



Minutes

Lakewood City Council

Regular Meeting held
December 8, 2020

MEETING WAS CALLED TO ORDER at 7:33 p.m. by Mayor Rogers in the Weingart Ballroom 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 (via teleconference)
Council Member Steve Croft (via teleconference)
Council Member Ariel Pe (via teleconference)
Council Member Vicki Stuckey (via teleconference)

Mayor Rogers stated that due to the spike in coronavirus cases across the nation and in California the Council meeting had been reconfigured in a way to keep everyone safely apart and that attendance in the Centre ballroom was kept to a bare minimum with most Council members and staff attending remotely via Zoom videoconference. He noted that the Centre ballroom was large enough so that he, a few key staff and any members of the public who wished to attend the meeting in person had ample space to spread out.

ANNOUNCEMENTS AND PRESENTATIONS:

Mayor Rogers announced that the meeting would be adjourned in memory of Karen Mahr, retired Senior Clerk for the Public Works Department; Esther Luna, mother of Angel Luna, Lakewood Parks Maintenance Worker; original Lakewood resident Mildred "Billie" Gardiner; and longtime City employee Gay Givens, Community Services Supervisor, whose sudden passing shocked and saddened everyone at the City.

The Mayor thanked City staff for their creative work to coordinate a COVID-safe Holiday Tree Lighting and Fireworks Show the previous Friday. He felt the events were successful in giving residents a holiday respite as a moment of community solidarity from the difficult circumstances brought on by the pandemic, however, he was aware that some objected to the fireworks and explained that the Council discussed the option extensively and did not make the decision lightly. He assured that when the Council made a decision that residents did not agree with, they always respected and listened to the public's opinion.

The Mayor sympathized with people concerned about the impacts on pets from fireworks and with veterans who unfortunately suffered from post-traumatic stress disorder. He thanked

ANNOUNCEMENTS AND PRESENTATIONS: - Continued

them for their service and noted the City went to great lengths to inform residents of the fireworks show in advance so that people could prepare. He added that the goal of the Council was to create a few moments of joy in the community to alleviate some of the psychological toll and frustration that many people were feeling and he believed that worked for many in Lakewood. He noted that he and other members of the City Council received various communications regarding the fireworks show and tree lighting and he was very glad that so many tuned in to the event. He shared an email from a family in Lakewood that he felt captured some of the feedback he'd received which stated that Friday night's fireworks were the best show the family had ever seen and the event was a wonderful reprieve from all of life's issues at the moment thanks to seeing the wonder and joy on children's faces throughout the neighborhood.

Vice Mayor Wood thanked Mayor Rogers for fighting for small businesses while speaking on behalf of the City at the recent Los Angeles County Board of Supervisors meeting. He added that he recently spoke with a restaurant owner who was unable to offer delivery and carry out as the new health orders permitted because he was unable to cover costs for rent and utilities. The Vice Mayor requested that City staff contact utility companies to inquire about grant opportunities for business owners and to search for any available funds to provide additional assistance to businesses. He also noted that the California Contract Cities Association may contact the City regarding a regional collaboration and he thanked the Public Information Office for creating a donation page for students on the City website.

Council Member Croft announced it was a difficult time in the pandemic when case numbers were rising quickly and there were likely much more ahead. He encouraged residents who were in need to contact the City for Project Shepherd assistance with food and he hoped for all residents to find hope, joy and peace during the holiday season.

Council Member Pe thanked staff for the publicity of Friday night's event which he felt had a strong community presence. He encouraged residents who might not want to go to Project Shepherd for help to seek assistance from their neighbors who were stepping up for one another at this time. He added that it was important to stay optimistic and think outside of the box to get through the pandemic together.

Council Member Stuckey announced that mailers for the Community Survey for the Lakewood Equestrian Center and Open Space Regional Master Plan had gone out to residents and the survey would be available on the City website. She encouraged residents to share their inputs by completing the survey by December 31 and wished Happy Holidays to everyone in the City.

Mayor Rogers noted that forthcoming vaccines were promising and, like the Governor, he hoped the current stay-at-home orders would be the last. He added that the City had given local businesses approximately \$600,000 through COVID-19 grants and had various resources in the community for residents in need. He wished Happy Holidays and a Happy New Year to everyone in Lakewood with the hope that 2021 would be a much more prosperous year for all.

ANNOUNCEMENTS AND PRESENTATIONS: - Continued

INTRODUCTION OF NEW SCHOOL PRINCIPALS

Mayor Rogers stated that new school principals would normally be introduced to the community at a Lakewood Celebrates reception, and since those events were not possible during the pandemic, each Council Member would share a brief profile of a new principal.

