average annual change” in the Consumer Price Index (CPI). The formula compares the average annual CPI for the 12 months ending in June of the current year to the average annual CPI for the 12 months ending in June of the previous year.

For the 2026 adjustment:

- The average annual CPI for the 12 months ending June 2024 (Old Index Value) was 604.31.
- The average annual CPI for the 12 months ending June 2025 (New Index Value) was 631.50.

This comparison results in a 4.5% increase to the rates.

In accordance with Prop 218, a Notice of Public Hearing and Right to File a Protest (Notice) regarding the proposed refuse collection rate increase for single-family and multi-family/commercial properties will be mailed to all property owners and ratepayers (see Attachment A). The City will use the most current Los Angeles County Assessor’s parcel roll to ensure each parcel owner receives a Notice by direct mail. The Notice will include the date and time of the Public Hearing, scheduled for March 2, 2026, at 6:30 p.m., as well as a Protest Ballot included in the mailer. Property owners and tenants may submit a written protest against the proposed rate increase at any time up until the close of the Public Hearing. Proposition 218 requires that Notices be sent by first-class mail at least 45 days before the public hearing to all parcels receiving the service for which the fee is charged.

If the City Council approves the proposed increase, the process will follow the timeline shown below:

January 7, 2026	Mail notice to all parcels.
January 16, 2026 – March 2, 2026	45 days requirement prior to public hearing.
March 2, 2026	Public Hearing and Protest Tabulation; Reading of Resolution, and potential Adoption of Resolution.
January 1, 2026	Rates become effective.

Residential Rates

For 2026, residential rates are proposed to increase by 4.5% overall. The chart below provides a comparison between the current 2025 rates and the proposed 2026 residential cart rates.

	2025	2026
Residential Rates		
35 gallon cart	\$27.37	\$28.60
65 gallon cart	\$32.54	\$34.00
95 gallon cart	\$37.70	\$39.40
Senior Discount Rate		
35 gallon cart	\$23.27	\$24.32
65 gallon cart	\$27.66	\$28.90
95 gallon cart	\$32.06	\$33.50

Commercial/Multi-Family Rates

For 2026, commercial and multi-family rates are also proposed to increase by 4.5% overall. The chart below compares the current 2025 rates and the proposed 2026 rates for a commonly used 3-yard bin.

Commercial/Multi-Family Rates

3 Yard Bin					
Pickups Per Week	1	2	3	4	5
2025 Rates	\$261.25	\$470.24	\$681.83	\$888.23	\$1,097.19
2026 Rates	\$273.01	\$491.40	\$712.51	\$928.20	\$1,146.56

Staff has reviewed the proposed 2026 solid waste collection rates for residential, multi-family, and commercial services and finds them to be consistent with the terms of the franchise agreement. The proposed rates are provided in Attachment B for review.

LEGAL REVIEW

The City Attorney has reviewed and approved the Proposition 218 Notice of Proposed Solid Waste Rate Increase and Protest Ballot.

FISCAL IMPACT

There is no fiscal impact with this item.

RECOMMENDATION

Staff recommends that the City Council approve the attached Proposition 218 Notice of Proposed Solid Waste Rate Increases and Protest Ballot and authorize staff to mail the Notice and Protest Ballot to all property owners and current solid waste service customers.

Attachments

[Attachment A - Notice of Public Hearing and Protest Ballot.pdf](#)

[Attachment B - Proposed 2026 Rates.pdf](#)

Attachment A



14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260
PHONE (310) 973-3200, FAX (310) 644-4556
www.lawndalecity.org

**NOTICE OF PUBLIC HEARING
AND RIGHT TO FILE A PROTEST
REGARDING PROPOSED INCREASE TO RESIDENTIAL AND COMMERCIAL
SOLID WASTE AND RECYCLING RATES**

Dear Property Owner, Business Owner, and Resident,

NOTICE IS HEREBY GIVEN that the Lawndale City Council will hold a public hearing to review proposed increases to Solid Waste and Recycling Collection Rates under the City's exclusive solid waste services franchise agreement with Republic Services, Inc. The proposed adjustments include an overall **4.5% rate increase** for residential and commercial services, scheduled to take effect on January 1, 2026. The purpose of the hearing is to receive feedback from ratepayers and consider approval of the new rates.

DATE: March 2, 2026
TIME: 6:30 p.m.
PLACE: Lawndale City Hall Council Chamber
14717 Burin Avenue
Lawndale, CA 90260

Republic Services provides all solid waste disposal services within the City. Residential and multi-family customers using carts are billed quarterly, while multi-family and commercial customers using bins receive monthly billing.

PUBLIC NOTICE AND PROPOSITION 218 MAJORITY PROTEST PROCESS

In 1996, California voters approved Proposition 218, which requires that fees considered "property-related," such as solid waste collection fees, undergo public notice, a formal hearing, and a majority protest procedure before increases may be approved.

As the property owner of record for a parcel in Lawndale, you are receiving this notice at least 45 days before the public hearing. You have the right to submit a written protest against the proposed rate changes. All members of the public may attend the hearing and offer comments. After considering all testimony and written protests, the City Council may adopt the new rates unless a majority of property owners submit valid written protests.

INFORMATION ABOUT THE CHARGES

A. Background:

The City provides refuse, recycling, and disposal services through an exclusive franchise agreement with Republic Services, approved on August 19, 2019. The proposed maximum rates for calendar year 2026 include residential services based on cart size, commercial services based on container size and collection frequency, and additional charges for special services. Detailed proposed rates are provided in Exhibit "A."

