CITY OF LAWNDALE
AGENDA OF THE LAWNDALE
CITY COUNCIL REGULAR MEETING

Monday, October 19, 2026, 6:30 PM
Council Chambers
14717 Burin Ave
Lawndale, CA 90260

How to Participate in the Meeting:
Any person who wishes to address the City Council regarding an agenda item or any matter within the City Council's subject matter jurisdiction, whether participating in person or remotely, is invited, but is not required, to complete a Public Meeting Speaker Card and submit it to the City Clerk prior to the oral communications portion of the meeting. Individuals participating remotely may submit a completed speaker card by email to cityclerk@lawndale.ca.gov. A speaker card is provided solely to help ensure the speaker's name is accurately reflected in the meeting minutes and, if necessary, to provide contact information for staff follow-up.

How to Attend the Meeting:
Members of the public may attend the meeting in person or remotely using the Zoom meeting information provided on this agenda.

Members of the public may observe the meeting live on YouTube “Lawndale CityTV”, the CityTV Website Channel 3, and Lawndale Community TV (Spectrum Channel 22 & Frontier Channel 29).

Remote Participation via Zoom	
Join from PC, Mac, iPad, or Android: *(You may click on the link below to join)* https://us06web.zoom.us/j/83482519564 pwd=jFZSJCGd479bYvbv8DIPoB1W7Ia4qY.1 Meeting ID: 834 8251 9564 Passcode: 052113 To request to speak: 1. Click the "**Raise Hand**" button in the **React** menu when the Mayor opens the public comment period. 2. Please wait for City staff to call on you before speaking. You may choose to state your name before providing your comments. Attendees will be muted until the public participation period is opened.	Join via One tap mobile: +16694449171,,83482519564#,,,,*052113# US +16699006833,,83482519564#,,,,*052113# US Meeting ID: 834 8251 9564 Passcode: 052113 Or Dial 1-669-444-9171 from your telephone To request to speak: 1. Dial *9 on your phone after the Mayor opens public comment. 2. When prompted press *6 to unmute your line and begin speaking. You may choose to state your name before providing your comments. Attendees will be muted until the public participation period is opened.

Copies of this agenda are available prior to the meeting in the Lawndale City Hall foyer or on the City website. Interested parties may contact the City Clerk’s Department at (310) 973-3213 for clarification regarding any individual agenda item.”

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. PRESENTATIONS

3. **Legislative Update**

   — Legislative update provided by Assemblymember Tina McKinnor.

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

F. COMMENTS FROM COUNCIL

G. CONSENT CALENDAR

Items 4 through 8 will be considered and acted upon under one motion unless a City Councilmember removes individual items for further City Council consideration or explanation.

4. **Motion to read by title only and waive further reading of all ordinances listed on the Agenda**

   — Recommendation: that the City Council that the City Council read by title only and waive further reading of all ordinances listed on the agenda.

5. **Accounts Payable Register**

   Department: Finance

   — Recommendation: Staff recommends that City Council adopts Resolution No. 2610-049 authorizing the payment of certain claims and demands in the amount of $1,022,286.22.

6. **Minutes of the City Council Regular Meeting - October 5, 2026**

   Department: City Clerk

   — Recommendation: that the City Council approve the minutes.

7. **Quarterly Investment Report for the Quarter Ended September 30, 2026**

   Department: Finance

   — Staff recommends that the City Council receive and file the Quarterly Investment Report for the quarter ended September 30, 2026.

8. **Consideration of Claim for Damage against the City**

   Department: Administrative Services

   — Recommendation: that the City Council reject the claim filed by Belkis DeSantiago and instruct staff to process the appropriate correspondence to the claimant.

H. ADMINISTRATION

9. **Formation of a Standing Committee for Parks and Green Space**

   Department: City Manager's Office

   — Recommendation: that the City Council 1.) Discuss the objectives of the standing committee; 2.) Name the standing committee; and 3.) Appoint two Councilmembers to serve on the standing committee; or 4.) Provide further direction to staff.

10. **Approval of Amendment No. 1 for contract services agreement with MV Cheng & Associates for financial consulting services**

Department: Finance

— Recommendation: that the City Council approve Amendment #1 for financial consulting services with MV Cheng & Associates with a not-to-exceed amount of $75,000 and a termination date of December 31, 2026, in a form approved by the City Attorney.

I. CITY MANAGER REPORT

J. ITEMS FROM CITY COUNCILMEMBERS

11. **Discuss Communication with Metro to Obtain Easement for Condon Avenue Right-of-Way**

Department: City Manager's Office

— Requested by Mayor Pullen-Miles.

12. **Report of Attendance at Meetings**

K. ADJOURNMENT

The next regularly scheduled meeting of the City Council will be held at 6:30 p.m. on Monday, November 2, 2026, 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, October 19, 2026, was posted no less than 72 hours prior to the meeting.

/s/ Yvette Palomo

Yvette Palomo, Assistant City Clerk

Date Posted: October 15, 2026

CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ https://www.lawndale.ca.gov

DATE:	October 19, 2026
TO:	Honorable Mayor and City Council
FROM:	Juan Arauz, 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 LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ https://www.lawndale.ca.gov

DATE:	October 19, 2026
TO:	Honorable Mayor and City Council
FROM:	Juan Arauz, 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.

CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ https://www.lawndale.ca.gov

DATE: October 19, 2026

TO: Honorable Mayor and City Council

FROM: Juan Arauz, City Manager

PREPARED BY: Yvette Palomo, Assistant City Clerk

SUBJECT: **Legislative Update**

Legislative update provided by Assemblymember Tina McKinnor. No supporting documentation was forwarded to the City Clerk Department for this item.

CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ https://www.lawndale.ca.gov

DATE:	October 19, 2026
TO:	Honorable Mayor and City Council
FROM:	Juan Arauz, 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 ♦ https://www.lawndale.ca.gov

DATE:	October 19, 2026
TO:	Honorable Mayor and City Council
FROM:	Juan Arauz, City Manager
PREPARED BY:	Katie Hoang, Accounting Specialist
SUBJECT:	**Accounts Payable Register**

RECOMMENDATION

Staff recommends that City Council adopts Resolution No. 2610-049 authorizing the payment of certain claims and demands in the amount of $1,022,286.22.

Attachments

A. CC-2610-049 - AP Resolution - October 19, 2026.pdf

ATTACHMENT A

RESOLUTION NO. CC-2610-049

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAWNDALE, CALIFORNIA AUTHORIZING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $1,022,286.22

THE CITY COUNCIL OF THE CITY OF LAWNDALE, 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 209758 through 209836 for the aggregate total of $1,022,286.22 are hereby authorized.

Effective Date: October 19th, 2026

Approved by:

_____

Juan Arauz, City Manager

_____

Gregory M. Murphy, City Attorney

PASSED, APPROVED AND ADOPTED this 19th day of October 2026.

_____

Robert Pullen-Miles, Mayor

ATTEST:

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

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-2610-049 at a regular meeting of said Council held on the 19th day of October 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					
Francisco M. Talavera					
Pat Kearney					

_____
Erica Harbison, City Clerk

City of Lawndale
Summary of Audited Claims and Demands

Claims and Demands Paid By Check:

	Check Number		
Check Date	Beginning	Ending	Aggregate Total
9/17/2026	209758	209798	176,428.17
9/24/2026	209799	209809	43,067.61
9/24/2026	209810	209836	802,790.44
	Total Checks		**1,022,286.22**

Check# 209772 is a reissuance of previously approved check# 209716.

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	**1,022,286.22**

Check Register Report

City of Lawndale

BANK: WELLS FARGO BANK N.A

Date: 09/17/2026
Time: 7:43 am
Page: 1

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
WELLS FARGO BANK N.A Checks							
209758	09/17/2026	Printed		8214	VANESA ALVAREZ	FY 26/27 TUITION REIMB.	475.99
209759	09/17/2026	Printed		4185-WEST	AMERICAN STRUCTURAL PEST	MSD - QUARTERLY SVCS -	947.00
209760	09/17/2026	Printed		7660	ARAMSCO INC	CUSTODIAL SUPPLIES	1,803.51
209761	09/17/2026	Printed		8045	ART PRINTING SERVICE	2026 FALL RECREATION	1,815.82
209762	09/17/2026	Printed		7194	BAVCO BACKFLOW APPARATUS &	BACKFLOW INSPECTION	95.00
209763	09/17/2026	Printed		8739	BOB MURRAY & ASSOCIATES	RECRUITMENT FEE- CITY MANAGER	1,000.00
209764	09/17/2026	Printed		7766	BURKE, WILLIAMS &	LEGAL SERVICES - JULY 2026	60,208.14
209765	09/17/2026	Printed		6036	SHAUNDRA BURNAM	MEALS/TRANSPORTATION REIMB. -	237.67
209766	09/17/2026	Printed		8319	C&S GARDEN CENTER	TREE FOR HAWTHORNE BLVD CENTER	274.59
209767	09/17/2026	Printed		8793	CERTIFIED MECHANICAL SOLUTIONS	HVAC SERVICE CALL - PWD	470.00
209768	09/17/2026	Printed		0219	COUNTY OF LA DEPT OF PUBLIC WK	TRAFFIC SIGNAL MAINT. -	16,742.12
209769	09/17/2026	Printed		0218	DEPARTMENT OF JUSTICE	FINGERPRINTING APPS(1)-	64.00
209770	09/17/2026	Printed		1288	EWING IRRIGATION PRODUCTS INC	IRRIGATION REPAIR PARTS -	1,291.63
209771	09/17/2026	Printed		8836	RUSSELL GESCHREY	SHOP LOCAL HOME IMPROV. REBATE	500.00
209772	09/17/2026	Printed		8822	SAM HABASH	FACILITY DEPOSIT REFUND	500.00
209773	09/17/2026	Printed		4639	INSIGHT PUBLIC SECTOR INC	1 ADOBE LICENSE	109.20
209774	09/17/2026	Printed		8835	KJLH RADIO	RADIO ADVERTISEMENT -	2,500.00
209775	09/17/2026	Printed		1826	LUCKY'S GLASS, INC.	REPLACED MIRROR IN CITY HALL	325.00
209776	09/17/2026	Printed		7733	MARIA'S GARDEN CENTER &	CRAPE MYRTLE TREES - CITYWIDE	663.00
209777	09/17/2026	Printed		7940	MARIPOSA LANDSCAPES, INC	TREE TRIMMING - AUG. 2026 -	3,118.20
209778	09/17/2026	Printed		8297	MV CHENG & ASSOCIATES, INC	FINANCE DIRECTOR CONSULTING	13,800.00
209779	09/17/2026	Printed		4566	MYERS & SONS HI WAY SAFETY INC	ORANGE TRAFFIC CONES	2,295.36
209780	09/17/2026	Printed		7227	OCCUPATIONAL HEALTH CENTERS	PREEMPLOY PHYSICAL EXAM(1)	28.00
209781	09/17/2026	Printed		8838	RICKY OSBURN	MEAL REIMBURSEMENT -	101.54
209782	09/17/2026	Printed		7047	PRECISION AUTO CARE, INC	DIAGNOSTIC FEE - VEH# 508	904.37
209783	09/17/2026	Printed		6123	PRUDENTIAL OVERALL SUPPLY	MONTHLY CHARGES - MATS	132.61
209784	09/17/2026	Printed		5068A	QUADIENT FINANCE USA INC	CITY HALL POSTAGE - AUG. 2026	1,398.00
209785	09/17/2026	Printed		5068	QUADIENT LEASING USA, INC	MAIL MACHINE LEASING SERVICES	712.14
209786	09/17/2026	Printed		5895	RICOH USA INC	USAGE CHARGES FOR COPIERS-	1,258.73
209787	09/17/2026	Printed		7575	ROGERS, ANDERSON, MALODY &	2024/25 TAX RETURN - INFORM	5,000.00
209788	09/17/2026	Printed		6058	SOCAL JCB	PREVENTATIVE MAINTENANCE SVCS	1,939.92
209789	09/17/2026	Printed		0440	SOUTHERN CALIFORNIA GAS CO.	UTILITY GAS CHARGES	397.56
209790	09/17/2026	Printed		6349	STEAMX, LLC	REWIRED LIGHT PLUG TO	107.35
209791	09/17/2026	Printed		0458	THE SALVATION ARMY	MEALS ON WHEELS - AUG. 2026	158.00
209792	09/17/2026	Printed		7821	TRENCH SHORING COMPANY	ASPHALT PATCH	937.50
209793	09/17/2026	Printed		3672-CDD	U.S. BANK	CREDIT CARD PAYMENT	802.94
209794	09/17/2026	Printed		3672-PWD	U.S. BANK	CREDIT CARD PAYMENT	1,932.56
209795	09/17/2026	Printed		2883	UNDERGROUND SERVICE ALERT SC	MONTHLY MAINT. FEE	140.70
209796	09/17/2026	Printed		7768	UNITED SITE SERVICES	PORTABLE RESTROOM RENTAL	103.31
209797	09/17/2026	Printed		3373	VERIZON WIRELESS	DESK & CELL PHONE SERVICE/ SIM	4,889.21
209798	09/17/2026	Printed		1841	WILLDAN ENGINEERING	BUILDING & SAFETY SERVICES-	46,247.50
			Total Checks: 41			**Checks Total (excluding void checks):**	**176,428.17**

City of Lawndale

BANK: WELLS FARGO BANK N.A

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
			Total Payments: 41			**Bank Total (excluding void checks):**	**176,428.17**
			Total Payments: 41			**Grand Total (excluding void checks):**	**176,428.17**

Check Register Report

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							
209799	09/24/2026	Printed		1541	ALESHIRE & WYNDER, LLP	LEGAL SERVICES - LA INVESTMENT	2,598.80
209800	09/24/2026	Printed		0372C	AT & T	PHONE CHARGES	1,082.57
209801	09/24/2026	Printed		8841	JESUS F. CARDENAS	SHOP LOCAL HOME IMPROV. REBATE	500.00
209802	09/24/2026	Printed		8842	CHAO YUNG CHEN	SHOP LOCAL HOME IMPROV. REBATE	450.00
209803	09/24/2026	Printed		0190	COLONIAL LIFE & ACCIDENTS, INC	SEP. 2026-INS PRE-TAX/POST TAX	3,303.31
209804	09/24/2026	Printed		8844	TAMIKA COX	FACILITY DEPOSIT REFUND	750.00
209805	09/24/2026	Printed		0216	DELTA DENTAL	SEP. 2026 DENTAL PREMIUM	2,436.08
209806	09/24/2026	Printed		0389	DELTA DENTAL INSURANCE COMPANY	SEP. 2026 DENTAL PREMIUM	238.40
209807	09/24/2026	Printed		0601	DEPT OF TOXIC SUBSTANCE CONTRL	eVQ LATE REPORTING PENALTY FEE	250.00
209808	09/24/2026	Printed		8843	CRYSTAL DIGGINS	FACILITY DEPOSIT REFUND	500.00
209809	09/24/2026	Printed		0441	GOLDEN STATE WATER CO.	WATER USAGE SERVICES	30,958.45
			Total Checks: 11			**Checks Total (excluding void checks):**	**43,067.61**
			Total Payments: 11			**Bank Total (excluding void checks):**	**43,067.61**
			Total Payments: 11			**Grand Total (excluding void checks):**	**43,067.61**