Vice Mayor Wood welcomed Mona Merlo to the principal position at his alma mater, Lakewood High School. Ms. Marlo was is in her 33rd year of education where she started out teaching math and then moved into grants work for Long Beach Unified. She was later promoted to Assistant Principal of Mathematics and was selected to help create the Sato Academy of Math & Science where she was named the first principal of the school.

Council Member Stuckey welcomed Ms. Linda Reynolds to the principal position at Gompers Elementary and Middle School. Ms. Reynolds was in her 24th year as an educator with 16 of them spent teaching at Monroe School in Lakewood. She has also been assistant principal at Lindsey Academy, Nelson Academy, Hudson K-8 and Lafayette Elementary School.

Council Member Pe welcomed Mr. Mark Kailiponi to the principal position at Mayfair Middle and High School and noted that he was the first principal of Pacific Island heritage in Lakewood. Mr. Kailiponi had 14 years of experience starting at Mayfair as the middle school assistant principal and principal of curriculum and instruction. He then became the principal of Somerset High School, with many priorities, including working to help students who had fallen behind academically to graduate on time and realize their full potential.

Council Member Croft welcomed Ms. Becky Perez to the principal position at Odyssey STEM Academy. Ms. Perez was a Paramount High School alumna who attended Harvard College and the Harvard Graduate School of Education. She taught middle school language arts and social studies, coached teachers, and designed curricula for career and technical education.

Mayor Rogers introduced Mrs. Mona Cook who was in her second year as principal at Riley Elementary School and apologized for the oversight of her first year as principal. Mrs. Cook was in her 36th year as an educator and 20th year as a principal. The Mayor welcomed Mrs. Cook back to Lakewood and hoped she was enjoying her second year at Riley even though it was a challenging and unusual year due to COVID-19. He added, on a personal note, that a Lakewood resident whom he knew well had a grandson who was a student at Riley and had difficulties settling down and calmly doing his school work last year. The resident and his family got to know Mrs. Cook well and she and the teachers at Riley were extremely skilled and helped the grandson bounce back to have a great school year. The Mayor mentioned this as a reminder of how great principals and teachers could be and how instrumental they were in the development of children. He thanked every principal in the City for all they did every day to educate Lakewood children and move them ahead in their lives.

The Mayor announced that the Lakewood Education Foundation worked hard to raise funds to pay for extra teaching tools for schools in Lakewood. He noted that grants were available and applications would be accepted through December 16.

ROUTINE ITEMS:

COUNCIL MEMBER CROFT MOVED AND COUNCIL MEMBER PE SECONDED TO APPROVE ROUTINE ITEMS 1 THROUGH 12.

RI-1 Approval of Minutes of the Meetings held April 28, and July 14, 2020

RI-2 Approval of Personnel Transactions

RI-3 Approval of Registers of Demands

RI-4 Report of City Council Committees' Activities

RI-5 RESOLUTION NO. 2020-61; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD EXTENDING A LOCAL EMERGENCY DUE TO THE COVID-19 VIRUS

RI-6 RESOLUTION NO. 2020-62; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD APPROVING THAT CERTAIN AGREEMENT BETWEEN THE CITY OF LAKEWOOD AND MICHAEL BAKER INTERNATIONAL FOR PROFESSIONAL SERVICES RELATED TO THE 2021-2030 HOUSING ELEMENT UPDATE

RI-7 RESOLUTION NO. 2020-63; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AUTHORIZING APPLICATION FOR, AND RECEIPT OF, LOCAL GOVERNMENT PLANNING SUPPORT GRANT PROGRAM FUNDS

RI-8 Approval of Bylaws for the Measure L Citizens Oversight Committee

RI-9 Approval of Transfer Agreements with Los Angeles County Flood Control District - Safe Clean Water Program for Regional Program Funds for Bolivar and Mayfair Parks

RI-10 Approval of Purchase and Installation of Public Safety Radios and Vehicle Equipment

RI-11 Approval of CalWARN Omnibus Mutual Assistance Agreement

RI-12 Release of Subdivision Bonds - Parcel Map No. 61251

UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Croft, Wood, Pe, Stuckey and Rogers

NAYS: COUNCIL MEMBERS: None

1.1 • COMMUNITY DEVELOPEMENT BLOCK GRANT (CDBG) PROGRAM CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

Abel Avalos, Director of Community Development, displayed slides and made a presentation based on the memo in the agenda. He stated Community Development Block Grant (CDBG) regulations required grantees, such as the City of Lakewood, to prepare an annual performance report. The Consolidated Annual Performance and Evaluation Report (CAPER) summarized the program year progress in meeting local priorities and goals. He noted that the submission deadline for the CAPER was normally earlier in the year but had been extended to be within 180 days of the end of the fiscal year due to the pandemic. It was the recommendation of staff that the City Council conduct a public hearing to solicit citizen input and direct staff to submit the CAPER, including any comments received, to the local Housing and Urban Development (HUD) office.