B. Basis for the Charges:

Refuse service rates were negotiated as part of the Franchise Agreement and reflect the maximum amounts Republic Services may charge. These rates cover labor, equipment, materials, supplies, supervision, and other resources required to perform contracted services.

Rates are updated annually using the method defined in the Franchise Agreement, which applies changes in the Consumer Price Index (Trash and Garbage Collection – CUUR0000SEHG02, U.S. City Average) for the 12-month period ending the prior December, along with franchise fees. For 2026, this formula results in a proposed **4.5% overall rate increase**.

C. Reason for the Charges:

The proposed rates cover the full cost of operating and managing the City's refuse, recycling, and organics programs as required by the Franchise Agreement and State law. The 4.5% adjustment reflects routine inflationary increases, higher costs associated with State-mandated organics diversion programs, compliance with recently enacted State regulations, and changes in recycling markets that affect processing and disposal costs.

D. Charge per Account:

Proposed residential and commercial rates for January 1, 2026 through December 31, 2026 are listed in Exhibit "A." These rates include a 4.5% increase and will appear on the first applicable billing cycle. Any applicable charges may be retroactively billed to January 1, 2026.

ABILITY TO PROTEST

Property owners in the City of Lawndale—and lessees or customers who pay the solid waste bill—may protest the proposed rate increases. Only one protest per parcel (identified by address or assessor parcel number) will be counted.

Written protests must:

1. Be received by the City Clerk before or during the public hearing on March 2, 2026. Protests received after the close of the hearing cannot be counted.
2. Include the parcel address or assessor parcel number.
3. Include the name and signature of the protestor

Protests must be submitted by mail or delivered in person. **Email protests will not be accepted.**

Submit protests to:

**CITY OF LAWNDALE
CITY CLERK'S DEPARTMENT
14717 BURIN AVENUE
LAWNDALE, CALIFORNIA 90260**

This protest hearing is being held in accordance with Article XIID of the California Constitution. The City Council will not implement the proposed rates and fees if a majority of affected residential or commercial parcels in the City's service area submit valid written protests.

For additional information, please contact the Public Works Department at (310) 973-3260 or visit 4722 Manhattan Beach Boulevard, Lawndale, California.

Please be advised that if you challenge this proposal in court, your arguments may be limited to only those issues raised at the public hearing or submitted in written correspondence to the City Clerk before or during the hearing.

If you do not wish to oppose the proposed rates, no action is required.

DATED: This December 16, 2025



Hrant Manuelian, Finance Director

PROPOSITION 218 PROTEST BALLOT

CITY OF LAWNSDALE PROPOSED 2026 SOLID WASTE SERVICE RATES

I, _____,
[insert name of person on solid waste bill or property owner] submit this protest ballot to oppose the proposed 2026 solid waste rate increase on behalf of the following property:

[insert address or parcel number of property receiving solid waste services. Only one written protest will be counted per parcel.]

[insert address or parcel number of additional property, if applicable]

[Republic Services account number]

Circle one below:

Single Family Property Owner

Multi-Family Property Owner

Commercial Property Owner

Signed,

[Signature here]

[Insert Date]

**SUBMIT PROTEST BALLOT TO:
CITY CLERK
ATTENTION: ERICA HARBISON
14717 BURIN AVENUE
LAWNSDALE, CA 90260**

Attachment B

City of Lawndale Refuse and Recycling Rates 2026

RESIDENTIAL MONTHLY RATES

Rates: January 1, 2026 to December 31, 2026

Standard Service

35-Gallon Cart - Standard Service	\$ 28.60
65-Gallon Cart - Standard Service	\$ 34.00
95-Gallon Cart - Standard Service	\$ 39.40
Additional Refuse Cart - above one	
35-Gallon Cart	\$ 6.14
65-Gallon Cart	\$ 9.23
95-Gallon Cart	\$ 12.31
Additional Recycling Cart - above two	
35-Gallon Cart	\$ 3.09
60-Gallon Cart	\$ 3.09
90-Gallon Cart	\$ 3.09
Additional Organics Materials Cart - above one	
35-Gallon Cart	\$ 3.09
65-Gallon Cart	\$ 3.09
95-Gallon Cart	\$ 3.09

Seniors (65 years of age and older whom are head of household)

35-Gallon Cart - Standard Service	\$ 24.32
65-Gallon Cart - Standard Service	\$ 28.90
95-Gallon Cart - Standard Service	\$ 33.50
Additional Refuse Cart - above one	
35-Gallon Cart	\$ 5.20
65-Gallon Cart	\$ 7.86
95-Gallon Cart	\$ 10.47
Additional Recycling Cart - above two	
35-Gallon Cart	\$ 2.62
60-Gallon Cart	\$ 2.62
90-Gallon Cart	\$ 2.62
Additional Organics Materials Cart - above one	
35-Gallon Cart	\$ 2.62
60-Gallon Cart	\$ 2.62
90-Gallon Cart	\$ 2.62

Additional Charges

Additional Overage Pickup - Per Pickup (in excess of 2 per year)	\$ 7.67
Single-Family: Bulky Item Pickup - Per Item (in excess of 6 pickups per year)	\$ 30.78
Multi-Family: Bulky Item Pickup - Per Item (in excess of 6 pickups per year)	\$ 30.78

RESIDENTIAL MONTHLY RATES (cont.)