Check Register Report

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							
209810	09/24/2026	Printed		7052	AMALEA JOY FISHER, LLC	INSTRUCTOR FEES - SENIOR	927.50
209811	09/24/2026	Printed		0864	GRAINGER	MULTI-BIT SCREWDRIVER SET	673.51
209812	09/24/2026	Printed		8822	SAM HABASH	SECURITY SERVICE DEPOSIT	1,014.26
209813	09/24/2026	Printed		8150	HEALTH AND HUMAN RESOURCE	SEP. 2026 EMPLOYEE ASSIST.	69.66
209814	09/24/2026	Printed		8839	RIAD ITANI	PLANNING DEPOSIT REFUND	1,577.75
209815	09/24/2026	Printed		0686	ROBERT KECK	SHED PERMIT REFUND	390.00
209816	09/24/2026	Printed		7801	IGNATIUS LIN	PLANNING COMMISSION STIPEND	50.00
209817	09/24/2026	Printed		0308	LOS ANGELES COUNTY	PUBLIC SAFETY SERVICES -	685,297.58
209818	09/24/2026	Printed		0308	LOS ANGELES COUNTY	SPECIAL EVENT- 8/15/26 -	465.74
209819	09/24/2026	Printed		6134	JOHN MARTINEZ	PLANNING COMMISSION STIPEND	100.00
209820	09/24/2026	Printed		7890	ODP BUSINESS SOLUTIONS LLC	OFFICE SUPPLIES - FIN	1,270.15
209821	09/24/2026	Printed		8518	PACIFIC TIRE OF LAWNDALE	TIRE REPAIR - VEH#510 - MSD	580.00
209822	09/24/2026	Printed		7764	NI KAL S. PRICE	PLANNING COMMISSION STIPEND	50.00
209823	09/24/2026	Printed		8098	REECE PLUMBING	TOILET PARTS - RUDOLPH PARK	862.24
209824	09/24/2026	Printed		6499	RJS CONSTRUCTION SUPPLIES	GROUND COVER SAND- HOPPER PARK	565.88
209825	09/24/2026	Printed		8845	BRENDA LACY ROBERTS	FACILITY DEPOSIT REFUND	500.00
209826	09/24/2026	Printed		2051	MADONNA SITKA	PLANNING COMMISSION STIPEND	100.00
209827	09/24/2026	Printed		8177	SOUTHWEST PATROL, INC.	ARMED SECURITY SERVICES	28,980.00
209828	09/24/2026	Printed		8840	TARGET ELECTRIC CONSTRUCTION	PLANNING DEPOSIT REFUND	1,577.75
209829	09/24/2026	Printed		8253	TETRA GRAPHICS INC	PARKING CITATION NOTICES(1000)	517.88
209830	09/24/2026	Printed		2002	THE STANDARD, UNIT 22	LIFE,AD&D,LTD INSURANCE PREM -	1,527.89
209831	09/24/2026	Printed		8141	TRANSPORTATION CONCEPTS	LAWNDALE BEAT FIXED ROUTE -	71,918.38
209832	09/24/2026	Printed		3672-CMD	U.S. BANK	CREDIT CARD PAYMENT	602.11
209833	09/24/2026	Printed		3672-MSD	U.S. BANK	CREDIT CARD PAYMENT	1,773.65
209834	09/24/2026	Printed		6112	DANIEL URRUTIA	PLANNING COMMISSION STIPEND	100.00
209835	09/24/2026	Printed		0479	VISION SERVICE PLAN	VISION PREMIUM SEP. 2026	1,277.02
209836	09/24/2026	Printed		0479	VISION SERVICE PLAN	VISION - COBRA- 07/2026 -	21.49
			Total Checks: 27			**Checks Total (excluding void checks):**	**802,790.44**
			Total Payments: 27			**Bank Total (excluding void checks):**	**802,790.44**
			Total Payments: 27			**Grand Total (excluding void checks):**	**802,790.44**

Council Meeting 10/19/2026
Details of US Bank Credit Card Charges & Petty Cash Expenses

Vendor# 3672- CDD

Date	Vendor	Description	Amount
7/29/2026	APA California	Jeff Choi - APA Conference Registration	700.00
8/10/2026	Amazon	Card stock paper for building tags	61.85
8/13/2026	ARCO	Vehicle fule for #530	41.09
Check Date 09/17/2026; Check# 209793			**$ 802.94**

Vendor# 3672- PWD

Date	Vendor	Description	Amount
7/21/2026	The Home Depot	Batteries for sprinkler times on Hawthorne Blvd	32.86
7/23/2026	Amazon	Clipboards and a rotating pen holder for PWD office pens	49.21
7/24/2026	The Home Depot	8 in. LED circular tube light bulb for Jane Addams Park	24.27
7/27/2026	SUDS N DUDS	Washed towels and mop heads for City facilities CSD	9.50
7/27/2026	SUDS N DUDS	Washed towels and mop heads for City facilities PWD	9.50
7/27/2026	SUDS N DUDS	Washed towels and mop heads for City facilities CSD	2.50
7/27/2026	SUDS N DUDS	Washed towels and mop heads for City facilities PWD	2.50
7/27/2026	The Home Depot	55 Gallon drum liners for City facilites CDS	57.39
7/29/2026	Bellagio Express	Car wash for vehicle # 516	24.99
7/29/2026	Amazon	Prime Membership fee trial for PWD fast delivery	2.20
7/29/2026	Amazon	Adjustable plant stand for PW	22.09
7/30/2026	Amazon	2 Giraffe creation 12 inch cylinder plant pot, modern round plant for PWD	110.48
7/30/2026	Amazon	Plant pots and stand for PWD	33.13
8/3/2026	The Home Depot	Airwick, Gain detergent, fly trap refill for PW office & for mops and towels	57.31
8/5/2026	Amazon	Prime Membership fee missed the cancellation window	16.56
8/6/2026	Amazon	Returned a plant pot	(13.25)
8/6/2026	Amazon	Returned an adjustable plant stand	(19.88)
8/7/2026	The Home Depot	2 pk replacement chainsaw chain for PWD chainsaw	83.94
8/10/2026	The Home Depot	55 Gallon drum liners for the Community Center	72.84
8/11/2026	The Home Depot	Plywood 2 x4 and wood for PWD paint van	54.64
8/13/2026	O'Reilly	Replacement mirror for vehicle # 502	24.30
8/12/2026	The Home Depot	Jigsaw and grease for PWD tools	138.60
8/12/2026	The Home Depot	Tab female fully insulated disconnect 10 pack for PWD back gate	5.11

8/14/2026	Costco Wholesale	Office supplies/ first aid for PWD	193.36
8/17/2026	The Home Depot	Lumber, fiberglass engineer hammer, wood milled face hickory framing hammer, exterior screws, stakes, magnetic I-beam level, and bungee cords for sidwalk repair @ 4640 W. 161st Street	270.09
8/19/2026	Blue Diamond	Emulsion buckets and school mix for sidewalk repair @ 4640 W. 161st Street	515.38
8/18/2026	The Home Depot	Batteries for City facilities restroom paper towel dispenser	64.54
8/20/2026	The Home Depot	100 ft of white twisted nylon rope for banners placed on Hawthorne Blvd	88.40
Check Date 09/17/2026; Check# 209794			**$ 1,932.56**

Vendor# 3672- CMD

Date	Vendor	Description	Amount
7/21/2026	Vons	Morning Snacks for Captain Interview Panel at City Hall	50.48
7/29/2026	League of California Cities	LA Division Mtg at LCC Conf 9/23/26 - S. Cuevas	75.00
8/3/2026	Click Send	Street Sweeping Notification App Recharge	20.00
8/2/2026	Pollo Campero	Pre Council Meeting Meals - 8/3/26 - 5 Electeds & 7 Staff Meals	156.58
8/13/2026	Click Send	Street Sweeping Notification App Recharge	20.00
8/17/2026	Paypal - California Contract Cities Association	CCCA Board Mtg 8/19/26 - B. Suarez	10.00
8/17/2026	Pollo Campero	Pre Counci Meeting Meals - 8/17/26 - 5 Electeds & 7 Staff Meals	165.86
8/17/2026	E&H Troph & Engraving	Plaque for Outgoing Captain N. Palomino	104.19
Check Date 09/24/2026; Check# 209832			**$ 602.11**

Vendor# 3672- MSD

Date	Vendor	Description	Amount
7/27/2026	Amazon	Cowboy hats for National Nightout event (Beautification committee)	157.92
7/27/2026	Amazon	Stickers, mini flash lights, glow sticks National night out event (Beautification committee)	88.35
7/29/2026	Quick Quack Car wash	Car wash for MSD Fleet Veh#514 - Employee #1069	12.99
7/29/2026	Quick Quack Car wash	Car wash for MSD Fleet Veh 529 Employee# 1309	12.99
7/29/2026	Lotus Aquarium	2.5 Gallon Jug for Animal Control	33.13
7/30/2026	UPS Store	24x24x24 Box 24x24x16 box for MSD office supplies	30.91
7/31/2026	Costco	Kleenex , extra large trash bags for msd office supplies	44.18
7/31/2026	Bellagio car wash	Car wash for MSD Fleet Veh 520 emp 1561	11.00
7/31/2026	Costco	Jump starter, Lysol wipes, plates,cultery, red cups for msd staff office	221.45

7/31/2026	Home Depot	Spray bottle for MSD staff office supply	6.61
8/3/2026	O Reilly	Wiper Blades for MSD Fleet	72.91
8/3/2026	Amazon	Office desk chair for Letty	209.71
8/3/2026	Home Depot	Screw driver, mallet,plier set office supplies for MSD	158.21
8/4/2026	Amazon	Glow Sticks, stickers for National Night Out - return	(58.53)
8/4/2026	Amazon	Bandanas returned for National Night Out	(73.95)
8/4/2026	Amazon	Flashlight key chain for National Night Out - return	(29.82)
8/4/2026	Amazon	Glow sticks for National Night Out event	126.95
8/5/2026	Target	Gift card for National Night Out event	20.00
8/5/2026	Amazon	50 fire truck stickers for National Night Out event	18.76
8/5/2026	Amazon	stickers for National Night Out event	25.39
8/5/2026	Amazon	Cowboy bandannas for national Night Out event	60.12
8/5/2026	Amazon	Mini flash light for National Night Out event	124.79
8/5/2026	party city	Raffle tickets for National Night Out event	13.26
8/5/2026	Costco	Water, granola bars, & chips for National Night Out event	74.47
8/5/2026	Sprouts	Gift card for National Night Out event	20.00
8/5/2026	Corner burger	Gift card for National Night Out event	20.00
8/5/2026	starbucks	Gift card for National Night Out event	20.00
8/10/2026	Amazon	wireless charging station for MSD office staff	34.23
8/17/2026	Chewy	Vibrac Knockout spray for Animal Control	70.24
8/18/2026	Bellagio car wash	Car wash for MSD Fleet Veh# 529 Emp# 1309	11.00
8/18/2026	Smart & Final	Blueberries, banannas, lettuce, carrots for duck	14.07
8/18/2026	petco	Durable mat for Animal Control	29.62
8/18/2026	Amazon	Keyboards case for Ipad MSD staff	144.68
8/18/2026	Amazon	Large dog house for Animal Control	121.54
8/20/2026	Amazon	Office desk chair for Letty - refund	(141.93)
8/24/2026	Bellagio car wash	Car wash MSD Fleet Veh# 529 Emp# 1627	11.00
8/24/2026	Amazon	Window privacy for Letty	57.40
Check Date 09/24/2026; Check# 209833			**$ 1,773.65**

Petty Cash

*No petty cash replenishment during this period.

CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ https://www.lawndale.ca.gov

DATE:	October 19, 2026
TO:	Honorable Mayor and City Council
FROM:	Juan Arauz, City Manager
PREPARED BY:	Vanesa Alvarez, Administrative Assistant Yvette Palomo, Assistant City Clerk
SUBJECT:	**Minutes of the City Council Regular Meeting - October 5, 2026**

BACKGROUND

Staff recommends that the City Council approve the minutes.

Attachments

A. Draft_Minutes_10-05-26

ATTACHMENT A

DRAFT

MINUTES
LAWNDALE CITY COUNCIL REGULAR MEETING
October 5, 2026

A. CALL TO ORDER AND ROLL CALL

Mayor Pullen-Miles called the meeting to order at 6:30 p.m. at the City Council Chamber, 14717 Burin Avenue, Lawndale, California.

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

Other Participants: City Manager Juan Arauz , City Attorney Gregory M. Murphy, City Clerk Erica Harbison, Assistant City Clerk Yvette Palomo, Los Angeles County Sheriff's Department Captain Michael Gomez, Community Services Director Jason Minter, Municipal Services Director Michael Reyes, Public Works Director Lucho Rodriguez, Consulting Finance Director Jeannie Fortune

B. CEREMONIALS (Flag Salute and Inspiration)

Councilmember Talavera led the flag salute. Pastor Eleazar Dono of Restoration Life Church provided the inspiration.

C. PUBLIC SAFETY REPORT

DRAFT

1. Los Angeles County Sheriff's Department Update

Captain Gomez summarized the recent law enforcement activities and invited the community to attend the Neighborhood Watch meeting scheduled for October 21, 2026, at 6:00 p.m. at the Harold E. Hoffman Community Center.

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

Andrew Blackney, Resident, asked for an update regarding the traffic calming efforts on 147th Street and the implementation of the Local Travel Network.

Randall Abram, Resident, commented on Councilmembers' discretionary funds and permissible purchases.

Rose Rodriguez, Resident, participating remotely, commented on the City's use of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funds and questioned the allocation of CDBG funds toward street repairs rather than home repairs.

Pam London, Former Resident, participating remotely, commented on code violations related to a recent house fire, code compliance and the enforcement of code violations involving elected officials, and stated that Councilmembers should be held to the same or higher standards as other residents.

Ibarra, Resident, commented on a traffic safety concern regarding a large bush obstructing visibility when backing out of their driveway near 145th Avenue and Kingsdale Avenue, stated that vehicles often turn at high speeds and requested City follow-up on a previously reported concern.

E. COMMENTS FROM COUNCIL

Councilmember Kearney thanked everyone that made a public comment, requested an update on the traffic calming efforts on 147th Street, commented on Resident Rodriguez's concerns regarding HUD funds, and stated that Resident Ibarra's concern regarding the parkway would be reviewed.

Councilmember Talavera thanked everyone attending in person and remotely, thanked Resident Blackney for commenting on traffic-calming efforts on 147th Street and supported further discussion and updates, thanked Resident Abram for his public comments, requested clarification from the City Attorney regarding the discretionary funds policy for clothing and conferences, including reimbursement for City-branded shirts listed in the City Council operations budget. Councilmember Talavera expressed support for revisiting CDBG grant funds and acknowledged Resident Ibarra's concern regarding the parkway.

