



Minutes

Lakewood City Council

Regular Meeting held
March 24, 2020

MEETING WAS CALLED TO ORDER at 7:30 p.m. by Mayor Rogers in the Council Chambers at the Civic Center, 5000 Clark Avenue, Lakewood, California.

INVOCATION was offered by Council Member Steve Croft

PLEDGE OF ALLEGIANCE was led by Vice Mayor Jeff Wood

ROLL CALL: PRESENT: Mayor Todd Rogers
Vice Mayor Jeff Wood
Council Member Steve Croft
Council Member Diane DuBois (via teleconference)
Council Member Ron Piazza (via teleconference)

ANNOUNCEMENTS AND PRESENTATIONS:

Mayor Rogers stated that the Coronavirus Public Health Emergency had led to an unprecedented time in modern history. He reported that the City Council and staff had been and would continue to provide residents with updates on specific news or information that related to Lakewood and encouraged residents to monitor updates via video, social media, e-magazine, Lakewood's radio station 1620 AM, or by telephoning or emailing City Hall. He stated that City Council meetings would continue with appropriate social distancing, and that Council Member DuBois and Council Member Piazza as well as Steve Skolnik, City Attorney's Office, would be participating by telephone.

Mayor Rogers noted that with orders issued by Federal, State, and County officials, there were many questions and that it was the goal of the City to research and provide answers for its residents. He summarized answers to frequently asked questions about activities such as recreation activities, which should be limited to immediate household members, with no team practices; and when walking or hiking, maintain at least a six-foot distance from anyone other than immediate household members. Questions had also been received regarding pet grooming, but noted that these service providers were closed. Additionally, personal grooming services for humans, such as hair and nail salons and barber shops, were no longer allowed to open. He pointed out the impacts to local small business owners and their employees and stated that staff had been researching programs available through the State or Federal government to provide assistance to them, and that such information was available on the City's website. He concluded by pointing out that Lakewood had long been a great and caring community, and he encouraged residents to reach out to and support each other and to contact City Hall with their questions and concerns.

ANNOUNCEMENTS AND PRESENTATIONS: - Continued

Mayor Rogers announced that this was the last, full City Council meeting for Council Member Ron Piazza. He noted that with the current social distancing rules, any celebration for his years of service was not possible, but he wanted to express his appreciation for the time, energy and creativity that Ron had contributed not only as a member of the City Council, but also the decades of active community service prior to his past six years on the City Council. He stated that it had been a pleasure to work closely with Ron and he would be missed.

Council Member Piazza stated that it had been an honor to sit on the City Council and have the opportunity to serve as Mayor of the City of Lakewood, the city where he had grown up. He said he would be leaving the City in good hands and looked forward to again becoming an active bystander.

Council Member Croft stated that he had served with Council Member Piazza on a number of committees and appreciated his thoughtful and thorough work. He noted that it had been a pleasure to serve with someone so passionate about doing the best for the community.

Council Member DuBois stated that Council Member Piazza played an integral part in making Lakewood the great city it was today. She pointed out his role in starting the Lakewood Youth Hall of Fame, to encourage and recognize the athletic accomplishments of Lakewood's young people. She stated that Ron and his wife, Nancy, were well-loved and influential members of the community.

Vice Mayor Wood pointed out all of the experience, as a successful business owner and community volunteer, Council Member Piazza had brought to his Council service. He stated that the hallmark of leadership was knowing that you had made a difference and that, especially during his term as Mayor, Council Member Piazza had indeed made a positive difference for the community. He concluded by stating it had been an honor to serve with him, especially on the Lakewood Youth Hall of Fame Board of Electors.

City Manager Thaddeus McCormick characterized Council Member Piazza as an exemplar of everything good and decent about the City of Lakewood and expressed his pleasure at the opportunity to work for him.

Mayor Rogers announced that although Council Member Piazza would be retiring from the City Council, the voters had selected Ariel Pe, present in the audience, who would well fill that seat on the Council.

Council Member Croft expressed his appreciation to Mayor Rogers for the great effort he expended as the spokesman for the City Council during this time of emergency.

Vice Mayor Wood also thanked Mayor Rogers for his work to provide timely and accurate information to Lakewood's residents. He also expressed appreciation to the City staff, from the City Manager on down for keeping the City up and running, available to residents seeking information.

ANNOUNCEMENTS AND PRESENTATIONS: - Continued

Mayor Rogers pointed out the strength of the community which would get them through such difficult times, noting a text he had received which stated, "We're Lakewood Strong!"