Additional Charges

Cart Exchange - Per Request	\$ 23.05
Re-Start Fee (for service discontinued due to non-payment)	\$ 23.05
Contamination Fee	\$ 40.69
Landscaper Yard Waste Disposal - Rate per ton at American Waste Transfer Station	\$ 86.02

COMMERCIAL / MULTI-FAMILY MONTHLY REFUSE BIN RATES (INCLUDES RECYCLING AND ORGANICS)

Service

Rates: January 1, 2026 to December 31, 2026

96-gallon

1 day per week	\$ 125.18
2 days per week	\$ 225.32
3 days per week	\$ 326.73
4 days per week	\$ 425.65
5 days per week	\$ 525.77
6 days per week	\$ 630.90
Extra pickup	\$ 43.63

1 cubic yard

1 day per week	\$ 184.09
2 days per week	\$ 331.36
3 days per week	\$ 480.49
4 days per week	\$ 625.93
5 days per week	\$ 773.16
6 days per week	\$ 927.81
Extra pickup	\$ 55.27

1.5 cubic yard

1 day per week	\$ 196.16
2 days per week	\$ 353.01
3 days per week	\$ 511.87
4 days per week	\$ 666.76
5 days per week	\$ 823.73
6 days per week	\$ 988.42
Extra pickup	\$ 57.45

2 cubic yard

1 day per week	\$ 230.11
2 days per week	\$ 414.22
3 days per week	\$ 600.60
4 days per week	\$ 782.35
5 days per week	\$ 966.45
6 days per week	\$1,159.77
Extra pickup	\$ 59.62

3 cubic yard

1 day per week	\$ 273.01
2 days per week	\$ 491.40
3 days per week	\$ 712.51
4 days per week	\$ 928.20
5 days per week	\$1,146.56
6 days per week	\$ 1,375.89
Extra pickup	\$ 64.01

3 cubic yard with compactor

1 day per week	\$ 549.10
2 days per week	\$ 988.42
3 days per week	\$ 1,433.23
4 days per week	\$ 1,867.05
5 days per week	\$ 2,306.36
6 days per week	\$ 2,767.68
Extra pickup	\$ 99.28

COMMERCIAL/MULTI-FAMILY MONTHLY REFUSE BIN RATES (INCLUDES RECYCLING & ORGANICS)**Service**

Rates: January 1, 2026 to December 31, 2026

4 cubic yard

1 day per week	\$ 338.87
2 days per week	\$ 609.99
3 days per week	\$ 884.51
4 days per week	\$1,152.23
5 days per week	\$ 1,423.32
6 days per week	\$ 1,707.99
Extra pickup	\$ 68.35

4 cubic yard with compactor

1 day per week	\$ 627.57
2 days per week	\$1,129.65
3 days per week	\$ 1,637.97
4 days per week	\$ 2,133.74
5 days per week	\$ 2,635.83
6 days per week	\$ 3,162.97
Extra pickup	\$ 112.37

6 cubic yard

1 day per week	\$ 382.81
2 days per week	\$ 689.05
3 days per week	\$ 999.13
4 days per week	\$ 1,301.60
5 days per week	\$ 1,607.85
6 days per week	\$ 1,929.39
Extra pickup	\$ 77.12

TEMPORARY BIN MONTHLY CHARGES (INCLUDING DISPOSAL AND DELIVERY)

Service	Rates: January 1, 2026 to December 31, 2026
3 cubic yard temporary bin - first empty	\$ 341.92
3 cubic yard temporary bin - add'l empties	\$ 273.01

ROLL-OFF BOX MONTHLY CHARGES

Service	Rates: January 1, 2026 to December 31, 2026
Standard Roll-Off Box - Rate per pull (including container rental and disposal)	
Refuse-Any Size	\$ 685.68
Recycling	\$ 654.47
Low Boy	\$ 685.68
Compactor Roll-Off Box - Rate per pull (excluding compactor rental)	
Refuse - Any Size	1028.52
Use in Excess of 7 days (per day charge)	\$ 14.55
Overweight charge (per ton over 10 tons)	Additional 50% Above Actual Disposal Rate
Roll-off box cleaning (above one per year)	\$ 145.46
Redelivery/return trip fee	\$ 72.75

OTHER BIN SERVICE RATES - PER MONTH

Service	Rates: January 1, 2026 to December 31, 2026
Locking bin service - per bin	
1 day per week	\$ 14.26
2 days per week	\$ 28.61
3 days per week	\$ 42.93
4 days per week	\$ 57.18
5 days per week	\$ 71.52
6 days per week	\$ 85.84

ADDITIONAL SERVICE CHARGES - RATE PER SERVICE

Service	Rates: January 1, 2026 to December 31, 2026
Bin cleaning	\$ 67.88
Bin overage fee (following one written warning)	\$ 52.78
Return trip fee	\$ 52.78
Special cleanup events - Above 96 1-hr events/yr	\$ 211.05
Emergency service rates	\$ 243.17
Commercial re-start fee	\$ 23.05
Insufficient funds fee for returned checks	\$ 46.35
Commercial bulky item fee	\$ 30.78
Commercial cart customer contamination fee	\$ 40.69
Commercial bin customer organics contamination fee	\$ 93.14
Commercial bin customer recyclables contamination fee	\$ 67.81



CITY OF LAWDALE

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: January 5, 2026
TO: Honorable Mayor and City Council
FROM: Michael Reyes, Acting City Manager
PREPARED BY: Nabi Sidiqi, Assistant Engineer
SUBJECT: **Appropriate Funding for the Public Works and City Hall Facility Needs Project**

BACKGROUND

In May 2024, the City Council awarded the Public Works and City Hall Facility Needs Project to Developers General Contracting, Inc. to perform the Public Works and City Hall facilities upgrades in the amount of \$2,720,000.09 with an approved contingency amount of \$272,000.01 for a total project cost of \$2,992,000.10.