City Attorney Murphy responded that the matter required review of the current fiscal year budget and clarified that the policy applied equally to all Councilmembers.

Councilmember Suarez thanked attendees who participated in person and online, expressed support for reviewing CDBG funds to promote transparency regarding their use, and reminded the public of the City Council's public comment policy, which requires speakers to address the Council as a whole rather than individual Councilmembers or City staff.

Mayor Pro Tem Cuevas thanked everyone for attending tonight in person and remotely and expressed support for reviewing CDBG funds.

Mayor Pullen-Miles expressed support for reviewing CDBG funds, requested an update on traffic-calming measures for 147th Street, and stated that staff would address Resident Ibarra's concern regarding the parkway plant obstructing visibility.

DRAFT

F. CONSENT CALENDAR

By City Council consensus, Item F.7. Approval of Amendment No. 1 for Contractual Services with Willdan Engineering to Add/Specify Code Enforcement Coordination Services and Regulatory Compliance, was pulled from the Consent Calendar.

A motion was made by Councilmember Kearney and seconded by Mayor Pro Tem Cuevas to approve Consent Calendar Items F.2 – F.6. The motion passed by a vote of 5-0.

2. Motion to read by title only and waive further reading of all ordinances listed on the Agenda

— Recommendation: that the City Council that the City Council read by title only and waive further reading of all ordinances listed on the agenda.

3. Accounts Payable Register

Department: Finance

— Recommendation: Staff recommends that City Council adopts Resolution No. 2610-046 authorizing the payment of certain claims and demands in the amount of $144,627.47.

4. Minutes of the City Council Regular Meeting - September 21, 2026

Department: City Clerk

— Recommendation: that the City Council approve the minutes.

5. Approve the Second Reading and Adopt Ordinance 1215-26, Amending Title 17 (Zoning), Section 17.48.056 of the Lawndale Municipal Code Regarding ADU Regulations

Department: Community Development

— Recommendation: that the City Council 1.) Approve the second reading and adopt Ordinance 1215-26, Amending Title 17 (Zoning) Section 17.48.056 of the Lawndale Municipal Code regarding Accessory Dwelling Unit regulations; and 2.) Determine that Ordinance No. 1215-26 is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) and Section 15282(h) of the CEQA Guidelines.

6. Consideration of Claim for Damage Against the City

Department: Administrative Services

— Recommendation: that the City Council reject the claim filed by Adamson Ahdoot Attorneys on behalf of Hailey Esmeralda Ramirez Monterroso and instruct staff to process the appropriate correspondence to the claimant.

7. Approval of Amendment No. 1 for Contractual Services with Willdan Engineering to Add/Specify Code Enforcement Coordination Services and Regulatory Compliance

Department: Community Development

— Recommendation: that the City Council approve Amendment #1 for On-Call Building and safety Services, and Code Enforcement Services and Regulatory Compliance with Wildan Engineering for code enforcement services and regulatory compliance, in a form approved by the City Attorney.

DRAFT

G. ADMINISTRATION

8. Approval of Proposed Fiscal Year 2026-27 Authorized Personnel Schedule, Funded and Unfunded Positions, and Providing Authority to the City Manager to Fill Authorized Unfunded Positions

Department: Finance

— Recommendation: that the City Council 1.) Adopt Resolution CC-2610-047 approving the Fiscal Year 2026-27 Personnel Position Listing, including both funded and authorized-unfunded positions, as set forth in Attachment A; 2.) Authorize the City Manager, when operationally necessary and in the best interests of the City, to activate and fill an authorized-unfunded position identified in Attachment A, provided that sufficient funding is available from: a) salary and benefit savings resulting from vacant positions; b) departmental or fund-level operational savings; c) identified recurring revenues or other ongoing funding sources; d) elimination, reduction, or restructuring of other authorized expenditures; or e) other legally available funds approved for personnel purposes; 3.) Require that the filling of an authorized-unfunded position not result in an increase to the City's adopted total appropriations unless separately authorized by the City Council; 4.) Require that the City Manager and Director of Finance/City Treasurer determine that sufficient funding is available before an authorized-unfunded position is activated and filled; and 5.) Authorize the City Manager to make corresponding administrative changes to the City's personnel roster and organizational structure consistent with the

Council-approved Personnel Position Listing, provided that such changes comply with applicable law, labor agreements, and the City's adopted budget.

Consulting Finance Director Fortune presented the staff report.

Mayor Pullen-Miles opened the public comment section.

Pam London, Former Resident, participating remotely, commented on the City's history of management issues and recommended limiting the City Manager's authority until he demonstrates his effectiveness.

Mayor Pullen-Miles closed the public comment section.

Councilmember Suarez stated that hiring authority rests with the City Manager under City policy, not with the City Council, and expressed confidence that the City Manager would do a good job.

A motion was made by Councilmember Suarez and seconded by Mayor Pro Tem Cuevas to adopt Resolution CC-2610-047 approving the Fiscal Year 2026-27 Personnel Position Listing, including both funded and authorized-unfunded positions, as set forth in Attachment A, authorize the City Manager, when operationally necessary and in the best interests of the City, to activate and fill an authorized-unfunded position identified in Attachment A, provided that sufficient funding is available from: a) salary and benefit savings resulting from vacant positions; b) departmental or fund-level operational savings; c) identified recurring revenues or other ongoing funding sources; d) elimination, reduction, or restructuring of other authorized expenditures; or e) other legally available funds approved for personnel purposes, require that the filling of an authorized-unfunded position not result in an increase to the City's adopted total appropriations unless separately authorized by the City Council, require that the City Manager and Director of Finance/City Treasurer determine that sufficient funding is available before an authorized-unfunded position is activated and filled, and authorize the City Manager to make corresponding administrative changes to the City's personnel roster and organizational structure consistent with the Council-approved Personnel Position Listing, provided that such changes comply with applicable law, labor agreements, and the City's adopted budget. The motion passed by a vote of 5-0.

DRAFT

9. Approval of Professional Services Agreement with Wildan Engineering for Community Development Consulting Services

Department: Finance

— Recommendation: that the City Council approve the Professional Services Agreement with Willdan Engineering for community development consulting services, pending the recruitment of the permanent Community Development Director, in a form approved by the City Attorney.

Consulting Finance Director Fortune presented the staff report.

A motion was made by Councilmember Kearney and seconded by Mayor Pro Tem Cuevas to approve the Professional Services Agreement with Willdan Engineering for community development

consulting services, pending the recruitment of the permanent Community Development Director, in a form approved by the City Attorney. The motion passed by a vote of 5-0.

10. Award ADA Curb Ramps Design to Kimley-Horn

Department: Public Works

— Recommendation: that the City Council 1) Award the design of ADA Curb Ramps to Kimley-Horn and Associates, Inc. in the amount of $47,250.00; and 2.) Approve the design Contingency of $7,087.50 for the preparation of the plans.

Public Works Director Rodriguez presented the staff report.

In response to Mayor Pro Tem Cuevas's questions, Public Works Director Rodriguez stated that curb ramps must meet current federal standards when streets are repaved, and that ramp improvements will begin first, with paving locations to be presented to the City Council at a future meeting.

In response to Councilmember Kearney's question, Public Works Director Rodriguez stated that the consultant will provide design options for the ramp at 171st Street and Condon Avenue.

Discussion ensued among City Councilmembers and staff regarding the proposed 15% contingency for ADA-compliant curb ramp design services, including its use for additional work, oversight and approval of expenditures, and the potential establishment of a standard contingency percentage for future projects. Staff clarified that contingency funds would be used only for approved additional work within the project's scope.

DRAFT

A motion was made by Mayor Pro Tem Cuevas and seconded by Councilmember Kearney to award the design of ADA Curb Ramps to Kimley-Horn and Associates, Inc. in the amount of $47,250.00, and approve the design Contingency of $7,087.50 for the preparation of the plans. The motion passed by a vote of 5-0.

11. Update Policy No. 37-96 to Provide Employee Recognition Leave to Incentivize Participation for City Employees Who Volunteer to Coordinate the City's Annual Employee Recognition Celebration

Department: Finance

— Recommendation: that the City Council approve the revision/update to Policy No. 37-96 to include recognition for City Employees who coordinate the Recognition of City Employees Celebration by providing Employee Recognition Leave for the coordinators and adopt Resolution No. 2610-048.

Consulting Finance Director Fortune presented the staff report.

In response to Mayor Pro Tem Cuevas questions, Consulting Finance Director Fortune stated that the policy applies only to the Employee Recognition Event, is limited to the current year, and cannot be cashed out or carried over, and stated that a form would be created to document participants' understanding of the policy.

In response to Councilmember Kearney's questions, Consulting Finance Director Fortune responded that department heads and higher-level employees are not eligible for the Employee Recognition Event

policy. Staff also explained that oversight would be provided to ensure participating employees complete their assigned duties and that the policy was discussed with the City Manager.

In response to questions from the City Council, staff explained that employees are paid their regular wages during business hours but previously performed additional event-related duties on weekends without compensation.

A motion was made Mayor Pro Tem Cuevas and seconded by Councilmember Kearney to approve the revision/update to Policy No. 37-96 to include recognition for City Employees who coordinate the Recognition of City Employees Celebration by providing Employee Recognition Leave for the coordinators and adopt Resolution No. 2610-048. The motion passed by a vote of 5-0.

H. CITY MANAGER REPORT

City Manager Arauz commented on the calming measures on 147th Street, upcoming CDBG funding discussions, and Resident Ibarra's parkway visibility concern. City Manager Arauz commented that he attended the California League of Cities conference and introduced the Community Services Director to discuss the City's Hispanic Heritage Festival.

Community Services Director Minter invited the community to attend the City's first annual Hispanic Heritage Festival at Jane Addams Park on October 10, 2026, from 3:00 to 8:00 p.m., and commented that the event will feature more than 60 vendors, live performances, and ADA-accessible shuttle service.

DRAFT

In response to Councilmember Kearney's questions, Community Services Director Minter responded that $9,800 in sponsorships and donations were received.

I. ITEMS FROM CITY COUNCILMEMBERS

12. Create a Standing Council Committee to Review Park and Green Space Opportunities

Requested by Councilmember Suarez

Department: Community Services

— Recommendation: that the City Council discuss this request and provide specific direction regarding the creation of a Standing Committee for park and green space opportunities.

Discussion ensued among City Councilmembers and staff regarding the proposed standing committee for parks and green space, including the timing of committee appointments, opportunities to expand green space, and the pursuit of grants and funding before upcoming deadlines.

Mayor Pullen-Miles opened public comments.

Annette Owens, Resident, commented in support of creating a Standing Council Committee and expressed an interest in being involved.

Mayor Pullen-Miles closed public comments.

Discussion ensued among City Councilmembers and staff regarding the proposed standing committee for parks and green space, including the next steps for its establishment, public participation, and future appointments of committee members. Mayor Pullen-Miles and Councilmember Suarez stated that they are interested in participating on the committee.

By consensus, the City Council directed staff to bring the item back for consideration of establishing the committee.

13. Report of Attendance at Meetings

Councilmember Kearney attended the City's Cleanup Day event, and Centinela Valley Union High School District's (CVUHSD) 10th Annual Industry Partner Breakfast & Academy Expo.

Councilmember Talavera attended a Senior Citizens Advisory Committee meeting, lunch with seniors, the Million Male March celebration, the Hispanic-American Contributions Festival Planning Ad Hoc Subcommittee meeting, the CVUHSD 10th Annual Industry Partner Breakfast & Academy Expo, and the Billy Mitchell Community Schools Advisory Committee meeting.

Councilmember Suarez attended networking events with Republic Services and Willdan, Southern California Edison (SCE) Local Public Affairs Executive Roundtable, and the City's Cleanup Day event. Councilmember Suarez requested that the following items be brought back under Councilmember Items for further discussion: updating the Code Enforcement Policy and procedures and exploring separate cell phones for Councilmembers.

Mayor Pro Tem Cuevas attended the League of California Cities Conference, a Los Angeles County Public Health webinar, and the Hispanic-American Contributions Festival Planning Ad Hoc Subcommittee meeting. Mayor Pro Tem Cuevas suggested exploring AI tools to assist with reviewing and updating City codes, requested staff explore options for providing sandbags to residents during anticipated El Niño conditions, and invited the community to the City's first annual Hispanic Heritage Festival at Jane Addams Park on October 10, 2026, from 3:00 to 8:00 p.m.

DRAFT

Mayor Pullen-Miles attended the Mayor's Cup game at Lawndale High School and Million Male Figures March, and requested an update on storm drain maintenance and preparations for potential El Niño related flooding.

Public Works Director Rodriguez responded that an update on storm drain maintenance and preparations for potential El Niño-related flooding would be provided at the next meeting.

J. ADJOURNMENT

There being no further business to conduct, Mayor Pullen-Miles adjourned the meeting at 8:00 p.m.

_____

Robert Pullen-Miles, Mayor

ATTEST:

_____

Erica Harbison, City Clerk

Approved: October 19, 2026

DRAFT

CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ https://www.lawndale.ca.gov

DATE: October 19, 2026

TO: Honorable Mayor and City Council

FROM: Juan Arauz, City Manager

PREPARED BY: David Toledo , Accounting Manager

SUBJECT: **Quarterly Investment Report for the Quarter Ended September 30, 2026**

BACKGROUND

The attached Quarterly Investment Report for the quarter ended September 30, 2026, is provided to City Council per the City of Lawndale's Investment Policy and State of California's Government Code Section 53646.

STAFF REVIEW

As of September 30, 2026, the City had total cash and investments (cost basis) of $65,183,006 plus $2,168,482 cash with fiscal agent held in a trust for the Lawndale Redevelopment Agency's Tax Allocation Bond 2009 issue, $1,150 in petty cash and $830,820 maintained in two retirement enhancement plans for PARS.

The Federal Reserve had held interest rates steady but recently did increase by 0.25%. The Federal Reserve held its' September 15th meeting and the Federal Open Market Committee (FOMC) voted to increase the benchmark federal funds rate by 0.25%, bringing the range to 3.75% - 4.00%. The State Local Agency Investment Fund (LAIF) had an interest rate of 4.34% on September 30, 2025, and decreased to 3.83% as of September 30, 2026. Rates going forward are generally expected to remain stable with the current increase as we continue to experience high inflation rates. Inflation continues to remain high at over 3%. We continue to maintain a majority of cash in LAIF and the City's checking account. For the quarter ended September 30, 2026, the City has remained very liquid with 77.89% of our portfolio in on-demand accounts. The remainder of the portfolio includes 1.52% short-term (maturing in less than one year), 5.69% mid-term (one to three years maturity), and 14.90% long-term (maturing from three to five years) investments.

