

**MINUTES OF A REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF HAWTHORNE,
CALIFORNIA HELD SEPTEMBER 26, 2023**

CALL TO ORDER

Mayor Alex Vargas called the City Council meeting to order at 6:03 p.m. in the City Council Chambers of City Hall, 4455 W. 126th Street, Hawthorne, California.

INVOCATION

City Clerk Dayna Williams-Hunter gave the evening's invocation.

PLEDGE OF ALLEGIANCE

City Treasurer Marie Poindexter-Hornback Pledge of Allegiance.

ROLL CALL

ROLL CALL-Present: Councilmembers Katrina Manning, Alex Monteiro, L. David Patterson, Mayor Pro Tem Reyes English. Mayor Alex Vargas.

Absent: None.

Also Present: City Manager Vontray Norris, City Attorney Robert Kim, City Clerk Dayna Williams-Hunter, City Treasurer Marie Poindexter-Hornback.

PROCLAMATIONS/CERTIFICATES/PRESENTATIONS

1. Presentation: Southern California Edison- Customer Outages Notification

Diane Forte, Southern California Edison Government Relations Manager, provided a presentation on customer outages affecting Southern California Edison customers.

2. Update on City's Medical Director Program.

Officer Joe Nakagawa provided a presentation on the Hawthorne Police Department's Medical Director program, which includes police officers providing emergency medical services in the field/community.

3. Hawthorne Police Officer's Association presentation of the "Hawthorne Fallen Hero's Scholarship."

Officer Anthony Barlin presented the "Hawthorne Fallen Hero's Scholarship" to parking enforcement officer Jose Mada.

4. Presentation by the Veterans Affairs Commission.

Veterans Affairs Commissioner Chair Faye Johnson provided a presentation for a military banner program in the City.

ORAL COMMUNICATIONS

Elena Meloni, Executive Director of New Star Family Justice Center, spoke regarding services offered by the New Star Family and gave an update on the New Star Family Justice Center. **Cosandra Calloway**, CEO of Feed the Streets Cali, provided information regarding food distribution services offered by Feed the Streets Cali. **Jonathan De Leon**, American Heart Association, spoke about different services and programs offered by the American Heart Association. **Gordon Michael Mego** provided comments regarding the potential new civic center building. **Kyle Orlemann** expressed a desire to include a recognition for first responders and military personnel on the city council agenda, provided comments regarding new programs offered by the VA, and spoke against the approval of agenda item number 8.

CITY CLERK'S CONSENT CALENDAR

5. Approval of waiver of full readings of resolutions and ordinances on Tuesday, September 26, 2023's agenda.
6. City Treasurer requests approval of the warrants.

Warrant Nos. :	20972 – 21266; 195776 – 195794	483301 – 483449	70834 – 70837	10915 – 10918
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Totals:	\$929,257.35	\$1,971,357.09	\$1,224.89	\$37,991.95
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7. Approval of City Council meeting minutes for the special meetings of May 15, 2023, July 31, 2023, September 5, 2023, and September 11, 2023.

Councilmember Monteiro moved, seconded by Councilmember Patterson to approve the City Clerk's consent calendar (items 5 - 7).

ROLL CALL AYES: Councilmembers Manning, Monteiro, Patterson, Reyes English, Mayor Vargas.
NOES: None.

ORDINANCES

8. ORDINANCE NO. 2244 (2nd Reading)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, ADDING SECTION 8.48.045 TO THE HAWTHORNE MUNICIPAL CODE TO ALLOW FOR AUTHORIZED INDOOR SMOKING FACILITIES AND MAKING A FINDING OF EXEMPTION IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH.

Mayor Vargas moved, seconded by Councilmember Monteiro to adopt Ordinance No. 2244.

ROLL CALL AYES: Councilmembers Monteiro, Patterson, Reyes English, Mayor Vargas.
NOES: Councilmember Manning.

GENERAL MATTERS

9. Annual 3% Rent Increase for City-Owned Multi-Family Affordable Housing Units

RECOMMENDED MOTION: Staff recommends that the City Council approve an annual rent increase for City-owned multi-family affordable housing units. The increase will be either 3% or the year's Consumer Price Index (CPI) rate, whichever is higher.

Item 9 was not considered.

10. American Rescue Plan Act (ARPA) Economic Development Programs Update

RECOMMENDED MOTION: Staff recommends that the City Council ask questions as necessary and receive and file the ARPA Economic Development Plan Programs update.

Ken Duran from HDL ECONSolutions provided a presentation.

Mayor Vargas moved, seconded by Councilmember Monteiro to approve item 10.

ROLL CALL AYES: Councilmembers Manning, Monteiro, Patterson, Reyes English, Mayor Vargas.
NOES: None.

CITY MANAGER'S CONSENT CALENDAR

11. Award of Contract for Sewer Main and Miscellaneous Storm Drain Improvement Project 2023 (Project # 23-04)

RECOMMENDED MOTION: Staff recommends that the City Council award contract to lowest responsive and responsible bidder, GRBCON, Inc. of Baldwin Park, CA.