The Public Works and City Hall Facility Needs Project began construction in June 2024. Due to the requirements of the American Rescue Plan Act (ARPA) funding source, the City must expend the allocated funds before the expiration date of December 31, 2026 to avoid forfeiture. As a result, the City authorized additional work outside the original project scope to address several City Hall facility deficiencies. Some of the additional work included emergency plumbing repairs in the restrooms due to a collapsed pipe, as well as an emergency replacement of the broken sliding lobby door.

To cover the cost of the additional work, including the emergency work, an appropriation of \$50,421.29 from the ARPA funds is required for the existing Public Works and City Hall Facility Needs Project contract. This additional work brings the total cost of the project to \$3,042,421.39.

STAFF REVIEW

The Public Works Department is requesting an appropriation of \$50,421.29 for the Public Works and City Hall Facility Needs Project to cover additional work addressing City Hall deficiencies, and emergency work and repairs. The City of Lawndale Purchasing Policy allows for the City Manager to allocate funds of up to \$50,000 in the event of an emergency. In this case the restrooms used by staff were damaged and emergency plumbing repairs were required to prevent harm to City facilities or personnel making the repairs necessary and in full compliance with the Purchasing Ordinance. Additionally, the Purchasing Policy allows for a cap of \$50,000, however the actual additional costs were \$50,421.29, and for this reason staff is requesting an exemption to the Purchasing Policy be granted.

LEGAL REVIEW

The City Attorney has reviewed the Staff Report and Fourth Amendment and approved as to form.

FISCAL IMPACT

The FY 2024-25 budget includes ARPA funding for this project in the amount of \$2,992,000.10. Additional work authorized by the City to address deficiencies, including emergency work and repairs were not budgeted. A breakdown of the project cost and funding source is as follows:

Available Funding Sources:

ARPA funds are available to cover these costs and would require a budget amendment from account 285-310-700.299 for \$50,421.29.

RECOMMENDATION

Staff recommends that the City Council

1. Authorize the appropriation of funds in the amount of \$50,421.29 for the final repairs to the Public Works and City Hall Facility Needs Project; and
2. Approve the Fourth Amendment with Developers General Contracting, Inc. to increase it by \$50,421.29.

ATTACHMENTS

1. Fourth Amendment to Developers General Contracting, Inc. Agreement
2. Original Agreement for the Public Works & City Hall Facility Needs Project

Attachments

[20251223 ATTACHMENT 1 - Fourth Amendment to Developers General Contracting, Inc.pdf](#)

[ATTACHMENT 2 - Original Agreement Remodel.pdf](#)

ATTACHMENT 1

FOURTH AMENDMENT TO CONTRACT SERVICES AGREEMENT FOR PUBLIC WORKS & CITY HALL FACILITY NEEDS PROJECT

This FOURTH AMENDMENT TO CONTRACT SERVICES AGREEMENT (the "Fourth Amendment") is made and entered into this 5th day of January, 2026, by and between the CITY OF LAWDALE, a municipal corporation (herein "City") and Developers General Contracting, Inc., a California corporation (herein "Contractor").

RECITALS

WHEREAS, City and Contractor entered into that certain Agreement entitled "Contract Services Agreement for Public Works & City Hall Facility Needs Project" (the "Agreement") on or about April 6, 2024; and

WHEREAS, it is the desire of the City and the Contractor to amend the Agreement as set forth in this Fourth Amendment.

AMENDMENT

NOW, THEREFORE, it is hereby agreed that the Agreement is amended as follows:

1. SECTION 2.1. of the agreement (Contract Sum) is amended to increase the contract sum by Fifty Thousand Four Hundred Twenty-One dollars and Twenty-Nine cents (\$50,421.29). The total contract sum will increase from Two Million Nine Hundred Ninety-Two Thousand dollars and Ten cents (\$2,992,000.10) to Three Million Forty-Two Thousand Four Hundred Twenty-One dollars and Thirty-Nine cents (\$3,042,421.39).

MISCELLANEOUS PROVISIONS

1. Other Terms Unchanged. Subject to the foregoing amendments, the remainder of the terms in the Agreement will remain the same and are hereby ratified.
2. Authority to Execute. Each party represents and warrants that all necessary action has been taken by such party to authorize the undersigned to execute this Fourth Amendment and to bind the parties to the performance of its obligations.
3. Counterparts, Facsimile or other Electronic Signatures. This Fourth Amendment may be executed in several counterparts, each of which will be deemed an original, and all of which, when taken together, constitute one and the same instrument. The Fourth Amendment will be considered executed when the signature of a party is delivered by facsimile or other electronic transmission. Such facsimile or other electronic signature will have the same effect as an original signature.
4. Severability. If any term, condition or covenant of this Fourth Amendment is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining

provisions of this Fourth Amendment will not be affected and the Fourth Amendment will be read and construed without the invalid, void or unenforceable provision.

IN WITNESS WHEREOF, the parties have executed and entered into this Amendment as of the date first written above.