The City's investments continue to remain intact and have not been affected by this volatility. We do not expect there to be any significant changes to our investments as we only purchase securities that we know we can hold on to until maturity at which time we will receive the full amount of the principal back from the issuer. As the market continues to change we will keep a close watch and take advantage of any upcoming investments. Cash in bank will be monitored and is expected that more will be used to purchase either bonds or CD's to take advantage of interest to the extent possible. The goal is to maintain a healthy balance of cash while maximizing returns

The investment program provides sufficient liquidity to meet six months of estimated expenditures. All investments are in compliance with California state code 503600 and the City of Lawndale Investment policy.

CITY OF LAWNDALE
INVESTMENT REPORT
Summary of Investments
For Quarter Ended September 30, 2026

	Adjusted Cost Basis	Category Total	Percent of Portfolio
On Call Deposits			
Checking Accounts	11,638,000		
FICA CD Fund	2,045,971		
Government Treasury Fund	9,733,436		
LAIF State Pool	27,351,599	50,769,006	77.89%
Short-Term Investments (1 Year or Less)			
Time Deposits FDIC Insured	988,000		1.52%
US Government Agency Securities	-	988,000	
Medium-Term Investments (1 to 3 Years)			
Time Deposits FDIC Insured	3,711,000		
US Government Agency Securities	0	3,711,000	5.69%
Long-Term Investments (3 to 5 Years)			
Time Deposits FDIC Insured	2,715,000		
US Government Agency Securities	7,000,000	9,715,000	14.90%
Total Cash and Investments		**65,183,006**	**100.00%**

LEGAL REVIEW

The City Attorney's office has reviewed this staff report and has approved it as to form.

FISCAL IMPACT

Not applicable.

RECOMMENDATION

Staff recommends that the City Council receive and file the Quarterly Investment Report for the quarter ended September 30, 2026.

Attachments

Attachement_A-Q1_FY_26-27_Investments.pdf

ATTACHMENT A

CITY OF LAWNDALE
TREASURY REPORT
For Quarter Ended September 30, 2026

Cash		11,638,000
Investments		53,545,006
Cash w/Fiscal Agent		2,168,482
Petty Cash		1,150
Public Agency Retirement Services (PARS)- Retirement Enhancement Plan	804,929	
PARS/ City of Lawndale Excess Benefit Trust - US Bank	25,892	830,820
Total Cash and Investments		**68,183,458**

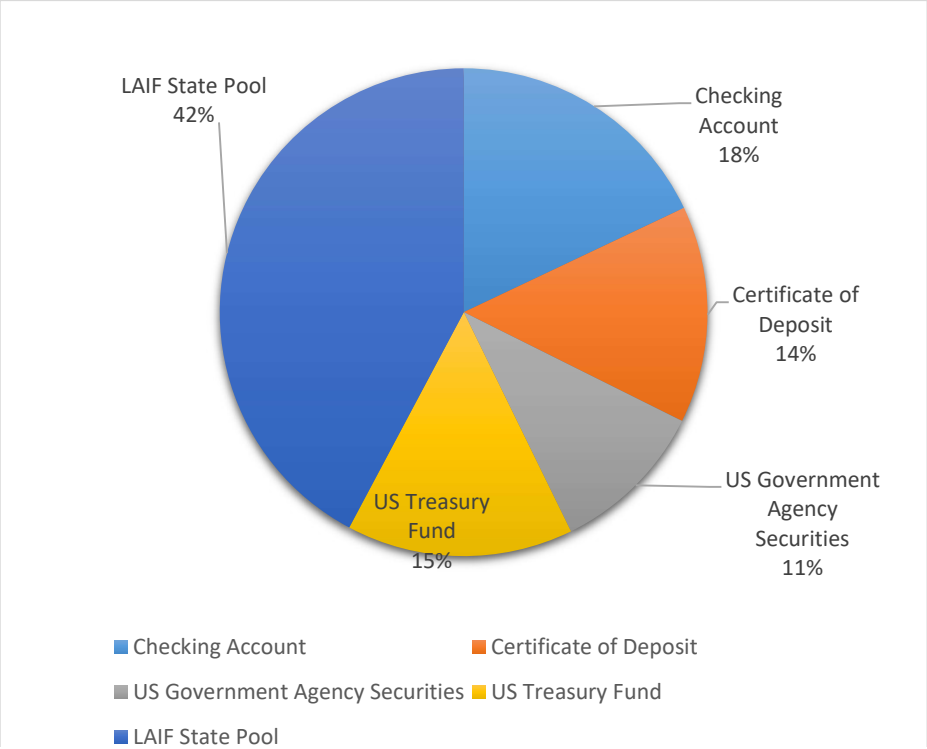
CITY OF LAWNDALE
INVESTMENT REPORT

Portfolio Statistics

For Quarter Ended September 30, 2026

Portfolio Composition

Investment Type	Market Value
Checking Account	11,638,000
Certificate of Deposit	9,317,681
US Government Agency Securities	6,745,760
US Treasury Fund	9,733,436
LAIF State Pool	27,351,599
TOTAL	**64,786,476**



CITY OF LAWNDALE
DETAIL OF INVESTMENTS
For Quarter Ended September 30, 2026

	Par Value	Coupon Rate	Moody's/ S&P Rating	Purchase Date	Maturity/ Called Date	Days to Maturity	Yield to Maturity	Cost Basis	Category total	(memo only) Market Value
On Call Deposits										
Checking Account- Wells Fargo	11,638,000	N/A	N/A		Demand	1	None	11,638,000		11,638,000
FICA Fed Ins Cash Intrafi	2,045,971	N/A	N/A		Demand	1	Varies	2,045,971		2,045,971
First AM Treas OB FD	9,733,436	N/A	N/A		Demand	1	Varies	9,733,436		9,733,436
Local Agency Investment Fund- City of Lawndale	27,349,906	N/A	N/A		Demand	1	4.09%	27,349,906		27,349,906
Local Agency Investment Fund- Lawndale Housing Authority	1,693	N/A	N/A		Demand	1	4.09%	1,693		1,693
On Call Deposits	**50,769,006**								**50,769,006**	**50,769,006**
Short-Term Investments (1 Year or Less)										
Time Deposits:										
First Fndtn Bank	243,000	5.00%	FDIC	6/24	12/14/2026	75	5.00%	243,000		243,413
Amoco Fed Credit Union	249,000	3.80%	FDIC	12/30	12/30/2026	91	3.80%	249,000		248,706
Austin Telco Fed Cr	249,000	4.30%	FDIC	2/25	2/16/2027	139	4.30%	249,000		249,070
Valley Natl Bk	247,000	4.45%	FDIC	2/24	2/22/2027	145	4.45%	247,000		247,237
	988,000							988,000		988,426
US Government Agency Securities:										
	-							-		-
	-							-		-
Short-Term Investments (1 Year or Less)	**988,000**								**988,000**	**988,426**
Medium-Term Investments (1 to 3 Years)										
Time Deposits:										
Spokane Teachers CR UN CD	248,000	4.75%	FDIC	4/24	4/15/2027	197	4.75%	248,000		248,647
Live Oak Bank	244,000	3.65%	FDIC	10/23	4/28/2027	210	3.65%	244,000		243,114
Wexford Community Credit Union	248,000	4.75%	FDIC	6/24	6/28/2027	271	4.75%	248,000		248,665
First Technology FCU CD	249,000	4.10%	FDIC	8/24	8/20/2027	324	4.10%	249,000		248,290
Colorado federal Savings Bank	245,000	3.70%	FDIC	2/27	8/27/2027	331	3.70%	245,000		243,270
First Merchants Bank	245,000	3.75%	FDIC	9/24	9/10/2027	345	3.75%	245,000		243,385
American Express Natl BK	245,000	3.85%	FDIC	9/24	9/13/2027	348	3.85%	245,000		243,692
Tuscon Fd Cr	249,000	3.65%	FDIC	9/30	9/30/2027	365	3.65%	249,000		247,008
Third Fed Svgs	245,000	3.70%	FDIC	12/19	12/20/2027	446	3.70%	245,000		242,518
Tompkins Community Bank	249,000	3.65%	FDIC	2/27	2/28/2028	516	3.65%	249,000		245,706
Empower Fed Cr Union	248,000	4.75%	FDIC	6/24	6/26/2028	635	4.75%	248,000		247,995
Texas Tr Cr	249,000	3.60%	FDIC	9/30	9/29/2028	730	3.60%	249,000		243,086
American National Bank	249,000	3.55%	FDIC	10/23	10/31/2028	762	3.55%	249,000		242,561
USAlliance Fed CU	249,000	4.15%	FDIC	1/25	1/31/2029	854	4.15%	249,000		245,058
Baxter Credit Union	249,000	4.20%	FDIC	2/25	2/22/2029	876	4.20%	249,000		245,193
	3,711,000							3,711,000		3,678,189
US Government Agency Securities:										

CITY OF LAWNDALE
DETAIL OF INVESTMENTS
For Quarter Ended September 30, 2026

	Par Value	Coupon Rate	Moody's/ S&P Rating	Purchase Date	Maturity/ Called Date	Days to Maturity	Yield to Maturity	Cost Basis	Category total	(memo only) Market Value
0	-	0.000%	0.000%	6/24	1/0/1900	0	0.000%	-		-
	-							-		-
Medium-Term Investments (1 - 3 Years)	**3,711,000**								**3,711,000**	**3,678,189**
Long-Term Investments (3 to 5 Years)										
Time Deposits:										
Morgan Stanley	245,000	3.95%	FDIC	8/27	8/27/2029	1,062	3.95%	245,000		238,542
BMW Bank	245,000	3.90%	FDIC	8/29	8/29/2029	1,064	3.90%	245,000		238,387
Grand River Bank	249,000	3.60%	FDIC	10/10	10/10/2029	1,106	3.60%	249,000		239,755
United Bankers Bank	249,000	3.50%	FDIC	10/23	10/31/2029	1,127	3.50%	249,000		238,856
Truxton Tr Co Nashville Tenn	249,000	4.10%	FDIC	2/25	2/14/2030	1,233	4.10%	249,000		242,436
Optum Bank Inc	245,000	3.80%	FDIC	3/23	3/25/2030	1,272	3.80%	245,000		236,001
Goldman Sachs	245,000	3.60%	FDIC	9/30	9/30/2030	1,461	3.60%	245,000		232,701
Gulf Coast Bank & Trust	245,000	3.60%	FDIC	10/23	10/29/2030	1,490	3.60%	245,000		232,341
Sallie Mae Bank	245,000	3.85%	FDIC	12/17	12/17/2030	1,539	3.85%	245,000		234,159
Medallion Bank	249,000	3.70%	FDIC	12/23	12/23/2030	1,545	3.70%	249,000		236,508
Sunwest Bank/UT	249,000	3.65%	FDIC	2/27	2/27/2031	1,611	3.65%	249,000		235,410
	2,715,000							2,715,000		2,605,095
US Government Agency Securities:										
Federal Home Loan Banks	1,000,000	4.20%	Aa1/AA+	10/24	10/9/2029	1,105	4.20%	1,000,000		975,000
Federal Home Loan Banks	1,000,000	4.65%	Aa1/AA+	2/25	2/26/2030	1,245	4.65%	1,000,000		982,560
Federal National Mortgage Association	1,000,000	3.90%	Aa1/AA+	1/21	1/21/2031	1,574	3.90%	1,000,000		952,490
Federal Home Loan Mortgage Corporation	1,000,000	4.00%	Aa1/AA+	2/26	2/26/2031	1,610	4.00%	1,000,000		950,630
Federal National Mortgage Association	1,000,000	4.00%	Aa1/AA+	3/24	3/24/2031	1,636	4.00%	1,000,000		967,770
Federal Home Loan Mortgage Corporation	1,000,000	4.25%	Aa1/AA+	3/24	3/24/2031	1,636	4.25%	1,000,000		955,430
Federal Farm Credit Banks	1,000,000	4.33%	Aa1/AA+	4/15	4/15/2031	1,658	4.33%	1,000,000		961,880
	7,000,000							7,000,000		6,745,760
Long-Term Investments (3 to 5 Years)	**9,715,000**								**9,715,000**	**9,350,855**
Total Cash and Investments	**65,183,006**								**65,183,006**	**64,786,476**

CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ https://www.lawndalecity.ca.gov

DATE:	October 19, 2026
TO:	Honorable Mayor and City Council
FROM:	Juan Arauz, City Manager
PREPARED BY:	Yvette Palomo, Assistant City Clerk
SUBJECT:	**Consideration of Claim for Damage against the City**

BACKGROUND

The City of Lawndale received a claim for property damage filed by Belkis DeSantiago (Claimant) on or about October 5, 2026. The claim filed alleged that on or about October 4, 2026, their personal vehicle was damaged by a city tree while parked on 163rd Street between Firmona Avenue and Grevillea Avenue in Lawndale, CA.

STAFF REVIEW

The City's current third-party claims administrator, California Joint Powers Insurance Agency – Athens Program Insurance Services, reviewed the filed claim and determined that the liability for the claim could not be assigned to the City. As a result, Athens Program Insurance Services recommends that the City reject the claim as filed.

LEGAL REVIEW

The City Attorney has reviewed this staff report and approves it as to form.

RECOMMENDATION

Staff recommends that the City Council reject the claim filed by Belkis DeSantiago and instruct staff to process the appropriate correspondence to the claimant.

Attachments

Attachment A Claim for Damage & Rejection Notice

ATTACHMENT A

CITY OF LAWNDALE
CLAIM FOR DAMAGES TO PERSON OR PROPERTY

Reserve for Filing Stamp

File with the City Clerk
14717 Burin Ave., Lawndale, CA 90260
(310) 973-3200, Fax: (310) 644-4556

'26 OCT 6 1:50pm

Claim No.: _____

Instructions:

1. Claims for death, injury to person or to personal property must be filed not later than six (6) months after the occurrence. (Gov. Code Sec. 911.2)
2. Claims for damages to real property must be filed not later than one (1) year after the occurrence. (Gov. Code Sec. 911.2)
3. Read entire claim form before filing.
4. See page 2 for diagram upon which to locate place of accident.
5. This claim form must be signed on page 2 at bottom.
6. Attach separate sheets, if necessary, to give full details. SIGN EACH SHEET.
7. Claim must be filed with the City Clerk. (Gov. Code Sec. 915a)

CITY OF LAWNDALE			
Claimant's Name	BELKIS DE SANTIAGO	Claimant's Occupation	HAIR STYLIST
Claimant's Home Address	[redacted] LAWNDALE CA 90260	Claimant's Home Phone #	[redacted]
Claimant's Business Address		Claimant's Business Phone #	

Address and telephone number to which you desire notices or communications to be sent regarding this claim:
[redacted] LAWNDALE CA 90260 / [redacted]

When did DAMAGE or INJURY occur? Date: 10/04/26 Time: 4:35 PM
If claim is for Equitable Indemnity, give date claimant served with the complaint: Date: _____
Names of any city employees involved in INJURY or DAMAGE

Where did DAMAGE or INJURY occur? Describe fully, and locate on diagram on reverse side of this sheet. Where appropriate, give street names and address and measurements from landmarks:
The damage occured on the 163rd street between Firmona Ave and Grevillea Ave

Describe in detail how the DAMAGE or INJURY occurred.
On October 4, 2026 at about 4:35 pm, my 2015 Nissan Versa was legally parked on West 163rd St. A tree in the city parkway fell onto the car. No one was inside the vehicle.