ROUTINE ITEMS:

COUNCIL MEMBER CROFT MOVED AND VICE MAYOR WOOD SECONDED TO APPROVE ROUTINE ITEMS 1 THROUGH 8.

RI-1 Approval of Personnel Transactions

RI-2 Approval of Registers of Demands

RI-3 Report of City Council Committees' Activities

RI-4 Approval of Monthly Report of Investment Transactions - February 2020

RI-5 Approval of Agreement with City of Long Beach for Reclaimed (Recycled) Water Irrigation of Street Medians and Parkways on Carson Street

RI-6 RESOLUTION NO. 2020-4; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD APPROVING THE APPLICATION FOR CALIFORNIA NATURAL RESOURCES AGENCY GRANT FUNDS FOR THE SAN MARTIN PARK IMPROVEMENT PROJECT

RI-7 Approval of Amended Agreement for 2020 Pan Am Fiesta Amusement Rides

RI-8 Authorization of Parking, Sidewalk and Ramp Repairs at Civic Center for ADA Compliance

UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Croft, DuBois, Wood, Piazza and Rogers

NAYS: COUNCIL MEMBERS: None

2.1 • RESOLUTION NO. 2020-5; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD RATIFYING A PROCLAMATION OF A LOCAL EMERGENCY BY THE DIRECTOR OF EMERGENCY SERVICES DUE TO THE COVID-19 VIRUS

The City Manager made a presentation based on the memo in the agenda and stated that a State of Emergency had been declared by the State of California and the County of Los Angeles on March 4, 2020, due to the COVID-19 situation. On March 18th, acting in his capacity as Director of Emergency Services for the City of Lakewood, he had issued a

2.1 • RESOLUTION NO. 2020-5; RATIFYING A PROCLAMATION OF A LOCAL EMERGENCY DUE TO THE COVID-19 VIRUS - Continued

proclamation of local emergency, making the City eligible for State and Federal assistance and possible reimbursement for associated costs incurred. He advised that by law, the proclamation required ratification by the City Council and would require further review after sixty days, or until terminated by the City Council. He stated that although the circumstances were very difficult, City staff was dedicated to quickly analyze incoming information, assess the needs of the community, and develop and implement plans to address those needs through this unprecedented crisis. He noted that City Hall had been transitioned to a closed to in-person transactions, but was still available via telephone or email. It was the recommendation of staff that the City Council adopt the proposed resolution.

RESOLUTION NO. 2020-5; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD RATIFYING A PROCLAMATION OF A LOCAL EMERGENCY BY THE DIRECTOR OF EMERGENCY SERVICES DUE TO THE COVID-19 VIRUS

The City Manager also stated that an additional item had arisen subsequent to the posting of the agenda which would require the City Council to take action to add the item to the agenda.

Steve Skolnik, for the City Attorney, advised that under the Ralph M. Brown Act, in order to add the item, it was necessary to make certain findings, namely that the item had come to the attention of the City too late to place it on the agenda and that it required immediate action. He stated that since the item, an additional resolution, had come to the attention of the City yesterday and the City Council did not have another regularly scheduled meeting for three weeks, the item met both requirements. He advised the City Council that they would need to first vote to add the item and could then adopt both resolutions as a single action. He informed the City Council that the proposed resolution was a form required by the Governor's Office of Emergency Services and would be in effect for a period of three years.

VICE MAYOR WOOD MOVED AND COUNCIL MEMBER DUBOIS SECONDED TO ADD THE CONSIDERATION OF RESOLUTION NO. 2020-6 TO THE CITY COUNCIL AGENDA. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Croft, DuBois, Wood, Piazza and Rogers

NAYS: COUNCIL MEMBERS: None

RESOLUTION NO. 2020-6; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD RECOGNIZING THE STATE OF CALIFORNIA-GOVERNORS OFFICE OF EMERGENCY SERVICES, FORM 130 FOR DESIGNATION OF AUTHORIZED AGENTS FOR NON-STATE AGENCIES

Council Member Croft encouraged residents in need to reach out to available, trusted resources and to be especially cautious as scams were already beginning to surface.

Council Member DuBois stated she was impressed by the City staff and how quickly they had been able to rally to respond to increased inquiries for information, while keeping the City running and making services available.