**CITY:
CITY OF LAWNSDALE,
A MUNICIPAL CORPORATION**

Robert Pullen-Miles, Mayor

ATTEST:

Erica Harbison, City Clerk

APPROVED AS TO FORM:
Burke, Williams & Sorensen, LLP

Gregory M. Murphy, City Attorney

CONTRACTOR:
Developers General Contracting, Inc.
A California Corporation

By: _____
Abdul Khalil Mohtasebzada
President

By: _____
Abdul Khalil Mohtasebzada
Secretary

Address: 10 Hughes Unit A203,
Irvine, CA 92618

ATTACHMENT 2

CITY OF LAWNSDALE

CONTRACT SERVICES AGREEMENT FOR

PUBLIC WORKS & CITY HALL FACILITY NEEDS PROJECT

This Contract Services Agreement ("Agreement") is made and entered into this 6th day of April, 2023, by and between the City of Lawnsdale, a municipal corporation ("City"), and Developers General Contracting LLC ("Contractor"). The term Contractor includes professionals performing in a consulting capacity or contractors performing contract services. The parties hereto agree as follows:

1.0 SERVICES OF CONTRACTOR

1.1 Scope of Services. In compliance with all terms and conditions of this Agreement, Contractor shall provide the work and services specified in the "Scope of Services" attached hereto as *Exhibit "A"* and incorporated herein by this reference. Contractor warrants that all work or services set forth in the Scope of Services will be performed in a competent, professional and satisfactory manner.

1.2 Contractor's Proposal. The Scope of Services shall include the Contractor's proposal or bid which shall be incorporated herein by this reference as though fully set forth herein. In the event of any inconsistency between the terms of such proposal and this Agreement, the terms of this Agreement shall govern.

1.3 Compliance with Law. All work and services rendered hereunder shall be provided in accordance with all ordinances, resolutions, statutes, rules, and regulations of the City and any Federal, State or local governmental agency having jurisdiction.

1.4 Licenses, Permits, Fees and Assessments. Contractor shall obtain at its sole cost and expense, such licenses, permits and approvals as may be required by law for the performance of the services required by this Agreement. Contractor shall have the sole obligation to pay for any fees, assessments, taxes, including applicable penalties and interest, which may be imposed by law and arise from or are necessary for the Contractor's performance of the services required by this Agreement; and shall indemnify, defend and hold harmless City against any claim for such fees, assessments, taxes, penalties or interest levied, assessed or imposed against City hereunder.

1.5 Familiarity with Work. By executing this Agreement, Contractor warrants that Contractor (a) has thoroughly investigated and considered the scope of services to be performed, (b) has carefully considered how the work and services should be performed, and (c) fully understands the facilities, difficulties and restrictions attending performance of the services under this Agreement.

1.6 Additional Services. City shall have the right at any time during the performance of the services, without invalidating this Agreement, to order extra work beyond that specified in the Scope of Services or make changes by altering, adding to or deducting from said work. No such

extra work may be undertaken unless a written order is first given by the Contract Officer to the Contractor, incorporating therein any adjustment in (i) the Contract Sum, and/or (ii) the time to perform this Agreement, which said adjustments are subject to the written approval of the Contractor. Any increase in compensation of up to five percent (5%) of the Contract Sum or \$25,000, whichever is less, may be approved by the Contract Officer. Any greater increases, taken either separately or cumulatively, must be approved by the City Council. It is expressly understood by Contractor that the provisions of this Section shall not apply to services specifically set forth in the Scope of Services or reasonably contemplated therein. Contractor hereby acknowledges that it accepts the risk that the services to be provided pursuant to the Scope of Services may be more costly or time consuming than Contractor anticipates and that Contractor shall not be entitled to additional compensation, therefore.

1.7 Special Requirements. Additional terms and conditions of this Agreement, if any, which are made a part hereof are set forth in the "Special Requirements" attached hereto as *Exhibit "B"* and incorporated herein by this reference. In the event of a conflict between the provisions of *Exhibit "B"* and any other provisions of this Agreement, the provisions of *Exhibit "B"* shall govern.

1.8 Environmental Laws. Contractor shall comply with all applicable environmental laws, ordinances, codes and regulations of Federal, State, and local governments. Contractor shall also comply with all applicable mandatory standards and policies relating to energy efficiency.

2.0 COMPENSATION

2.1 Contract Sum. For the services rendered pursuant to this Agreement, Contractor shall be compensated in accordance with the "Schedule of Compensation" attached hereto as *Exhibit "C"* and incorporated herein by this reference, but not exceeding the maximum contract amount of **Two Million Seven Hundred Twenty Thousand and Nine Cents (\$2,720,000.09)** ("Contract Sum"), except as provided in Section 1.6. The method of compensation may include: (i) a lump sum payment upon completion, (ii) payment in accordance with the percentage of completion of the services, (iii) payment for time and materials based upon the Contractor's rates as specified in the Schedule of Compensation, but not exceeding the Contract Sum or (iv) such other methods as may be specified in the Schedule of Compensation. Compensation may include reimbursement for actual and necessary expenditures approved by the Contract Officer in advance if specified in the Schedule of Compensation. The Contract Sum shall include the attendance of Contractor at all project meetings reasonably deemed necessary by the City.

Contractor agrees that if Contractor becomes aware of any facts, circumstances, techniques, or events that may or will materially increase or decrease the cost of the work or services or, if Contractor is providing design services, the cost of the project being designed, Contractor shall promptly notify the Contract Officer of said fact, circumstance, technique or event and the estimated increased or decreased cost related thereto and, if Contractor is providing design services, the estimated increased or decreased cost estimate for the project being designed.

2.2 Method of Payment. Unless some other method of payment is specified in the Schedule of Compensation, in any month in which Contractor wishes to receive payment, no later than the

first (1st) working day of such month, Contractor shall submit to the City, in a form approved by the City's Director of Finance, an invoice for services rendered prior to the date of the invoice. Except as provided in Section 7.2, City shall pay Contractor for all expenses stated thereon which are approved by City pursuant to this Agreement generally within thirty (30) days, and no later than forty-five (45) days, from the submission of an invoice in an approved form.