Why do you claim the city is responsible?
The tree is located in the public parkway and is owned and maintained by the city of Lawndale. The city is responsible for inspecting, trimming, and maintaining street trees.

Describe in detail each INJURY or DAMAGE
Property damage only, no injuries. The tree fell onto my 2015 Nissan Versa, damaging the hood, front bumper, plate, grill, fender, plastic parts near the wind shield, filter cover, hose(motor) and other parts (see photos) like headlight.

THIS CLAIM MUST BE SIGNED ON PAGE 2

The amount claimed, as of the date of presentation of this claim, is computed as follows:

Damages incurred to date (exact):	$ [redacted]	Estimated prospective damages as far as known:	$
Damage to property	$ 8500	Future expenses for medical and hospital care	$ —
Expenses for medical and hospital care	$ —	Future loss of earnings	$ —
Loss of Earnings	$ —	Other prospective special damages	$
Special Damages for	$ —	Prospective general damages	$
		Total estimate prospective damages	$
General Damages	$ —		
Total Damages incurred to date	$ 8500		
		Total amount claimed as of date of presentation of this claim	$

Was damage and/or injury investigated by police? NO If so, what city? — File #: —

Were paramedics or ambulance called? NO If so, name city or ambulance —

If injured, state date, time, —

name and address of doctor of your first visit —

WITNESSES to DAMAGE or INJURY: List all persons and addresses of person known to have information:

Name MARIO BENOSO Address [redacted] LONNDALE CA 90260 Phone [redacted]

Name JOSE MANUEL OJEDA Address [redacted] GARDENA CA 90249 Phone [redacted]

Name _____ Address _____ Phone _____

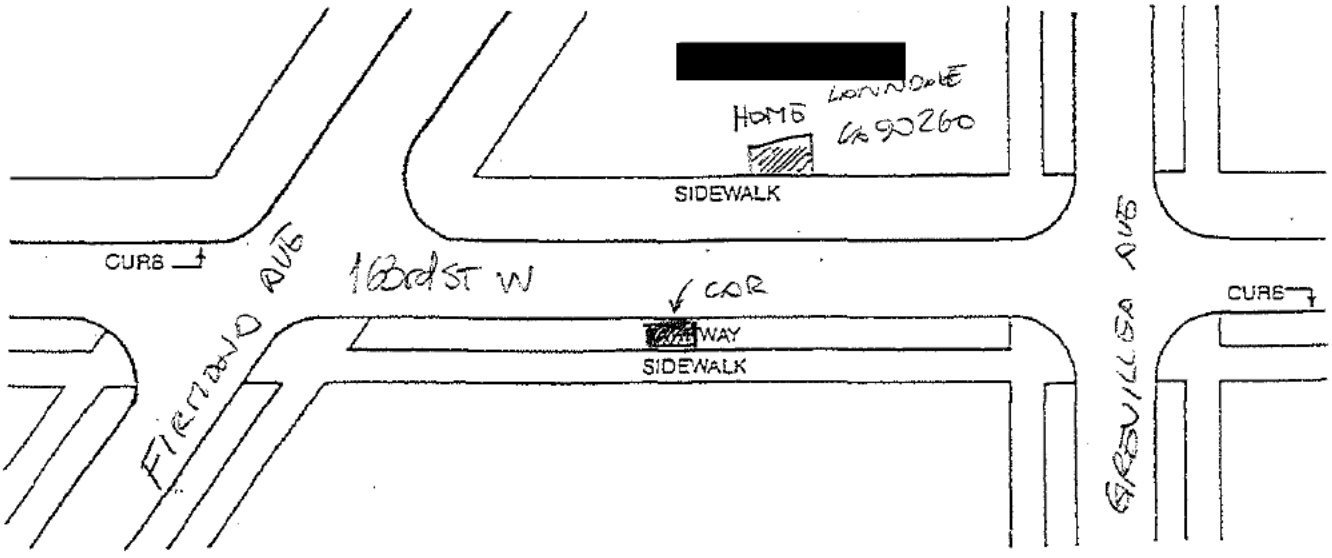
DOCTORS and HOSPITALS:

Hospital — Address — Date of Hospitalization —

Doctor — Address — Date of Treatment —

Doctor — Address — Date of Treatment —

For all accident claims place on following diagram names of streets, including North, East, South and West; indicate place of accident by "X" and by showing house numbers or distances to street corners. If city vehicle was involved, designate by letter "A" location of city vehicle when you first saw it, and by "B" location of yourself or your vehicle when you first saw city vehicle; location of city vehicle at time of accident by "A-1" and location of yourself or your vehicle at the time of the accident by "B-1" and the point of impact by "X". NOTE: if diagrams below do not fit the situation, attach hereto a proper diagram signed by claimant.



Signature of Claimant or person filing on his/her behalf giving relationship to Claimant: [redacted]

Typed/Printed Name: BELKIS DE SANTIAGO

Date: OCT 4, 2026

THIS CLAIM MUST BE SIGNED ON PAGE 2

Claim Form

California State Law generally requires that most claims against a public entity (City of Lawndale) be presented within a **six (6) month period** from the date of loss or incident giving rise to the claim (Government Code Section 911.2). Other claims must be filed within a **one (1) year period** from the date of loss or incident (Government Code Section 911.2(a)). **WARNING: This is not intended as legal advice.** Please reference the Government Code to determine what submission period applies to your claim.

HOW TO FILE A CLAIM WITH THE CITY OF LAWNDALE

The *City of Lawndale's Claim for Damages to Person or Property* is a standard claim form that can be used for your convenience. **Please fill out the claim form completely.** Additional sheets may be attached if more space is needed. Missing or incomplete information may delay the processing of your claim.

Please print out the Claim Form, sign it, attach any supporting documentation (e.g. repair estimates, invoices, proof of payments, photos of damage, etc.) and either deliver it in person directly to the Office of the City Clerk OR return it by mail to the Office of the City Clerk, at 14717 Burin Avenue, Lawndale, CA 90260.

All claims received by the City Clerk's Office will be reviewed by the City's Claims Administrator. All claimants will be notified, within 45 days, regarding action taken on the claim or otherwise as it relates to the claim itself. However, neither the City Clerk nor any other City official or employee can provide legal advice concerning the claim or litigation against the City.

October 13, 2026

TO: City of Lawndale
ATTENTION: Shaundra Burnam

RECOMMENDATION TO REJECT

RE:

Claim No.:	**CJP-3057669**
Member City:	**City of Lawndale**
Claimant Name:	**Belkis DeSantiago**
Date of loss:	**10-04-2026**

Please allow this correspondence to acknowledge receipt of the captioned claim. Please take the following action:

- **CLAIM REJECTION**: Send a standard rejection letter to the claimant

Please include proof of mailing with your rejection notice to the claimant. Please provide us with a copy of the city's notice of rejection and a copy of the proof of mailing. If you have any questions, please feel free to contact the assigned adjuster or the undersigned claims specialist.

Thank you

Janice Bartlett

Janice Bartlett
Claims Examiner II Property & Casualty
Athens Program Insurance Services, LLC
p: 714.912.0242 | f: 1714.464.4465
e: jbartlett@athensadmin.com | w: www.athensadmin.com
Athens Program Insurance Services CA License No.: 2L60159

CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ https://www.lawndale.ca.gov

DATE:	October 19, 2026
TO:	Honorable Mayor and City Council
FROM:	Juan Arauz, City Manager
PREPARED BY:	Juan Arauz, City Manager Yvette Palomo, Assistant City Clerk
SUBJECT:	**Formation of a Standing Committee for Parks and Green Space**

BACKGROUND

During the City Council meeting on September 21, 2026, Councilmember Suarez requested that the City Council consider creating a standing committee for parks and green space. This matter was subsequently placed on the October 5, 2026, City Council agenda for consideration by the Council.

On October 5, 2026, the City Council discussed the benefits of forming a standing committee that focuses on adding new parks and green space in the City. By consensus, the City Council directed staff to move forward with placing this item on a future agenda to formalize the standing committee and designate which Councilmembers would serve on the committee.

STAFF REVIEW

Standing committees are subject to the Brown Act and composed of members, less than a quorum, that may meet regularly to provide routine and regular recommendations set by a formal action. The City Council is asked to provide direction on the scope and objectives of this standing committeee.

Some suggested objectives for this committee to consider are as follows:

- Identify grants and funding opportunites;
- Development of additional green space;
- Creation of other types of parks such as a dog park;
- Identify property to acquire park and/or green space; or
- Identify other objectives.

Lastly, City Council is asked to name the standing committee and appoint two Councilmembers to serve on the committee.

LEGAL REVIEW

The City Attorney has reviewed and approved this staff report.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends that the City Council:

1. Discuss the objectives of the standing committee;
2. Name the standing committee; and
3. Appoint two Councilmembers to serve on the standing committee; or
4. Provide further direction to staff.

Attachments

List of City Council Ad Hoc Subcommittees & Standing Committees

ATTACHMENT A

City of Lawndale
City Council Ad Hoc Subcommittees
& Standing Committees
2026

AD HOC SUBCOMMITTEES

City/School District Park Maintenance and Joint Use Ad Hoc Subcommittee

Councilmember Bernadette Suarez
Appointed 1/17/23
Reaffirmed 1/16/24
Reaffirmed 1/06/25
Reaffirmed 1/05/26

Mayor Pro Tem Sirley Cuevas
Appointed 1/19/21
Reaffirmed 1/17/23
Reaffirmed 1/16/24
Reaffirmed 1/06/25
Reaffirmed 1/05/26

Teen Center Ad Hoc Subcommittee

Mayor Robert Pullen-Miles
Appointed 9/20/21
Reaffirmed 1/17/23
Reaffirmed 1/16/24
Reaffirmed 1/06/25
Reaffirmed 1/05/26

Councilmember Bernadette Suarez
Appointed 9/20/21
Reaffirmed 1/17/23
Reaffirmed 1/16/24
Reaffirmed 1/06/25
Reaffirmed 1/05/26

Fiscal Year 2026-27 Budget Ad Hoc Subcommittee

Councilmember Pat Kearney
Appointed 1/19/21
Reaffirmed 1/17/23
Reaffirmed 1/16/24
Reaffirmed 1/06/25
Reaffirmed 1/05/26

Councilmember Frank M. Talavera
Appointed 1/05/26

Parking and Traffic Solutions Ad Hoc Subcommittee

Councilmember Pat Kearney
Appointed 1/30/23
Reaffirmed 2/5/24
Reaffirmed 1/06/25
Reaffirmed 1/05/26

Mayor Pro Tem Sirley Cuevas
Appointed 1/06/25
Reaffirmed 1/05/26

Billboard Ad Hoc Subcommittee

Councilmember Pat Kearney
Appointed 1/19/21
Reaffirmed 1/17/23
Reaffirmed 1/16/24
Reaffirmed 1/06/25
Reaffirmed 1/05/26

Councilmember Frank M. Talavera
Appointed 1/06/25
Reaffirmed 1/05/26

Business Revitalization Ad Hoc Subcommittee

(formerly a Standing Committee, modified July 17, 2023, by City Council)

Mayor Robert Pullen-Miles
Appointed 1/19/21
Reaffirmed 1/17/23
Reaffirmed 1/16/24
Reaffirmed 1/06/25
Reaffirmed 1/05/26

Councilmember Frank M. Talavera
Appointed 1/05/26

Metro C Line (Green) Extension Ad Hoc Subcommittee

Mayor Robert Pullen-Miles
Appointed 3/15/21
Reaffirmed 1/17/23
Reaffirmed 1/16/24
Reaffirmed 1/06/25
Reaffirmed 1/05/26

Councilmember Frank M. Talavera
Appointed 1/06/25
Reaffirmed 1/05/26

Local Travel Network Project Ad Hoc Subcommittee

Councilmember Pat Kearney
Appointed 6/3/24 (date formed)
Reaffirmed 1/06/25
Reaffirmed 1/05/26

Councilmember Bernadette Suarez
Appointed 6/3/24 (date formed)
Reaffirmed 1/06/25
Reaffirmed 1/05/26

Updated: 1/06/2026

City of Lawndale
City Council Ad Hoc Subcommittees
& Standing Committees
2026

AD HOC SUBCOMMITTEES

Fireworks Ad Hoc Subcommittee

Councilmember Pat Kearney
Appointed 1/06/25
Reaffirmed 1/05/26

Councilmember Frank M. Talavera
Appointed 1/06/25
Reaffirmed 1/05/26

Software Technology Citywide Ad Hoc Subcommittee

Councilmember Pat Kearney
Appointed 2/03/25 (date formed)
Reaffirmed 1/05/26

Councilmember Bernadette Suarez
Appointed 2/03/25 (date formed)
Reaffirmed 1/05/26

Hispanic-American Contributions Festival Planning Ad Hoc Subcommittee

Mayor Pro Tem Sirley Cuevas
Appointed 1/05/26

Councilmember Frank M. Talavera
Appointed 5/19/25 (date formed)
Reaffirmed 1/05/26

Independence Day Celebration Ad Hoc Subcommittee

Mayor Pro Tem Sirley Cuevas
Appointed 10/20/25 (date formed)
Reaffirmed 1/05/26

Councilmember Frank M. Talavera
Appointed 10/20/25 (date formed)
Reaffirmed 1/05/26

STANDING COMMITTEES

City/School Districts Standing Committee

Councilmember Pat Kearney
Appointed 1/19/21
Reaffirmed 1/17/23
Reaffirmed 1/16/24
Reaffirmed 1/06/25
Reaffirmed 1/05/26

Councilmember Frank M. Talavera
Appointed 1/06/25
Reaffirmed 1/05/26

Caltrans Maintenance Standing Committee

Mayor Robert Pullen-Miles
Appointed 9/20/21
Reaffirmed 1/17/23
Reaffirmed 1/16/24
Reaffirmed 1/06/25
Reaffirmed 1/05/26

Councilmember Frank M. Talavera
Appointed 1/06/25
Reaffirmed 1/05/26

Homelessness Solutions Standing Committee

Councilmember Bernadette Suarez
Appointed 11/15/21
Reaffirmed 1/17/23
Reaffirmed 1/16/24
Reaffirmed 1/06/25
Reaffirmed 1/05/26

Mayor Pro Tem Sirley Cuevas
Appointed 11/15/21
Reaffirmed 1/17/23
Reaffirmed 1/16/24
Reaffirmed 1/06/25
Reaffirmed 1/05/26

Updated: 1/06/2026

CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ https://www.lawndale.ca.gov

DATE:	October 19, 2026
TO:	Honorable Mayor and City Council
FROM:	Juan Arauz, City Manager
PREPARED BY:	David Toledo , Accounting Manager
SUBJECT:	**Approval of Amendment No. 1 for contract services agreement with MV Cheng & Associates for financial consulting services**

BACKGROUND

With the resignation of the Director of Finance/City Treasurer on effective June 11, 2026, City Council approved a contract services agreement on June 19, 2026 for financial consulting services with MV Cheng & Associates. The agreement included a not-to-exceed amount of $49,500 and a contract term for the completion of services no later than October 30, 2026.