2.1 • RESOLUTION NO. 2020-5; RATIFYING A PROCLAMATION OF A LOCAL EMERGENCY DUE TO THE COVID-19 VIRUS - Continued

COUNCIL MEMBER DUBOIS MOVED AND VICE MAYOR WOOD SECONDED TO ADOPT RESOLUTION NO. 2020-5 AND RESOLUTION NO. 2020-6. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Croft, DuBois, Wood, Piazza and Rogers

NAYS: COUNCIL MEMBERS: None

Vice Mayor Wood added a reminder that even though things were far from normal, that people should not forget how important it was to respond to the U. S. Census, as many Federal and State programs for funding and representation were based on the final numbers. He noted that the process was very quick and easy and could all be done online.

2.2 • ORDINANCE NO. 2020-3; AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD RELATING TO A TEMPORARY MORATORIUM ON EVICTING TENANTS DUE TO CAUSES RELATED TO THE COVID-19 STATE OF EMERGENCY AND DECLARING THE ORDINANCE TO BE AN EMERGENCY MEASURE TO TAKE EFFECT IMMEDIATELY UPON ADOPTION

Deputy City Manager Paolo Beltran presented a report based on the memo in the agenda and stated that the Governor had issued an Executive Order on March 16th that authorized local governments to halt evictions due to the COVID-19 virus. He advised that the proposed urgency ordinance would establish a temporary moratorium on residential and commercial evictions, provided specific criteria were met, namely that the inability to pay rent was due to the virus and verifiable documentation could be provided. He pointed out that while the ordinance provided a breathing space, it did not relieve the tenant of the responsibility to pay a portion of the rent were they able to do so, and that the balance due would be required within 180 days of the expiration of the Governor's executive order, which is May 31, 2020.

Council Member Croft stated that this ordinance would provide an important option for people who were dealing with lost or reduced wages through furloughs and layoffs and for business owners who would have been required to close. He clarified that it did not relieve people of the liability to pay the full amount owed, but rather provided a window for those temporarily unable to meet their obligations. He encouraged all tenants to communicate fully with their landlords.

Vice Mayor Wood stated that although there was an opportunity for the unscrupulous to take advantage of this situation, the need to save businesses, especially local small businesses and homes far outweighed that.

Council Member Piazza pointed out that the loss of income was not something every landlord could afford either and encouraged everyone, tenants and landlords, to have some empathy during this process.

2.2 • ORDINANCE NO. 2020-3; TEMPORARY MORATORIUM ON EVICTING TENANTS DUE TO CAUSES RELATED TO THE COVID-19 - Continued

Mr. Skolnik advised that as an urgency ordinance, no first and second reading would be required, that the ordinance would take effect immediately and it would require at least four affirmative votes.

ORDINANCE NO. 2020-3; AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD RELATING TO A TEMPORARY MORATORIUM ON EVICTING TENANTS DUE TO CAUSES RELATED TO THE COVID-19 STATE OF EMERGENCY AND DECLARING THE ORDINANCE TO BE AN EMERGENCY MEASURE TO TAKE EFFECT IMMEDIATELY UPON ADOPTION was read by title by Mayor Rogers.

COUNCIL MEMBER CROFT MOVED AND COUNCIL MEMBER DUBOIS SECONDED TO WAIVE FURTHER READING AND ADOPT ORDINANCE NO. 2020-3. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Croft, DuBois, Wood, Piazza and Rogers

NAYS: COUNCIL MEMBERS: None

3.1 • GENERAL PLAN ANNUAL PROGRESS REPORT

Director of Community Development Abel Avalos displayed slides and made a presentation based on the memo in the agenda. He stated the General Plan was a state-mandated document which plans a framework for the City's physical, social and economic development for up to 20 years into the future. He noted an annual report was required and this presentation was on the 2019 plan year, primarily the Housing Element of the Plan. He reported that 17 housing units had been added in 2019, bringing the City's Regional Housing Needs Assessment (RHNA) achievement number to 36%. He pointed out that while the numbers might seem low, the City did not build housing projects but relied on private investors to develop projects, and that Lakewood had never denied a housing development project from being built in the City. He also reviewed median home prices for the City and stated that for 2019, the median price was \$565,000. He concluded by reviewing the new businesses that had come in 2019. It was the recommendation of the Planning and Environment Commission that the City Council receive and file the 2019 General Plan Annual Report and direct staff to submit the report to the State Department of Housing and Community Development and to the Governor's Office of Planning and Research.

Responding to questions from Vice Mayor Wood, Mr. Avalos reaffirmed that the City was not preventing any projects from being built; and that while the original housing stock was mostly two- and three-bedroom houses, the newer houses and apartments being constructed were larger floorplans, with three and four bedrooms being the norm.