In response to questions from Vice Mayor Wood, Mr. Avalos explained that enough funds for ten rehabilitation loans were budgeted annually and that only six were approved and funded for the 2019-2020 fiscal year because only six applications were received. He added that loans were rarely denied, however, they would be if the applicant's income was too high. He further explained that six loans were already being processed for the current fiscal year and that staff would do outreach to residents for remaining funds.

Mayor Rogers opened the public hearing at 8:14 p.m. and called for anyone in the audience wishing to address the City Council on this matter. There was no response.

COUNCIL MEMBER CROFT MOVED AND COUNCIL MEMBER STUCKEY SECONDED TO APPROVE STAFF'S RECOMMENDATIONS. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Croft, Wood, Pe, Stuckey and Rogers

NAYS: COUNCIL MEMBERS: None

1.2 • INTRODUCTION OF ORDINANCE NO. 2020-5; PERTAINING TO FRONT YARD STANDARDS FOR LANDSCAPING, PERMEABLE AND IMPERMEABLE SURFACES

The Community Development Director displayed slides and made a presentation based on the memo in the agenda stating that staff had been working on front yard standards for several months and current regulations lacked restrictions on the amount of paving allowed in the front yard and had no minimum requirement for landscaping with organic materials. This meant Lakewood property owners could pave their entire front yard area with no building permits required. He explained that staff completed a front yard aerial survey and found that residences throughout the City had extended front yard paving. The proposed ordinance would establish standards in the R-1 (Single-Family Residential) zone district and the R-A (Single-Family Residential-Limited Agricultural) zone district requiring ground covers, limiting driveway widths, regulating the amount of front yard hardscape areas, establishing standards for front yard landscape areas including organic landscape, defining front yard

1.2 • INTRODUCTION OF ORDINANCE NO. 2020-5; PERTAINING TO FRONT YARD STANDARDS FOR LANDSCAPING, PERMEABLE AND IMPERMEABLE SURFACES - Continued

walkways, and creating modification procedures. The ordinance would also modify the off-street parking standards to prohibit asphalt as an acceptable driveway surface for single-family residential homes. Mr. Avalos displayed examples of lots with appropriate driveways, walkways, the various Front Yard Hardscape Area (FYHA) and Front Yard Landscape Area (FYLA) standards, and the various lot types throughout the City with all of the proposed standards applied. He noted that hardscape that did not comply with the proposed standards as of the Ordinance's effective date would be legally established non-conforming use and any modifications to increase FYHA by 5% or more or to reduce FYLA by 5% or more would require a Site Plan Review. Furthermore, any project subject to review and/or application would be evaluated for compliance with the front yard standards and the Development Review Board may evaluate and modify standards for unusual situations. Mr. Avalos noted that the Planning and Environment Commission adopted a Resolution recommending that the City Council adopt the proposed ordinance and approve the related Notice of Exemption. Therefore, staff recommended that the City Council conduct a public hearing, introduce the proposed ordinance and approve the related Notice of Exemption.

City Manager Thaddeus McCormack noted for the public that there had been multiple detailed study session meetings on the item and great work and considerations went into the proposed ordinance.

Council Member Croft thanked staff for their work in creating an equitable ordinance for the various lot types in the City so that the community could remain looking great with yards to be proud of.

Responding to an inquiry from Vice Mayor Wood, Mr. Avalos stated that the plan to inform the public of the proposed changes would include outreach from the Public Information Office and informing contractors and homeowners of the standards when they obtained construction permits.

Mayor Rogers opened the public hearing at 8:43 p.m. and called for anyone in the audience wishing to address the City Council on this matter. There was no response.

ORDINANCE NO. 2020-5; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AMENDING ARTICLE IX OF THE LAKEWOOD MUNICIPAL CODE PERTAINING TO FRONT YARD STANDARDS FOR LANDSCAPING, PERMEABLE AND IMPERMEABLE SURFACES was read by title by the Management Aide.