The contract was to ensure continuity in the Finance Department's essential services, while maintaining internal controls and financial integrity.

It was the City's intent to start the recruitment of the Director of Finance/City Treasurer position, however, with the vacancy of the City Manager and Human Resources Director positions at the time, recruitment was slightly delayed.

STAFF REVIEW

The City is currently recruiting for the Director of Finance/City Treasurer position, with applications reviewed at the end of September 2026, and interviews to commence in the month of October 2026. If a candidate is successfully hired, it is expected that the on boarding process may take 6 to 8 weeks. To ensure no gap is created between the financial consulting services consultant and to provide a two-week transition period for the consultant and the permanent Director of Finance/City Treasurer, City staff is requesting that the agreement between the City and MV Cheng & Associates be granted a 60-day extension to December 31, 2026 and the contract amount increased from $49,500 to $75,000, resulting in a $25,500 increase.

The approved salary and benefits budget for the vacant Director of Finance/City Treasurer totals $263,152, approximately $21,929 per month. Total savings from July through October is $87,716 which was used to cover costs incurred by the financial consultant of $49,500, still leaving 4-month savings of $38,216. The proposed contract increase for the next two (2) months of $25,500 will be covered by the remaining savings in the first 4 months.

The hourly rate of the financial consultant will be $150.00 per hour, part-time as needed. Any changes in hours or duration can be adjusted to reflect the needs of the City and will be discussed and approved in writing by the City prior to implementation

LEGAL REVIEW

The City Attorney has reviewed this staff report and agreement and approved it as to form

FISCAL IMPACT

There will be no impact to the General Fund, therefore, no appropriations will be needed. Costs incurred as a result of this Amendment will be funded by salary savings from the Director of Finance/City Treasurer position.

RECOMMENDATION

Staff recommends that the City Council approve Amendment #1 for financial consulting services with MV Cheng & Associates with a not-to-exceed amount of $75,000 and a termination date of December 31, 2026, in a form approved by the City Attorney.

Attachments

Attachement_A-MV_Cheng_First_Amendment_10-19-26.pdf

Attachment_B-Original_Agreement_with_MV_Cheng_Associates_for_Financial_Consulting.pdf

ATTACHMENT A

FIRST AMENDMENT TO CONTRACT SERVICES AGREEMENT FOR PROFESSIONAL ACCOUNTING SERVICES – MV CHENG & ASSOCIATES

This FIRST AMENDMENT TO CONTRACT SERVICES AGREEMENT (the "First Amendment") is made and entered into this 19th day of October, 2026, by and between the CITY OF LAWNDALE, a municipal corporation (herein "City") and MV Cheng & Associates, a California corporation (herein "Consultant"). The term Consultant includes professional performing in a consulting capacity.

RECITALS

WHEREAS, the City and Consultant entered into that certain Agreement entitled "Contract Services Agreement for Financial Consulting Services" (the "Agreement") on June 19th, 2026, and

WHEREAS, the Agreement provides for a not-to-exceed amount of $49,500 and services through October 30, 2026;

WHEREAS, the City and Consultant now desire to amend the Agreement to extend the terms and to increase the not-to-exceed contract amount, as set forth in this First Amendment.

AMENDMENT

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

SECTION 1. Section 2.1 of the Agreement, entitled "Contract Sum," is hereby amended to increase the maximum Contract Sum from $49,500 to $75,000 to compensate the Consultant for financial consulting services for the extension of this agreement.

SECTION 2. Section 5.1 of the Agreement, entitled "Term," is hereby amended to extend the Term for completion of the services provided under the Agreement through December 31, 2026.

SECTION 3. Except as expressly amended by this First Amendment, all other terms and conditions, including term and compensation provisions not specifically amended herein, shall remain in full force and effect.

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

[SIGNATURES ON THE FOLLOWING PAGE.]

CITY:

_____
Robert Pullen-Miles, Mayor

ATTEST:

_____
Erica Harbison, City Clerk

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

_____
Gregory M. Murphy, City Attorney

CONSULTANT:
MV Cheng & Associates

By: _____
Name: Misty V Cheng
Title: President & CEO

Address: 102 W 24th St
Upland, CA 91784

[END OF SIGNATURES]

ATTACHMENT B

Docusign Envelope ID: DB02EEAE-023A-867D-81A0-E36EF3B804F9
Docusign Envelope ID: DB02EEAE-023A-867D-81A0-E36EF3B804F9

CITY OF LAWNDALE

CONTRACT SERVICES AGREEMENT FOR

PROFESSIONAL SERVICES AGREEMENT WITH MV CHENG & ASSOCIATES FOR FINANCIAL CONSULTING SERVICES

This Contract Services Agreement ("Agreement") is made and entered into this 19th day of June, 2026, by and between the City of Lawndale, a municipal corporation ("City"), and MV Cheng & Associates, a California corporation ("Consultant").

NOW, THEREFORE, the parties agree as follows:

1.0 SERVICES OF CONSULTANT

1.1 Scope of Services. Consultant will perform the work or services set forth in the "Scope of Services" attached as *Exhibit "A"* and incorporated herein by reference in compliance with all of the terms and conditions of this Agreement. Consultant represents that Consultant has thoroughly investigated and considered the Scope of Services to be performed and warrants that all work or services will be performed in a competent, professional, and satisfactory manner. Additional terms and conditions of this Agreement, if any, are set forth in the "Special Requirements" attached 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 *Exhibit "B"* will govern.

1.2 Compliance With Law. All work and services rendered under this Agreement will be provided in accordance with all ordinances, resolutions, statutes, rules and regulations of the City and any federal, state or local governmental agency of competent jurisdiction.

1.3 Licenses, Permits, Fees and Assessments. Consultant will obtain, at its sole cost and expense, all licenses, permits and approvals as may be required by law for the performance of the services required by this Agreement.

2.0 COMPENSATION

2.1 Contract Sum. For the services rendered pursuant to this Agreement, Consultant will be compensated in accordance with the "Schedule of Compensation" attached as *Exhibit "C"* and incorporated herein by this reference, but not exceeding the maximum contract amount of forty nine thousand and five hundred dollars ($49,500) ("Contract Sum").

2.2 Method of Payment. Provided that Consultant is not in default under the terms of this Agreement, Consultant will be paid generally within 30 days, and no later the 45 days from the submission of an invoice in an approved form.

2.3 Invoicing. Each month during the term of this Agreement, Consultant must furnish City with an original invoice for all services performed and expenses incurred during the preceding month in accordance with the fee schedule set forth in Exhibit C. Except as to any

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charges for work performed or expenses incurred by Consultant that are disputed by City, City will cause Consultant to be paid within 30 days of receipt of Consultant's invoice.

3.0 COORDINATION OF WORK

3.1 Representative of Consultant. Misty Cheng is designated as the Consultant's representative authorized to act on its behalf with respect to this Agreement and to make all decisions necessary in connection with this Agreement. Consultant may designate a substitute representative by providing written notice to City's Contract Officer.

3.2 Contract Officer. The City's City Manager is designated as the City's representative authorized to act on its behalf with respect to this Agreement and to make all decisions in connection this Agreement ("Contract Officer"). The City may designate a substitute Contract Officer by providing written notice to Consultant.

3.3 Prohibition Against Subcontracting or Assignment. Consultant may not contract with any entity to perform in whole or in part the work or services required under this Agreement without the written approval of the City. Neither this Agreement nor any interest in the Agreement may be assigned or transferred, voluntarily or by operation of law, without the prior written approval of City. Any prohibited assignment or transfer is void.

3.4 Independent Contractor. Neither the City nor any of its employees shall have any control over the manner or means by which Contractor or its 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 represents and warrants that the personnel used to provide services to the City pursuant to this Agreement are classified by Contractor as employees. Contractor shall not at any time or in any manner represent that it or any of its employees are 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. In the event that Contractor or any employee of Contractor providing services under this Agreement claims or is determined by a federal or state agency, a court of competent jurisdiction, or the California Public Employees' Retirement System ("CalPERS") to be classified as other than an independent contractor for the City, then Contractor shall indemnify, defend, and hold harmless the City for the payment of any and all assessed fines, penalties, judgments, employee and/or employer contributions, and any other damages and costs assessed to the City as a consequence of, or in any way attributable to, the assertion that Contractor or any staff used to provide services under this Agreement are employees of the City.

4.0 INSURANCE AND INDEMNIFICATION

4.1 Insurance. Consultant must 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

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additional insured must not be limited to its vicarious liability. Defense costs must be paid in addition to limits. Limits must be no less than $1,000,000.00 per occurrence for all covered losses and no less than $2,000,000.00 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 $1,000,000.00 per accident for all covered losses. However, this requirement will not apply if Consultant has no employees and Instructor provides the letter signed under penalty of perjury as described in Section 1.2.

(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 must include coverage for owned, non-owned, leased and hired cars.

(d) Professional Liability or Error and Omissions Insurance. A policy of professional liability insurance in an amount not less than $1,000,000.00 per claim and $2,000,000.00 annual aggregate with respect to loss arising from the actions of Consultant performing professional services under this Agreement on behalf of the City. Any policy inception date, continuity date, or retroactive date must be before the effective date of this Agreement and Consultant agrees to maintain continuous coverage through a period no less than three (3) years after completion of the services required by this Agreement.

All of the above policies of insurance, except professional liability insurance, must be primary insurance. The general liability policy must name the City's officers, employees and agents ("City Parties") as additional insureds and must 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 the required policies of insurance must provide that they may be not cancelled without providing 10 days prior written notice by registered mail to the City. In the event any of the policies are cancelled or amended, Consultant must, prior to the cancellation or amendment date, submit new evidence of insurance in conformance with this Section 4.1 to the Contract Officer. No work or services under this Agreement may commence until Consultant 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. Consultant agrees that the provisions of this Section 4.1 must not be construed as limiting in any way the extent to which Consultant may be held responsible for the payment of damages to any persons or property resulting from Consultant's activities or the activities of any person or persons for which Consultant is otherwise responsible. If the Consultant's insurance policies have higher limits and coverage than those required by this contract, the City will have access to those higher limits and coverage maintained by the Consultant.

The insurance required by this Agreement will 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.

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In the event that the Consultant is authorized to subcontract any portion of the work or services provided pursuant to this Agreement, the contract between the Consultant and such subcontractor must require the subcontractor to maintain the same policies of insurance that the Consultant is required to maintain pursuant to this Section 4.1.

Consultant must furnish proof of insurance required under this section before commencement of any work.

4.2 Indemnification.

(a) Indemnity for Design Professional Liability. When the law establishes a professional standard of care for Consultant's services, to the fullest extent permitted by law, and except for the statutory limits set forth under California Civil Code Section 2782,8 applicable to services provided by a "design professional", Consultant agrees to 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 Consultant, its officers, employees or subcontractors (or any entity or individual for which Consultant bears legal liability) in the performance of professional services under this Agreement.

(b) Indemnity for Other Than Design Professional Liability. Other than in the performance of design professional services and to the full extent permitted by law, Consultant agrees to 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 Consultant or by any individual or entity for which Consultant is legally liable, including but not limited to officers, employees or subcontractors of Consultant.

5.0 TERM

5.1 Term. Unless earlier terminated in accordance with Section 5.2 below, this Agreement will begin on June 19, 2026, and continue in full force and effect until October 30,2026.

5.2 Termination Prior to Expiration of Term. Either party may terminate this Agreement at any time, with or without cause, upon 30 days' written notice to the other party. Upon receipt of the notice of termination, the Consultant must immediately cease all work or services under this Agreement except as may be approved by the Contract Officer in writing. In the event of termination, Consultant will be compensated for all services rendered prior to the effectiveness of the notice of termination to the City's satisfaction and for any additional services authorized by the Contract Officer and City will be entitled to reimbursement for any compensation paid in excess of the services rendered to the City's satisfaction. Upon termination of this Agreement by either Consultant or City, all property belonging to City that is in Consultant's possession must be returned to City. Consultant must promptly deliver to City a final invoice for all outstanding services performed and expenses incurred by Consultant as of the date

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of termination. Compensation for work in progress not based on an hourly rate will be prorated based on the percentage of work completed as of the date of termination.

6.0 MISCELLANEOUS

6.1 Covenant Against Discrimination. Consultant covenants that, by and for itself, its heirs, executors, assigns and all persons claiming under or through it, that there will be no discrimination against or segregation of, any person or group of persons on account of race, color, religion, sex, or national origin in the performance of this Agreement. Consultant will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex, or national origin.

6.2 Non-liability of City Officers and Employees. No officer, employee, or agent of the City will be personally liable to the Consultant, 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 Consultant or to its successor, or for breach of any obligation of the terms of this Agreement.

6.3 Conflict of Interest. No officer, employee, or agent of the City may have any financial interest in this Agreement nor may any such officer, employee, or agent 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, directly or indirectly, interested, in violation of any state or local statute or regulation. The Consultant warrants that it (and its officers and employees) has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement. When requested by the Contract Officer, prior to the City's execution of this Agreement, Consultant will provide the City with an executed statement of economic interest.

6.4 Notice. Any notice or other communication either party desires or is required to give to the other party or any other person must 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, at City of Lawndale, 14717 Burin Avenue, Lawndale, California 90260, and in the case of the Consultant, to the Consultant's representative at the address designated on the execution page of this Agreement. Notice will be deemed effective three days after deposit of the same in the custody of the United States Postal Service, postage prepaid, for first class delivery, or upon delivery if using a major courier service with tracking capabilities. Any party may change its notice information by giving notice to the other party in compliance with this section.

6.5 Interpretation. The terms of this Agreement will be construed in accordance with the meaning of the language used and will 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.

6.6 Integration; Amendment. It is agreed that there are no oral agreements between the parties affecting this Agreement and that this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the

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parties, and none will be used to interpret this Agreement. This Agreement may be amended at any time by a writing signed by both parties.

6.7 Severability. In the event that part of this Agreement is declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability will not affect any of the remaining portions of this Agreement which are hereby declared as severable and will 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.

6.8 Waiver. No delay or omission in the exercise of any right or remedy by a nondefaulting party on any default will 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 will 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 will not be a waiver of any other default concerning the same or any other provision of this Agreement.

6.9 Attorneys' Fees. If either party to this Agreement is required to initiate, 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, will be entitled to reasonable attorneys' fees, whether or not the matter proceeds to judgment.

6.10 Corporate Authority. The persons executing this Agreement on behalf of the parties 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 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.