2.3 Availability of Funds. It is mutually understood between the parties that this Agreement is valid and enforceable only if sufficient funds are made available by the City Council of the City for the purposes of this Agreement. The availability of funding is affected by matters outside the City's control, including other governmental entities. Accordingly, the City has the option to void the whole Agreement or to amend the Agreement to reflect unanticipated reduction in funding for any reason.

3.0 PERFORMANCE SCHEDULE

3.1 Time of Essence. Time is of the essence in the performance of this Agreement.

3.2 Schedule of Performance. Contractor shall commence the services pursuant to this Agreement upon receipt of a written notice to proceed and shall perform all services within the time period(s) established in the "Schedule of Performance" attached hereto as *Exhibit "D"*, if any, and incorporated herein by this reference. When requested by the Contractor, extensions to the time period(s) specified in the Schedule of Performance may be approved in writing by the Contract Officer but not exceeding One Hundred Eighty (180) days cumulatively.

3.3 Force Majeure. The time period(s) specified in the Schedule of Performance for performance of the services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the Contractor, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including the City, if the Contractor shall, within ten (10) days of the commencement of such delay, notify the Contract Officer in writing of the causes of the delay. The Contract Officer shall ascertain the facts and the extent of delay and extend the time for performing the services for the period of the enforced delay when and if, in the judgment of the Contract Officer, such delay is justified. The Contract Officer's determination shall be final and conclusive upon the parties to this Agreement. In no event shall Contractor be entitled to recover damages against the City for any delay in the performance of this Agreement, however caused; Contractor's sole remedy being extension of the Agreement pursuant to this Section.

3.4 Term. Unless earlier terminated in accordance with Section 7.4 below, this Agreement shall continue in full force and effect until completion of the services no later than November 30, 2024.

4.0 COORDINATION OF WORK

4.1 Representative of Contractor. Abdul Khalil Mohtasebzada is hereby designated as being the representative of Contractor authorized to act on its behalf with respect to the work or services specified herein and to make all decisions in connection therewith.

It is expressly understood that the experience, knowledge, capability and reputation of the representative was a substantial inducement for City to enter into this Agreement. Therefore, the representative shall be responsible during the term of this Agreement for directing all activities of Contractor and devoting sufficient time to personally supervise the services hereunder. For purposes of this Agreement, the representative may not be replaced, nor may his responsibilities be substantially reduced by Contractor without the express written approval of City.

4.2 Contract Officer. The City's City Manager is hereby designated as the representative of the City authorized to act in its behalf with respect to the work and services and to make all decisions in connection therewith ("Contract Officer"). It shall be the Contractor's responsibility to assure that the Contract Officer is kept informed of the progress of the performance of the services and the Contractor shall refer any decisions which must be made by City to the Contract Officer. The City may designate another Contract Officer by providing written notice to Contractor.

4.3 Prohibition Against Subcontracting or Assignment. The experience, knowledge, capability and reputation of Contractor, its principals and employees were a substantial inducement for the City to enter into this Agreement. Therefore, Contractor shall not contract with any other entity to perform in whole or in part the services required hereunder without the express written approval of the City. In addition, neither this Agreement nor any interest herein may be transferred or assigned without the prior written approval of City. Transfers restricted hereunder shall include the transfer to any person or group of persons acting in concert of more than twenty five percent (25%) of the present ownership and/or control of Contractor taking all transfers into account on a cumulative basis. A prohibited transfer or assignment shall be void. No approved transfer shall release the Contractor or any surety of Contractor of any liability hereunder without the express consent of City.

4.4 Independent Contractor. Neither the City nor any of its employees shall have any control over the manner or means by which Contractor, its agents or employees, perform the services required herein, except as otherwise set forth herein. Contractor shall perform all services required herein as an independent contractor of City and shall remain under only such obligations as are consistent with that role. Contractor shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City. City shall not in any way or for any purpose become or be deemed to be a partner of Contractor in its business or otherwise or a joint venturer or a member of any joint enterprise with Contractor.

5.0 INSURANCE AND INDEMNIFICATION

5.1 Insurance. Contractor shall procure and maintain, at its sole cost and expense, in a form and content satisfactory to City, during the entire term of this Agreement including any extension thereof, the following policies of insurance:

(a) Commercial General Liability Insurance. A policy of commercial general liability insurance using Insurance Services Office "Commercial General Liability" policy form CG 00 01, with an edition date prior to 2004, or the exact equivalent. Coverage for an additional insured shall not be limited to its vicarious liability. Defense costs must be paid in addition to limits. Limits shall be no less than \$2,000,000 per occurrence for all covered losses and no less than \$2,000,000 general aggregate.

(b) Workers' Compensation Insurance. A policy of workers' compensation insurance on a state-approved policy form providing statutory benefits as required by law with employer's liability limits no less than \$1,000,000 per accident for all covered losses.

(c) Automotive Insurance. A policy of comprehensive automobile liability insurance written on a per occurrence basis in an amount not less than \$1,000,000.00 per accident, combined single limit. Said policy shall include coverage for owned, non owned, leased and hired cars.

(d) Professional Liability or Error and Omissions Insurance. A policy of _____ insurance in an amount not less than \$1,000,000.00 per claim with respect to loss arising from the actions of Contractor performing professional services hereunder on behalf of the City.