3.1 • GENERAL PLAN ANNUAL PROGRESS REPORT - Continued

In response to inquiries from Council Member Croft, the Director stated that a new development was included in the housing count once the construction permits had been issued; and that the vacancy rate numbers were based on a statistical calculation made by the State Department of Finance and he would provide a further analysis of that number in the next report.

Council Member Piazza emphasized that not only did the City encourage and approve housing development projects, but as an older community, the City was predominantly built out, with not much land for new development.

COUNCIL MEMBER CROFT MOVED AND VICE MAYOR WOOD SECONDED TO RECEIVE AND FILE THE 2019 GENERAL PLAN ANNUAL PROGRESS REPORT AND TO FILE SAID REPORT WITH THE APPROPRIATE STATE AGENCIES. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Croft, DuBois, Wood, Piazza and Rogers

NAYS: COUNCIL MEMBERS: None

3.2 • SELECTION OF INDEPENDENT AUDIT SERVICES PROVIDER

Director of Finance and Administrative Services, Jose Gomez, made a presentation based on the memo in the agenda and stated the City contracted with an outside auditing firm as an integral part of the checks and balances system. He stated that the administrative policy required the City Council Audit Committee to select and recommend an auditor, based on a competitive process. He reported that twenty-one requests for proposals had been distributed, with seven firms responding. Following staff review of each proposal, three firms were interviewed with The Pun Group being the most highly recommended. He noted that of the top three, The Pun Group offered the lowest fees. Findings were presented to and reviewed by the Audit Committee on March 18th. It was the recommendation of staff, with the concurrence of the Audit Committee, that the City Council approve a three-year contract for auditing services with The Pun Group, with an option to extend the agreement for an additional two years.

Council Member Croft stated that as a member of the Audit Committee, along with Council Member Piazza, one of the additional benefits of contracting with The Pun Group was that the same firm had been contracting with the City before the contracting out of the water billing system, and that with the billing returning in house, they would be familiar with the old system.

COUNCIL MEMBER DUBOIS MOVED AND VICE MAYOR WOOD SECONDED TO APPROVE STAFF'S RECOMMENDATION. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Croft, DuBois, Wood, Piazza and Rogers

NAYS: COUNCIL MEMBERS: None

3.3 • ADDITIONAL ITEM:

REQUEST FOR SUBSTITUTION OF SUB-CONTRACTOR, PUBLIC WORKS CONTRACT 2019-7, ADA DOOR IMPROVEMENTS TO THE EXISTING CENTRE AND CITY HALL

Mr. Skolnik advised that there was an additional item that was recommended to be added to the agenda. He stated that on the previous day, staff had been apprised that the major subcontractor for a construction project which had been awarded March 10th, had provided notice that they would not be able to perform the work. In order for the project to move forward, the general contractor had requested a substitution, which required City Council approval. He stated that this situation clearly met the test for subsequent need.

COUNCIL MEMBER CROFT MOVED AND VICE MAYOR WOOD SECONDED TO ADD CONSIDERATION OF THE SUBSTITUTION TO THE AGENDA. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Croft, DuBois, Wood, Piazza and Rogers
NAYS: COUNCIL MEMBERS: None

Lisa Rapp, Director of Public Works, provided a brief report stating that according to the California Public Contract Code, once awarded a bid, the general contractor must have the approval of the City Council in order to substitute a major subcontractor if said subcontractor was unable to sign their contract. She reported that a request had been received from Song N Sons Inc., the primary contractor for the ADA door improvements to the existing Centre and City Hall buildings, and also a letter from the original subcontractor stating they were unable to sign the contract and requesting release. It was the recommendation of staff that the City Council authorize the substitution of subcontractor for Public Works Contract 2019-3.

Responding to questions from Council Member Piazza, Ms. Rapp stated that the replacement contractor had been identified and would complete the specified work for the original contract bid amount.

Council Member DuBois confirmed from the Public Works Director that the new subcontractor was readily available to perform the work.

VICE MAYOR WOOD MOVED AND COUNCIL MEMBER CROFT SECONDED TO APPROVE THE SUBSTITUTION OF SUBCONTRACTOR FOR PUBLIC WORKS CONTRACT NO. 2019-3. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Croft, DuBois, Wood, Piazza and Rogers
NAYS: COUNCIL MEMBERS: None

ORAL COMMUNICATIONS: None

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ADJOURNMENT

There being no further business to be brought before the City Council, Mayor Rogers adjourned the meeting at 8:40 p.m. to Tuesday, April 14, 2020, at 6:30 p.m. in the Pan American Room.

Respectfully submitted,

Jo Mayberry, CMC
City Clerk