6.11 Project Documents. All original computer programs, data, designs, drawings, files, maps, memoranda, models, notes, photographs, reports, studies, surveys and other documents (collectively, "Project Documents") prepared, developed or discovered by Consultant in the course of providing services under this Agreement will become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of Consultant. Consultant will take such steps as are necessary to perfect or protect the ownership interest of City in such Project Documents. Upon completion, expiration or termination of this Agreement or upon request by City, Consultant must turn over to City all such original Project Documents in its possession; provided, however, that Consultant may retain copies of Project Documents. City acknowledges and agrees that use of Consultant's completed work product, for purposes other than identified in this Agreement, or use of incomplete work product, is at City's own risk. If necessary, Consultant agrees to execute all appropriate documents to assign to City the copyright or intellectual property rights to the Project Documents created pursuant to this Agreement. Except as necessary for the performance of services under this Agreement, no Project Documents prepared under this Agreement, will be released by Consultant to any other person or entity without City's prior written approval.

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6.12 Confidentiality of Project Documents. All information gained or work product produced by Consultant in performance of this Agreement will be considered confidential, unless such information is in the public domain or already known to Consultant. Consultant may not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the Contract Officer, except as may be required by law. Consultant, its officers, employees, or agents, may not, without prior written authorization from the Contract Officer or unless requested by the City Attorney of City, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the services performed under this Agreement. Response to a subpoena or court order will not be considered "voluntary" provided Consultant gives City notice of such court order or subpoena. If Consultant, or any officer, employee, or agent of Consultant, provides any information or work product (including Project Documents) in violation of this Agreement, then City will have the right to reimbursement and indemnity from Consultant for any damages, costs and fees, including attorneys fees, caused by or incurred as a result of Consultant's conduct. Consultant must promptly notify City should Consultant, its officers, employees, or agents be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the services performed under this Agreement. City retains the right, but has no obligation, to represent Consultant or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Consultant. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite such response. All media and press releases, including graphic display information, must be approved and distributed solely by City, unless otherwise agreed to in writing by City. All media interviews regarding the performance of services under this Agreement are prohibited unless expressly authorized by City.

6.13 Audit and Review. Consultant must maintain all documents and records demonstrating or relating to Consultant's performance of services under this Agreement, including ledgers, books of account, invoices, vouchers, canceled checks, or other documents or records evidencing or relating to work, services, expenditures and disbursements charged to City under this Agreement. All financial documents or records must be maintained in accordance with generally accepted accounting principles and all other documents must be sufficiently complete and detailed so as to permit an accurate evaluation of the services provided by Consultant under this Agreement. All such documents or records must be maintained for at least three years following the final payment under this Agreement. Any and all records or documents required to be maintained by this section must be made available for inspection, audit and copying, at any time during regular business hours, upon written request by City or its designated representative. Copies of such documents or records must be provided directly to City for inspection, audit and copying when it is practical to do so; otherwise, unless an alternative is mutually agreed upon, such documents and records must be made available at Consultant's address indicated for receipt of notices in this Agreement. Where City has reason to believe that any of the documents or records required to be maintained by this section may be lost or discarded due to dissolution or termination of Consultant's business, City may, by written request, require that custody of such documents or records be given to a person or entity mutually agreed upon and that such documents and records thereafter be maintained by such person or entity at Consultant's expense. Access to

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such documents and records must be granted to City, as well as to its successors-in-interest and authorized representatives.

6.14 Counterparts. This Agreement may be executed in several counterparts, each of which shall constitute one and the same instrument and shall become binding upon the parties when at least one copy has been signed by both parties. In approving this Agreement, it shall not be necessary to produce or account for more than one such counterpart. The parties hereby expressly agree to the use of electronic signatures, which shall be deemed to have the same effect as an original signature. This Agreement and any amendment will be considered executed when the signature page of a party is delivered by facsimile or other electronic transmission.

6.15 Venue. In the event of litigation between the parties, venue in will be exclusively in a state court in the County of Los Angeles.

[SIGNATURES NEXT PAGE]

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

CITY:
City of Lawndale,
a municipal corporation

By: _____
Robert Pullen-Miles, Mayor

ATTEST:

Signed by:
Erica Harbison
BA68C7D6BB88427...
Erica Harbison, City Clerk

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

Signed by:
Gregory M. Murphy
8EDF820A931F412...
Gregory M. Murphy, City Attorney

CONSULTANT:
MV Cheng & Associates

By: Signed by:
DC835D28EB8146B...
Name: Misty V Cheng
Title: President & CEO

Address: 102 W. 24th Street]
Upland, CA 91784

[END OF SIGNATURES]

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EXHIBIT "A"

SCOPE OF SERVICES

Consultant will provide professional temporary finance, budget, purchasing, accounting, and project management consulting services at a comparable level of Finance Director/ City Treasurer for the City of Lawndale's Finance Department. Any changes in personnel recommended by the Consultant must be approved by the City Manager. The Consultant will also be responsible for providing coordinating all finance, budgeting, accounting, treasury, human resources, risk management, and financial system migration project related activities with the City. Further responsibilities may include: leadership development, mentor, and guide the City's finance activities and programs, assistance with recruitment for Director of Finance/City Treasurer, and other services as directed and needed by the City.

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EXHIBIT "B"

SPECIAL REQUIREMENTS

A new Section 3.5 is added to the Agreement to read as follows:

"Hiring of Consultant's associates and/or subcontractors

City agrees that each of Consultant's associates and/or sub-contractors that perform work for City under this Agreement will only be able to obtain a direct contract or professional services agreement with the City after two years have elapsed following the expiration of this Agreement. In the alternative, should the City hire one of Contractor's associates or sub-contractors that perform work under this Agreement as aa full-time, permanent, fully-benefitted employee before the two-year period has elapsed, City agrees to first perform a recruitment AND not to consider the associate and/or sub-contractor until that person has billed 960 hours to the City under this Agreement. City further agrees that if it hires one of Consultant's associates and/or sub-contractors as a part-time, non-benefited employee it will do so only after the associate and/or sub-contractor has billed 960 hours to the City under this Agreement and the City has paid to Consultant a fee of 5% of the associate and/or sub contractor's annualized wages based on the hourly rate charged. If, prior to the expiration of the two-year period mentioned above City employs one or more of Consultant's associates and/or sub-contractors that perform work under this Agreement through another temporary service or staffing agency, City agrees to pay to Consultant a fee of 10% of the associate and/or sub contractor's annualized wages based on the hourly rate charged.

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EXHIBIT "C"

SCHEDULE OF COMPENSATION

Consultant shall provide professional temporary accounting services on an as needed basis, expected to start at around 20 hours per week. Consultant shall bill the City at a rate of $150 per hour for all services related to this Agreement and as identified in the Exhibit A – Scope of Services.

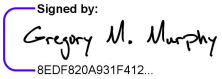
Certificate Of Completion

Envelope Id: DB02EEAE-023A-867D-81A0-E36EF3B804F9
Status: Completed
Subject: Complete with Docusign: Professional Contract Services Agreement - MV Cheng Associates.pdf, 20...
Source Envelope:
Document Pages: 24
Signatures: 3
Certificate Pages: 4
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Lawndale City Clerk
14717 Burin Ave
Lawndale, CA 90260
cityclerk@lawndale.ca.gov
IP Address: 98.154.103.114

Record Tracking

Status: Original
6/22/2026 6:13:25 PM
Holder: Lawndale City Clerk
cityclerk@lawndale.ca.gov
Location: DocuSign

Signer Events	Signature	Timestamp
Misty Cheng mcheng@mvchengassociates.com President & CEO Security Level: Email, Account Authentication (None)	Signed by:  DC835D28EB8146B... Signature Adoption: Drawn on Device Using IP Address: 172.58.50.191	Sent: 6/22/2026 6:16:26 PM Viewed: 6/22/2026 8:18:47 PM Signed: 6/22/2026 8:19:10 PM
Electronic Record and Signature Disclosure: Accepted: 6/22/2026 8:18:47 PM ID: f250848e-f0af-4383-bd3a-eafd428fc299		
Gregory M. Murphy gmurphy@bwslaw.com Security Level: Email, Account Authentication (None)	Signed by:  8EDF820A931F412... Signature Adoption: Pre-selected Style Using IP Address: 104.191.70.57	Sent: 6/25/2026 6:08:08 PM Viewed: 6/26/2026 7:18:31 AM Signed: 6/26/2026 7:18:47 AM
Electronic Record and Signature Disclosure: Accepted: 6/26/2026 7:18:31 AM ID: 890e13dc-0765-401e-bd55-5a8678bcd1fd		
Erica Harbison eharbison@lawndale.ca.gov Security Level: Email, Account Authentication (None)	Signed by:  BA68C7D6BB88427... Signature Adoption: Pre-selected Style Using IP Address: 174.208.231.166 Signed using mobile	Sent: 6/26/2026 7:18:49 AM Viewed: 6/26/2026 8:43:38 AM Signed: 6/26/2026 8:43:58 AM
Electronic Record and Signature Disclosure: Accepted: 6/26/2026 8:43:38 AM ID: 1353163f-74cc-40a4-88b7-ad7159b8c8ad		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
Misty Cheng mcheng@mvchengassociates.com President & CEO Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Accepted: 6/22/2026 8:18:47 PM ID: f250848e-f0af-4383-bd3a-eafd428fc299	COPIED	Sent: 6/26/2026 8:44:00 AM
Rhodora Reginaldo rreginaldo@lawndale.ca.gov Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	COPIED	Sent: 6/26/2026 8:44:00 AM
Luis Rodriguez lrodriguez@lawndale.ca.gov Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Accepted: 6/25/2026 1:23:37 PM ID: 8170fec6-77d6-400f-a356-6b1625cec7e2	COPIED	Sent: 6/26/2026 8:44:01 AM

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	6/22/2026 6:16:26 PM
Envelope Updated	Security Checked	6/25/2026 6:08:07 PM
Envelope Updated	Security Checked	6/25/2026 6:08:07 PM
Envelope Updated	Security Checked	6/25/2026 6:08:07 PM
Envelope Updated	Security Checked	6/25/2026 6:08:07 PM
Envelope Updated	Security Checked	6/25/2026 6:08:07 PM
Envelope Updated	Security Checked	6/25/2026 6:08:07 PM
Certified Delivered	Security Checked	6/26/2026 8:43:38 AM
Signing Complete	Security Checked	6/26/2026 8:43:58 AM
Completed	Security Checked	6/26/2026 8:44:01 AM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Yvette Palomo (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a $0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Yvette Palomo:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:
To contact us by email send messages to: cityclerk@lawndale.ca.gov

To advise Yvette Palomo of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at cityclerk@lawndale.ca.gov and in the body of such request you must state: your

previous email address, your new email address. We do not require any other information from you to change your email address

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Yvette Palomo

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to cityclerk@lawndale.ca.gov and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Yvette Palomo

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to cityclerk@lawndale.ca.gov and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process.

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: https://support.docusign.com/guides/signer-guide-signing-system-requirements.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Yvette Palomo as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Yvette Palomo during the course of your relationship with Yvette Palomo.

CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ https://www.lawndalecity.ca.gov

DATE:	June 19, 2026
TO:	Honorable Mayor and City Council
FROM:	Gregory M. Murphy, City Attorney Raylette Felton, Interim City Manager
PREPARED BY:	Gregory M. Murphy, City Attorney Raylette Felton, Interim City Manager
SUBJECT:	**Approval of Professional Services Agreement with MV Cheng & Associates for Financial Consulting Services**

BACKGROUND

With the resignation of the Director of Finance/ City Treasurer effective June 11, 2026, staff determined that there is a need to obtain professional consulting services to maintain internal controls and financial integrity. Staff immediately began searching for qualified professional firms that could provide staff augmentation services on a part-time basis.

STAFF REVIEW

As the City awaits the selection of the City Manager and the initiation of the recruitment process for the Director of Finance/City Treasurer pending, it is imperative that the City seek temporary professional consulting services to provide guidance regarding finance, budget, purchasing, accounting, and project management.

City contacted two firms to request proposals for consulting services. One firm indicated that they could not provide assistance. Staff received a proposal from MV Cheng & Associates and selected a candidate to provide consulting services at the Finance Director level based on their experience and familiarity with public sector accounting. Some of the critical Finance Department projects include completing fiscal year end close, audit, implementing fiscal year budget, finance and citywide software implementation. It is anticipated that the consultant's knowledge and experience will be essential to the continuous operations during this transition period. The hourly rate of the consultant will be $150/hour, part-time as needed. Any changes in hours or duration can be adjusted to reflect the needs of the City and will be discussed and approved in writing by the City prior to implementation.

LEGAL REVIEW

The City Attorney has reviewed this staff report and agreement and approved it as to form.

FISCAL IMPACT

There will be no impact to General Fund, therefore, no appropriations will be needed. Salary savings related to the vacancy of the Director of Finance/City Treasurer position will cover the anticipated contract costs in the current fiscal year.

RECOMMENDATION

Staff recommend that the City Council approve the Professional Services Agreement with M.V. Cheng & Associates for professional financial consulting services, pending the recruitment of Director of Finance/ City Treasurer, in a form approved by the City Attorney.

Attachments

Professional Contract Services Agreement - MV Cheng Associates.pdf

ATTACHMENT A

CITY OF LAWNDALE

CONTRACT SERVICES AGREEMENT FOR

PROFESSIONAL SERVICES AGREEMENT WITH MV CHENG & ASSOCIATES FOR FINANCIAL CONSULTING SERVICES

This Contract Services Agreement ("Agreement") is made and entered into this 19th day of June, 2026, by and between the City of Lawndale, a municipal corporation ("City"), and MV Cheng & Associates, a California corporation ("Consultant").

NOW, THEREFORE, the parties agree as follows:

1.0 SERVICES OF CONSULTANT

1.1 Scope of Services. Consultant will perform the work or services set forth in the "Scope of Services" attached as *Exhibit "A"* and incorporated herein by reference in compliance with all of the terms and conditions of this Agreement. Consultant represents that Consultant has thoroughly investigated and considered the Scope of Services to be performed and warrants that all work or services will be performed in a competent, professional, and satisfactory manner. Additional terms and conditions of this Agreement, if any, are set forth in the "Special Requirements" attached 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 *Exhibit "B"* will govern.

1.2 Compliance With Law. All work and services rendered under this Agreement will be provided in accordance with all ordinances, resolutions, statutes, rules and regulations of the City and any federal, state or local governmental agency of competent jurisdiction.

1.3 Licenses, Permits, Fees and Assessments. Consultant will obtain, at its sole cost and expense, all licenses, permits and approvals as may be required by law for the performance of the services required by this Agreement.

2.0 COMPENSATION

2.1 Contract Sum. For the services rendered pursuant to this Agreement, Consultant will be compensated in accordance with the "Schedule of Compensation" attached as *Exhibit "C"* and incorporated herein by this reference, but not exceeding the maximum contract amount of forty nine thousand and five hundred dollars ($49,500) ("Contract Sum").

2.2 Method of Payment. Provided that Consultant is not in default under the terms of this Agreement, Consultant will be paid generally within 30 days, and no later the 45 days from the submission of an invoice in an approved form.

2.3 Invoicing. Each month during the term of this Agreement, Consultant must furnish City with an original invoice for all services performed and expenses incurred during the preceding month in accordance with the fee schedule set forth in Exhibit C. Except as to any

charges for work performed or expenses incurred by Consultant that are disputed by City, City will cause Consultant to be paid within 30 days of receipt of Consultant's invoice.