All of the above policies of insurance shall be primary insurance. The general liability policy shall name the City, its officers, employees and agents ("City Parties") as additional insureds and shall waive all rights of subrogation and contribution it may have against the City and the City's Parties and their respective insurers. Moreover, the insurance policy must specify that where the primary insured does not satisfy the self-insured retention, any additional insured may satisfy the self-insured retention. All of said policies of insurance shall also provide that said insurance may not be cancelled without providing ten (10) days prior written notice by registered mail to the City. In the event any of said policies of insurance are cancelled or amended, Contractor shall, prior to the cancellation or amendment date, submit new evidence of insurance in conformance with this Section 5.1 to the Contract Officer. No work or services under this Agreement shall commence until Contractor has provided City with Certificates of Insurance or appropriate insurance binders evidencing the above insurance coverages and said Certificates of Insurance or binders are approved by City.

Contractor agrees that the provisions of this Section 5.1 shall not be construed as limiting in any way the extent to which Contractor may be held responsible for the payment of damages to any persons or property resulting from Contractor's activities or the activities of any person or persons for which Contractor is otherwise responsible.

The insurance required by this Agreement shall be satisfactory only if issued by companies qualified to do business in California, rated "A" or better in the most recent edition of Best Rating Guide or The Key Rating Guide, and only if they are of a financial category Class VII or better, unless such requirements are waived by the Risk Manager of the City due to unique circumstances.

In the event that the Contractor is authorized to subcontract any portion of the work or services provided pursuant to this Agreement, the contract between the Contractor and such subcontractor shall require the subcontractor to maintain the same policies of insurance that the Contractor is required to maintain pursuant to this Section 5.1.

5.2 Indemnification.

(a) Indemnity for Professional Liability. When the law establishes a professional standard of care for Contractor's services, to the fullest extent permitted by law, Contractor shall indemnify, defend and hold harmless City and the City's Parties from and against any and all losses, liabilities, damages, costs and expenses, including attorneys' fees and costs to the extent same are caused in whole or in part by any negligent or wrongful act, error or omission of Contractor, its officers, agents, employees of subcontractors (or any entity or individual for which Contractor shall bear legal liability) in the performance of professional services under this Agreement.

(b) Indemnity for Other Than Professional Liability. Other than in the performance of professional services and to the full extent permitted by law, Contractor shall indemnify, defend and hold harmless City and City's Parties from and against any liability (including liability for claims, suits, actions, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorneys' fees and costs, court costs, defense costs and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Contractor or by any individual or entity for which Contractor is legally liable, including but not limited to officers, agents, employees or subcontractors of Contractor.

6.0 RECORDS AND REPORTS

6.1 Reports. Contractor shall periodically prepare and submit to the Contract Officer such reports concerning the performance of the services required by this Agreement as the Contract Officer shall require.

6.2 Records. Contractor shall keep, and require subcontractors to keep, such books and records as shall be necessary to perform the services required by this Agreement and enable the Contract Officer to evaluate the performance of such services. The Contract Officer shall have full and free access to such books and records at all times during normal business hours of City, including the right to inspect, copy, audit and make records and transcripts from such records. Such records shall be maintained for a period of three (3) years following completion of the services hereunder, and the City shall have access to such records in the event any audit is required.

6.3 Ownership of Documents. All drawings, specifications, reports, records, documents and other materials prepared by Contractor, its employees, subcontractors and agents in the performance of this Agreement shall be the property of City and shall be delivered to City upon request of the Contract Officer or upon the termination of this Agreement and Contractor shall have no claim for further employment or additional compensation as a result of the exercise by City of its full rights of ownership of such documents and materials. Contractor may retain copies of such documents for its own use and Contractor shall have an unrestricted right to use the concepts embodied therein. Any use of such completed documents by City for other projects and/or use of uncompleted documents without specific written authorization by the Contractor will be at the City's sole risk and without liability to Contractor and the City shall indemnify the Contractor for all damages resulting therefrom. All subcontractors shall provide for assignment to City of any documents or materials prepared by them, and in the event Contractor fails to secure such assignment, Contractor shall indemnify City for all damages resulting therefrom.

7.0 ENFORCEMENT OF AGREEMENT

7.1 California Law. This Agreement shall be construed and interpreted both as to validity and to performance of the parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Los Angeles, State of California, or any other appropriate court in such county, and Contractor agrees to submit to the personal jurisdiction of such court in the event of such action.

7.2 Retention of Funds. Contractor hereby authorizes City to deduct from any amount payable to Contractor (whether or not arising out of this Agreement) (i) any amounts the payment of which may be in dispute hereunder or which are necessary to compensate City for any losses, costs, liabilities, or damages suffered by City, and (ii) all amounts for which City may be liable to third parties, by reason of Contractor's acts or omissions in performing or failing to perform Contractor's obligation under this Agreement. In the event that any claim is made by a third party, the amount or validity of which is disputed by Contractor, City may withhold from any payment due, without liability for interest because of such withholding, an amount sufficient to cover such claim. The failure of City to exercise such right to deduct or to withhold shall not, however, affect the obligations of the Contractor to insure, indemnify, and protect City as elsewhere provided herein.

7.3 Waiver. No delay or omission in the exercise of any right or remedy by a nondefaulting party on any default shall impair such right or remedy or be construed as a waiver. A party's consent to or approval of any act by the other party requiring the party's consent or approval shall not be deemed to waive or render unnecessary the other party's consent to or approval of any subsequent act. Any waiver by either party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

7.4 Termination Prior to Expiration of Term. Either party may terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to the other party. Upon receipt of any notice of termination, Contractor shall immediately cease all work or services

hereunder except such as may be specifically approved by the Contract Officer. Contractor shall be entitled to compensation for the reasonable value of the work product actually produced prior to the effective date of the notice of termination and for any services authorized by the Contract Officer thereafter in accordance with the Schedule of Compensation and City shall be entitled to reimbursement for any compensation paid in excess of the services rendered.