12. Award of Contract for Hawthorne Memorial Center HVAC System Upgrade (Project #23-08).

RECOMMENDED MOTION: Staff recommends that the City Council award contract to lowest responsive and responsible bidder, Pardess Air, Inc. of Los Angeles, CA.

13. Progress Payment #1 in the amount of \$ \$998,742.65 due to Best Contracting Services, Inc of Gardena, CA for City of Hawthorne Owned Building Roof Rehabilitation (Project #23-06)

RECOMMENDED MOTION: Staff Recommends that the City Council approve this Progress Payment #1 to Best Contracting Services of Gardena, CA

14. Approval of Side Letter agreement and new Agreement Between the City of Hawthorne and Joe Nakagawa, M.D. to provide Medical Director Services for the Hawthorne Police Department effective January 1, 2024.

RECOMMENDED MOTION: Staff recommends that the City Council approve a Side Letter Agreement amending the accrued vacation and sick days retroactively to be in line with the HPOA (Hawthorne Police Officer’s Association) MOU.; and
Approve an Agreement between the City of Hawthorne and Dr. Joe Nakagawa for the position of Medical Director for the Hawthorne Police Department effective January 1, 2024; and
Approval of Fiscal year 2023/24 appropriations increase by \$10,527 at mid-year budget.

15. Broker Agreement with Newmark of Southern California.

RECOMMENDED MOTION: Staff recommends that the City Council approve the Broker Agreement with Newmark of Southern California Regarding the Negotiations over the Terms of a Land Swap with 13007 Yukon Avenue, Hawthorne LLC.

Councilmember Reyes English pulled item 15 for separate consideration.

Councilmember Reyes English moved, seconded by Councilmember Monteiro to approve item 15 as amended to include a confidentiality clause for Christopher Beck and (Christohper Beck) not have any discussions with individual councilmembers unless as part of an agendized meeting, and not have any indirect or direct communication with Vella Group, LLC and/or its owners, representatives unless so directed by the City Manager.

ROLL CALL AYES: Councilmembers Manning, Monteiro, Reyes English.

NOES: Mayor Vargas.

ABSTAINED: Councilmember Patterson.

Councilmember Patterson moved, seconded by Councilmember Monteiro to approve the City Manager’s consent calendar (items 11-14). *Item 15 pulled for separate consideration.*

ROLL CALL AYES: Councilmembers Manning, Monteiro, Patterson, Reyes English, Mayor Vargas.

NOES: None.

CITY ATTORNEY'S CONSENT CALENDAR

16. Blanket Purchase Orders (“BPO”) for the City Attorney Department for Fiscal Year 2023/2024.

RECOMMENDED MOTION: Staff recommends that the City Council approve fiscal year 2023/2024 BPO for City Attorney Department in the total amount of \$555,000.

Mayor Vargas moved, seconded by Councilmember Monteiro to approve item 16.

ROLL CALL AYES: Councilmembers Manning, Monteiro, Patterson, Reyes English, Mayor Vargas.

NOES: None.

DISCUSSION/ACTION ITEMS

17. Add “Feed The Street Cali Foundation” and “American Heart Association” to the list of City Sponsored Event. (Monteiro)

Councilmember Monteiro moved, seconded by Mayor Vargas to add “Feed The Street Cali Foundation” and “American Heart Association” to the list of City Sponsored Event.

ROLL CALL AYES: Councilmembers Manning, Monteiro, Patterson, Reyes English, Mayor Vargas.
NOES: None.

18. Funding the Veterans’ Affairs’ Program Displaying Banners Recognizing the City’s Veterans and Current Members in the Service. (Vargas)

Councilmember Monteiro moved, seconded by Councilmember Manning to allocate \$3,500 to fund a program displaying banners recognizing the City’s veterans and current military members.

ROLL CALL AYES: Councilmembers Manning, Monteiro, Patterson, Reyes English, Mayor Vargas.
NOES: None.

19. 2022-2023 Budget for City Special Events (Patterson/Reyes-English)

The City Council discussed and updated the City sponsored events list.

20. Nominations of Commissioners for Planning, Civil Service, Youth and Senior Citizens’ Commissions. (Vargas)

Planning Commission Applicants: Jennifer Houston, Gregh Guich, Laurelia Walker, Ruby Cohens, and Robert Prieto.

Jennifer Houston (Planning Commission)

Mayor Vargas moved, seconded by Councilmember Monteiro to appoint Jennifer Houston to the Planning Commission.

ROLL CALL AYES: Councilmembers Manning, Monteiro, Patterson, Reyes English, Mayor Vargas.
NOES: None.

Greg Guich (Planning Commission)

Mayor Vargas moved, seconded by Councilmember Patterson to appoint Greg Guich to the Planning Commission.