3.0 COORDINATION OF WORK

3.1 Representative of Consultant. Misty Cheng is designated as the Consultant's representative authorized to act on its behalf with respect to this Agreement and to make all decisions necessary in connection with this Agreement. Consultant may designate a substitute representative by providing written notice to City's Contract Officer.

3.2 Contract Officer. The City's City Manager is designated as the City's representative authorized to act on its behalf with respect to this Agreement and to make all decisions in connection this Agreement ("Contract Officer"). The City may designate a substitute Contract Officer by providing written notice to Consultant.

3.3 Prohibition Against Subcontracting or Assignment. Consultant may not contract with any entity to perform in whole or in part the work or services required under this Agreement without the written approval of the City. Neither this Agreement nor any interest in the Agreement may be assigned or transferred, voluntarily or by operation of law, without the prior written approval of City. Any prohibited assignment or transfer is void.

3.4 Independent Contractor. Neither the City nor any of its employees shall have any control over the manner or means by which Contractor or its 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 represents and warrants that the personnel used to provide services to the City pursuant to this Agreement are classified by Contractor as employees. Contractor shall not at any time or in any manner represent that it or any of its employees are 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. In the event that Contractor or any employee of Contractor providing services under this Agreement claims or is determined by a federal or state agency, a court of competent jurisdiction, or the California Public Employees' Retirement System ("CalPERS") to be classified as other than an independent contractor for the City, then Contractor shall indemnify, defend, and hold harmless the City for the payment of any and all assessed fines, penalties, judgments, employee and/or employer contributions, and any other damages and costs assessed to the City as a consequence of, or in any way attributable to, the assertion that Contractor or any staff used to provide services under this Agreement are employees of the City.

4.0 INSURANCE AND INDEMNIFICATION

4.1 Insurance. Consultant must 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 must not be limited to its vicarious liability. Defense costs must be paid in addition to limits. Limits must be no less than $1,000,000.00 per occurrence for all covered losses and no less than $2,000,000.00 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 $1,000,000.00 per accident for all covered losses. However, this requirement will not apply if Consultant has no employees and Instructor provides the letter signed under penalty of perjury as described in Section 1.2.

(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 must include coverage for owned, non-owned, leased and hired cars.

(d) Professional Liability or Error and Omissions Insurance. A policy of professional liability insurance in an amount not less than $1,000,000.00 per claim and $2,000,000.00 annual aggregate with respect to loss arising from the actions of Consultant performing professional services under this Agreement on behalf of the City. Any policy inception date, continuity date, or retroactive date must be before the effective date of this Agreement and Consultant agrees to maintain continuous coverage through a period no less than three (3) years after completion of the services required by this Agreement.

All of the above policies of insurance, except professional liability insurance, must be primary insurance. The general liability policy must name the City's officers, employees and agents ("City Parties") as additional insureds and must 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 the required policies of insurance must provide that they may be not cancelled without providing 10 days prior written notice by registered mail to the City. In the event any of the policies are cancelled or amended, Consultant must, prior to the cancellation or amendment date, submit new evidence of insurance in conformance with this Section 4.1 to the Contract Officer. No work or services under this Agreement may commence until Consultant 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. Consultant agrees that the provisions of this Section 4.1 must not be construed as limiting in any way the extent to which Consultant may be held responsible for the payment of damages to any persons or property resulting from Consultant's activities or the activities of any person or persons for which Consultant is otherwise responsible. If the Consultant's insurance policies have higher limits and coverage than those required by this contract, the City will have access to those higher limits and coverage maintained by the Consultant.

The insurance required by this Agreement will 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 Consultant is authorized to subcontract any portion of the work or services provided pursuant to this Agreement, the contract between the Consultant and such subcontractor must require the subcontractor to maintain the same policies of insurance that the Consultant is required to maintain pursuant to this Section 4.1.

Consultant must furnish proof of insurance required under this section before commencement of any work.

4.2 Indemnification.

(a) Indemnity for Design Professional Liability. When the law establishes a professional standard of care for Consultant's services, to the fullest extent permitted by law, and except for the statutory limits set forth under California Civil Code Section 2782,8 applicable to services provided by a "design professional", Consultant agrees to 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 Consultant, its officers, employees or subcontractors (or any entity or individual for which Consultant bears legal liability) in the performance of professional services under this Agreement.

(b) Indemnity for Other Than Design Professional Liability. Other than in the performance of design professional services and to the full extent permitted by law, Consultant agrees to 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 Consultant or by any individual or entity for which Consultant is legally liable, including but not limited to officers, employees or subcontractors of Consultant.

5.0 TERM

5.1 Term. Unless earlier terminated in accordance with Section 5.2 below, this Agreement will begin on June 19, 2026, and continue in full force and effect until October 30,2026.

5.2 Termination Prior to Expiration of Term. Either party may terminate this Agreement at any time, with or without cause, upon 30 days' written notice to the other party. Upon receipt of the notice of termination, the Consultant must immediately cease all work or services under this Agreement except as may be approved by the Contract Officer in writing. In the event of termination, Consultant will be compensated for all services rendered prior to the effectiveness of the notice of termination to the City's satisfaction and for any additional services authorized by the Contract Officer and City will be entitled to reimbursement for any compensation paid in excess of the services rendered to the City's satisfaction. Upon termination of this Agreement by either Consultant or City, all property belonging to City that is in Consultant's possession must be returned to City. Consultant must promptly deliver to City a final invoice for all outstanding services performed and expenses incurred by Consultant as of the date

of termination. Compensation for work in progress not based on an hourly rate will be prorated based on the percentage of work completed as of the date of termination.

6.0 MISCELLANEOUS

6.1 Covenant Against Discrimination. Consultant covenants that, by and for itself, its heirs, executors, assigns and all persons claiming under or through it, that there will be no discrimination against or segregation of, any person or group of persons on account of race, color, religion, sex, or national origin in the performance of this Agreement. Consultant will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex, or national origin.

6.2 Non-liability of City Officers and Employees. No officer, employee, or agent of the City will be personally liable to the Consultant, 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 Consultant or to its successor, or for breach of any obligation of the terms of this Agreement.

6.3 Conflict of Interest. No officer, employee, or agent of the City may have any financial interest in this Agreement nor may any such officer, employee, or agent 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, directly or indirectly, interested, in violation of any state or local statute or regulation. The Consultant warrants that it (and its officers and employees) has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement. When requested by the Contract Officer, prior to the City's execution of this Agreement, Consultant will provide the City with an executed statement of economic interest.

6.4 Notice. Any notice or other communication either party desires or is required to give to the other party or any other person must 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, at City of Lawndale, 14717 Burin Avenue, Lawndale, California 90260, and in the case of the Consultant, to the Consultant's representative at the address designated on the execution page of this Agreement. Notice will be deemed effective three days after deposit of the same in the custody of the United States Postal Service, postage prepaid, for first class delivery, or upon delivery if using a major courier service with tracking capabilities. Any party may change its notice information by giving notice to the other party in compliance with this section.

6.5 Interpretation. The terms of this Agreement will be construed in accordance with the meaning of the language used and will 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.

6.6 Integration; Amendment. It is agreed that there are no oral agreements between the parties affecting this Agreement and that this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the

parties, and none will be used to interpret this Agreement. This Agreement may be amended at any time by a writing signed by both parties.

6.7 Severability. In the event that part of this Agreement is declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability will not affect any of the remaining portions of this Agreement which are hereby declared as severable and will 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.

6.8 Waiver. No delay or omission in the exercise of any right or remedy by a nondefaulting party on any default will 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 will 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 will not be a waiver of any other default concerning the same or any other provision of this Agreement.

6.9 Attorneys' Fees. If either party to this Agreement is required to initiate, 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, will be entitled to reasonable attorneys' fees, whether or not the matter proceeds to judgment.

6.10 Corporate Authority. The persons executing this Agreement on behalf of the parties 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 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.

6.11 Project Documents. All original computer programs, data, designs, drawings, files, maps, memoranda, models, notes, photographs, reports, studies, surveys and other documents (collectively, "Project Documents") prepared, developed or discovered by Consultant in the course of providing services under this Agreement will become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of Consultant. Consultant will take such steps as are necessary to perfect or protect the ownership interest of City in such Project Documents. Upon completion, expiration or termination of this Agreement or upon request by City, Consultant must turn over to City all such original Project Documents in its possession; provided, however, that Consultant may retain copies of Project Documents. City acknowledges and agrees that use of Consultant's completed work product, for purposes other than identified in this Agreement, or use of incomplete work product, is at City's own risk. If necessary, Consultant agrees to execute all appropriate documents to assign to City the copyright or intellectual property rights to the Project Documents created pursuant to this Agreement. Except as necessary for the performance of services under this Agreement, no Project Documents prepared under this Agreement, will be released by Consultant to any other person or entity without City's prior written approval.

6.12 Confidentiality of Project Documents. All information gained or work product produced by Consultant in performance of this Agreement will be considered confidential, unless such information is in the public domain or already known to Consultant. Consultant may not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the Contract Officer, except as may be required by law. Consultant, its officers, employees, or agents, may not, without prior written authorization from the Contract Officer or unless requested by the City Attorney of City, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the services performed under this Agreement. Response to a subpoena or court order will not be considered "voluntary" provided Consultant gives City notice of such court order or subpoena. If Consultant, or any officer, employee, or agent of Consultant, provides any information or work product (including Project Documents) in violation of this Agreement, then City will have the right to reimbursement and indemnity from Consultant for any damages, costs and fees, including attorneys fees, caused by or incurred as a result of Consultant's conduct. Consultant must promptly notify City should Consultant, its officers, employees, or agents be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the services performed under this Agreement. City retains the right, but has no obligation, to represent Consultant or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Consultant. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite such response. All media and press releases, including graphic display information, must be approved and distributed solely by City, unless otherwise agreed to in writing by City. All media interviews regarding the performance of services under this Agreement are prohibited unless expressly authorized by City.

6.13 Audit and Review. Consultant must maintain all documents and records demonstrating or relating to Consultant's performance of services under this Agreement, including ledgers, books of account, invoices, vouchers, canceled checks, or other documents or records evidencing or relating to work, services, expenditures and disbursements charged to City under this Agreement. All financial documents or records must be maintained in accordance with generally accepted accounting principles and all other documents must be sufficiently complete and detailed so as to permit an accurate evaluation of the services provided by Consultant under this Agreement. All such documents or records must be maintained for at least three years following the final payment under this Agreement. Any and all records or documents required to be maintained by this section must be made available for inspection, audit and copying, at any time during regular business hours, upon written request by City or its designated representative. Copies of such documents or records must be provided directly to City for inspection, audit and copying when it is practical to do so; otherwise, unless an alternative is mutually agreed upon, such documents and records must be made available at Consultant's address indicated for receipt of notices in this Agreement. Where City has reason to believe that any of the documents or records required to be maintained by this section may be lost or discarded due to dissolution or termination of Consultant's business, City may, by written request, require that custody of such documents or records be given to a person or entity mutually agreed upon and that such documents and records thereafter be maintained by such person or entity at Consultant's expense. Access to

such documents and records must be granted to City, as well as to its successors-in-interest and authorized representatives.

6.14 Counterparts. This Agreement may be executed in several counterparts, each of which shall constitute one and the same instrument and shall become binding upon the parties when at least one copy has been signed by both parties. In approving this Agreement, it shall not be necessary to produce or account for more than one such counterpart. The parties hereby expressly agree to the use of electronic signatures, which shall be deemed to have the same effect as an original signature. This Agreement and any amendment will be considered executed when the signature page of a party is delivered by facsimile or other electronic transmission.

6.15 Venue. In the event of litigation between the parties, venue in will be exclusively in a state court in the County of Los Angeles.

[SIGNATURES NEXT PAGE]

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

CITY:
City of Lawndale,
a municipal corporation

By: _____
Robert Pullen-Miles, Mayor

ATTEST:

_____
Erica Harbison, City Clerk

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

_____
Gregory M. Murphy, City Attorney

CONSULTANT:
MV Cheng & Associates

By:_____
Name: Misty V Cheng
Title: President & CEO

Address: 102 W. 24th Street]
Upland, CA 91784

[END OF SIGNATURES]

EXHIBIT "A"

SCOPE OF SERVICES

Consultant will provide professional temporary finance, budget, purchasing, accounting, and project management consulting services at a comparable level of Finance Director/ City Treasurer for the City of Lawndale's Finance Department. Any changes in personnel recommended by the Consultant must be approved by the City Manager. The Consultant will also be responsible for providing coordinating all finance, budgeting, accounting, treasury, human resources, risk management, and financial system migration project related activities with the City. Further responsibilities may include: leadership development, mentor, and guide the City's finance activities and programs, assistance with recruitment for Director of Finance/City Treasurer, and other services as directed and needed by the City.

EXHIBIT "B"

SPECIAL REQUIREMENTS

A new Section 3.5 is added to the Agreement to read as follows:

"Hiring of Consultant's associates and/or subcontractors

City agrees that each of Consultant's associates and/or sub-contractors that perform work for City under this Agreement will only be able to obtain a direct contract or professional services agreement with the City after two years have elapsed following the expiration of this Agreement. In the alternative, should the City hire one of Contractor's associates or sub-contractors that perform work under this Agreement as aa full-time, permanent, fully-benefitted employee before the two-year period has elapsed, City agrees to first perform a recruitment AND not to consider the associate and/or sub-contractor until that person has billed 960 hours to the City under this Agreement. City further agrees that if it hires one of Consultant's associates and/or sub-contractors as a part-time, non-benefited employee it will do so only after the associate and/or sub-contractor has billed 960 hours to the City under this Agreement and the City has paid to Consultant a fee of 5% of the associate and/or sub contractor's annualized wages based on the hourly rate charged. If, prior to the expiration of the two-year period mentioned above City employs one or more of Consultant's associates and/or sub-contractors that perform work under this Agreement through another temporary service or staffing agency, City agrees to pay to Consultant a fee of 10% of the associate and/or sub contractor's annualized wages based on the hourly rate charged.

EXHIBIT "C"

SCHEDULE OF COMPENSATION

Consultant shall provide professional temporary accounting services on an as needed basis, expected to start at around 20 hours per week. Consultant shall bill the City at a rate of $150 per hour for all services related to this Agreement and as identified in the Exhibit A – Scope of Services.

CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ https://www.lawndale.ca.gov

DATE:	October 19, 2026
TO:	Honorable Mayor and City Council
FROM:	Juan Arauz, City Manager
PREPARED BY:	Yvette Palomo, Assistant City Clerk
SUBJECT:	**Discuss Communication with Metro to Obtain Easement for Condon Avenue Right-of-Way**

This is an oral report requested by Mayor Pullen-Miles. It is recommended that the City Council receive the Mayor's request to instruct staff to have conversations with LA Metro regarding obtaining an easement on the Right-of-Way along Condon Avenue for municipal uses.

CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ https://www.lawndale.ca.gov

DATE:	October 19, 2026
TO:	Honorable Mayor and City Council
FROM:	Juan Arauz, 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.