7.5 Completion of Work After Termination for Default of Contractor. If termination is due to the failure of the Contractor to fulfill its obligations under this Agreement, City may, after compliance with the provisions of Section 7.2, take over the work and prosecute the same to completion by contract or otherwise, and the Contractor shall be liable to the extent that the total cost for completion of the services required hereunder exceeds the compensation herein stipulated (provided that the City shall use reasonable efforts to mitigate such damages), and City may withhold any payments to the Contractor for the purpose of set-off or partial payment of the amounts owed the City as previously stated.

7.6 Attorneys' Fees. If either party to this Agreement is required to initiate or defend or made a party to any action or proceeding in any way connected with this Agreement, the prevailing party in such action or proceeding, in addition to any other relief which may be granted, shall be entitled to reasonable attorneys' fees, whether or not the matter proceeds to judgment, and to all other reasonable costs for investigating such action, taking depositions and discovery, including all other necessary costs the court allows which are incurred in such litigation.

8.0 CITY OFFICERS AND EMPLOYEES: NON-DISCRIMINATION

8.1 Non-liability of City Officers and Employees. No officer or employee of the City shall be personally liable to the Contractor, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Contractor or to its successor, or for breach of any obligation of the terms of this Agreement.

8.2 Conflict of Interest; City. No officer or employee of the City shall have any financial interest in this Agreement nor shall any such officer or employee participate in any decision relating to the Agreement which affects his financial interest or the financial interest of any corporation, partnership or association in which he is interested, in violation of any State statute or regulation.

8.3 Conflict of Interest; Contractor. Contractor warrants that it has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement. Contractor shall comply with all conflict of interest laws and regulations including, without limitation, City's Conflict of Interest Code which is on file in the City Clerk's office. Accordingly, should the City Manager determine that Contractor will be performing a specialized or general service for the City and there is substantial likelihood that the Contractor's work product will be presented, either written or orally, for the purpose of influencing a governmental decision, the Contractor and its officers, agents or employees, as applicable, shall be subject to the City's Conflict of Interest Code.

8.4 Covenant Against Discrimination. Contractor covenants that, by and for itself, its executors, assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the performance of this Agreement. Contractor shall take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to their race, color, creed, religion, sex, marital status, national origin or ancestry.

9.0 MISCELLANEOUS PROVISIONS

9.1 Notice. Any notice or other communication either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by prepaid, first-class mail, in the case of the City, to the City Manager and to the attention of the Contract Officer, City of Lawndale, 14717 Burin Avenue, Lawndale, California 90260, and in the case of the Contractor, to the person at the address designated on the execution page of this Agreement. Either party may change its address by notifying the other party of the change of address in writing. Notice shall be deemed communicated at the time personally delivered or in seventy-two (72) hours from the time of mailing if mailed as provided in this Section.

9.2 Interpretation. The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

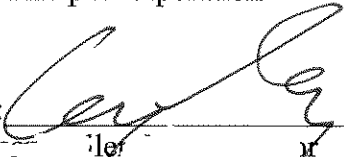
9.3 Integration; Amendment. It is understood that there are no oral agreements between the parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations, agreements and understandings, if any, between the parties, and none shall be used to interpret this Agreement. This Agreement may be amended at any time by an instrument in writing signed by both parties.

9.4 Severability. Should a portion of this Agreement be declared invalid or unenforceable by a judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining portions of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the parties unless the invalid provision is so material that its invalidity deprives either party of the basic benefit of their bargain or renders this Agreement meaningless.

9.5 Corporate Authority. The persons executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which said party is bound.

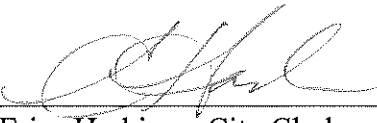
IN WITNESS WHEREOF, the parties have executed and entered into this Agreement as of the date first written above.

CITY:
CITY OF LAWNSDALE,
a municipal corporation

By: 

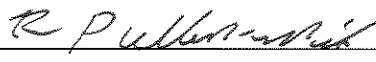
Greg M. Murphy, City Attorney

ATTEST:




Erica Harbison, City Clerk

APPROVED AS TO FORM:
Burke Williams & Sorensen, LLP




Robert Pullen-Miles, Mayor

CONTRACTOR:
Developers General Contracting LLC
a [California corporation]

By: 

Name: Abdul Khalil Mohtasebzada
Title: President

By: 

Name: Abdul Khalil Mohtasebzada
Title: Secretary

Address: 2102 Business Center Dr.,
Irvine, CA 92612



CITY OF LAWDALE

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: January 5, 2026
TO: Honorable Mayor and City Council
FROM: Dr. Sean M. Moore, City Manager
PREPARED BY: Vanesa Alvarez, Administrative Assistant
SUBJECT: **Report of Attendance at Meetings**

No supporting documentation was forwarded to the City Clerk Department for this item.



CITY OF LAWDALE

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: January 5, 2026
TO: Honorable Mayor and City Council
FROM: Dr. Sean M. Moore, City Manager
PREPARED BY: Vanesa Alvarez, Administrative Assistant
Yvette Palomo, Assistant City Clerk
SUBJECT: **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.



CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: January 5, 2026
TO: Honorable Mayor and City Council
FROM: Dr. Sean M. Moore, City Manager
PREPARED BY: Vanesa Alvarez, Administrative Assistant
Yvette Palomo, Assistant City Clerk
SUBJECT: **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.