ROLL CALL AYES: Mayor Vargas.
NOES: Councilmembers Manning, Monteiro, Patterson, Reyes English.

Motion failed.

Laurelia Walker (Planning Commission)

Mayor Vargas moved, seconded by Councilmember Patterson to appoint Laurelia Walker to the Planning Commission.

ROLL CALL AYES: Mayor Vargas.

NOES: Councilmembers Manning, Monteiro, Patterson, Reyes English.

Motion failed.

Ruby Cohens (Planning Commission)

Mayor Vargas moved, seconded by Councilmember Monteiro to appoint Ruby Cohens to the Planning Commission.

ROLL CALL AYES: Councilmembers Manning, Monteiro, Patterson, Reyes English, Mayor Vargas.

NOES: None.

Robert Prieto (Planning Commission)

Mayor Vargas moved to appoint Robert Prieto to the Planning Commission, there was no second.

Motion failed.

Civil Service Commission Applicants: Carmen Luz Rodriguez and Shahzad Barket.

Carmen Luz Rodriguez (Civil Service Commission)

Mayor Vargas moved, seconded by Councilmember Patterson to appoint Carmen Luz Rodriguez to the Civil Service Commission.

ROLL CALL AYES: Councilmembers, Monteiro, Patterson, Reyes English, Mayor Vargas.

NOES: Councilmember Manning.

Shahzad Barket (Civil Service Commission)

Mayor Vargas moved, seconded by Councilmember Patterson to appoint Shahzad Barket to the Civil Service Commission.

ROLL CALL AYES: Councilmembers Manning, Mayor Vargas.

NOES: Monteiro, Patterson, Reyes English.

Motion failed.

Senior Citizens' Commission Applicant: Margaret Allen.

Mayor Vargas moved, seconded by Councilmember Patterson to appoint Margaret Allen to the Senior Citizens' Commission.

ROLL CALL AYES: Councilmembers Manning, Monteiro, Patterson, Reyes English, Mayor Vargas.

NOES: None.

Youth Commission Applicant: Gabriela Zubia.

Mayor Vargas moved, seconded by Councilmember Monteiro to appoint Gabriela Zubia to the Youth Commission.

ROLL CALL AYES: Councilmembers Manning, Monteiro, Patterson, Reyes English, Mayor Vargas.
NOES: None.

ELECTED OFFICIALS REPORTS/RECOMMENDATIONS

City Treasurer Poindexter-Hornback did not provide any comments.

City Clerk Williams-Hunter attended city clerk training, expressed her condolences to Sgt. Espinoza for a recent loss in their family, and congratulated Jose Mada for receiving the “Hawthorne Fallen Hero’s” Scholarship.

Councilmember Monteiro thanked everyone who assisted with the World Fest event, thanked Southern California Edison for their presentation, expressed support for the military banner program and a similar program for fallen Hawthorne police officers, announced a rain barrel giveaway program at the Memorial Center on October 7th, announced fair housing workshop October 25th, and announced the upcoming President’s Council Dinner on October 19th at the Memorial Center.

Councilmember Manning thanked Dr. Joe Nakagawa for his presentation, congratulated Jose Mada for receiving the “Hawthorne Fallen Hero’s” Scholarship, and attended the Congressional Black Caucus Foundation's Annual Legislative Conference in Washington D.C.

Councilmember Patterson congratulated Jose Mada for receiving the “Hawthorne Fallen Hero’s” Scholarship, attended the World Fest Event, directed City Manager Norris to include the costs of City events in the budget, and requested an update on the status of commissioners.

Councilmember Reyes English announced an upcoming fair housing workshop, a toxic waste collection event and announced a Southbay Workforce Investment Board job fair taking place September 28th at the Memorial Center.

Mayor Vargas thanked all the commission applicants and current/former commissioners, commended everyone who contributed to the World Fest event, and expressed support for the military banner program.

CLOSED SESSION

No public comments were received for Closed Session.

The City Council recessed into Closed Session with all members present at 8:58 p.m.

21. Conference with Real Property Negotiator, pursuant to California Government Code Sections 54956.8, 54954(b):

Properties:

- Approximately .91 acres of land with 2,046 square feet building(s) located at 13007 Yukon Ave., APN 4050-014-002

- Approximately 2.16 acres of land located at 12500 Eucalyptus Ave., APN 4041-009-900
- Agency Negotiator: Vontray Norris, City Manager.
Other Party: 13007 Yukon Avenue Hawthorne, LLC. Under negotiation: Price and Terms of Payment

Mayor Vargas called the City Council meeting back to order at following recess with all councilmembers except Councilmember Monteiro.

City Attorney Kim announced that Councilmember Monteiro recused himself from the closed session due to a conflict of interest and the attorneys and negotiator were instructed and no action was taken.

ADJOURNMENT

Mayor Vargas adjourned the regular City Council meeting at 9:34 p.m.

CERTIFICATION

Passed and approved this 24th day of October 2023

Dayna Williams-Hunter
City Clerk