COUNCIL MEMBER CROFT MOVED AND VICE MAYOR WOOD SECONDED TO WAIVE FURTHER READING AND INTRODUCE ORDINANCE NO. 2020-5. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Croft, Wood, Pe, Stuckey and Rogers

NAYS: COUNCIL MEMBERS: None

1.3 • AWARD OF BID FOR PUBLIC WORKS PROJECT NO. 2020-4, EQUIPPING WELL 28

Public Works Director Lisa Rapp gave a report based on the memo in the agenda stating that the newly drilled Well 28 was completed earlier in the year and that this equipping project was the next phase to install the pump, electrical panel, disinfection equipment and related wellhead facilities which would make the well fully operational and integrated into the City's water system. There were five bids received for the project and the lowest responsible bidder was R.E. Chaffee Construction of Wrightwood. Staff verified with the State Contractors License Board that R.E. Chaffee was properly licensed for the required work and their bonding, insurance and references were checked with favorable results.

Ms. Rapp noted that the City received a letter of protest from the second low bidder, Cora Constructors, stating that R.E. Chaffee Construction was non-responsive based on limited past work experience. After consulting with the City Attorney, staff found that the protest confused the issues of "responsiveness" and "responsibility." The low bid was clearly "responsive" which related to the completeness of the submittal and case law clearly stated that the issue of sufficient experience was part of "responsibility." The owner of R.E. Chaffee Construction listed fifteen years of experience and prior to having his own company, he was a project manager and estimator of another firm. The State issued in his name, a Contractor License designated C-57, Well Drilling Contractor and in order to obtain this license the State required verifiable experience and rigid testing. Staff's review of the concerns expressed by Cora Constructors did not constitute legal justification for disqualification of the apparent low bidder. It was staff's recommendation that the City Council reject the protest filed by Cora Constructors; award a contract for Equipping Well 28 in the amount of \$1,919,215 to R.E. Chaffee Construction; authorize the Mayor to sign the contract in a form approved by the City Attorney; appropriate \$2,110,000 in Water Fund Reserves for the project; authorize staff to approve a cumulative total of change orders as needed not to exceed \$190,000; and to adopt the plans, specifications and working details for the project.

Council Member Croft, speaking as a member of the Water Resources Committee, noted the Committee reviewed the proposal and protest and concurred with staff's recommendations.

Mayor Rogers opened the public hearing at 8:50 p.m. and called for anyone in the audience wishing to address the City Council on this matter. There was no response.

COUNCIL MEMBER CROFT MOVED AND COUNCIL MEMBER PE SECONDED TO APPROVE STAFF'S RECOMMENDATIONS. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Croft, Wood, Pe, Stuckey and Rogers

NAYS: COUNCIL MEMBERS: None

2.1 • ORDINANCE NO. 2020-6; REGARDING PARKWAYS AND ENCROACHMENTS IN THE PUBLIC RIGHT OF WAY

Steve Skolnik, City Attorney's Office, advised that the proposed ordinance had been introduced with a public hearing at a previous City Council meeting held on November 10, 2020. The ordinance was presented for second reading and adoption at this time.

ORDINANCE NO. 2020-6; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AMENDING SECTIONS IN ARTICLE IV OF THE LAKEWOOD MUNICIPAL CODE REGARDING PARKWAYS AND ENCROACHMENTS IN THE PUBLIC RIGHT OF WAY

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

AYES: COUNCIL MEMBERS: Croft, Wood, Pe, Stuckey and Rogers

NAYS: COUNCIL MEMBERS: None

3.1 • REVIEW OF COMPREHENSIVE ANNUAL FINANCIAL REPORT FOR YEAR ENDED JUNE 30, 2020, AND PRESENTATION OF GOVERNMENTAL FINANCE OFFICERS ASSOCIATION AWARD

Jose Gomez, Director of Finance and Administrative Services made a brief presentation based on the report in the agenda and stated that he was pleased to present the Comprehensive Annual Financial Report (CAFR) which was the definitive report of the City's finances. The CAFR focused on the City's financial performance during the past fiscal year, and adherence to internal controls, policies, procedures and no disclosures. He explained that the Pun Group, the City's independent auditor, conducted an annual comprehensive audit of the City and worked with staff to develop the CAFR. He noted the CAFR captured the City's economic activity from the early phases of the pandemic and reaffirmed that the City was weathering the difficult times, which was exemplified by the City's largest funds, the general fund and water fund, having surpluses at year-end which would be used to maintain and improve the City's infrastructure. Staff recommended the City Council receive and file the City of Lakewood Comprehensive Annual Financial Report Year Ended June 30, 2020 and accept the GFOA Certificate of Achievement for Excellence in Financial Reporting award for the Fiscal Year ending June 30, 2019.

Ken Pun, of the Pun Group, displayed slides and highlighted the elements of the annual financial report including the financial statement, financial indicators and audit results. He presented the Government Finance Officers Association Certificate of Achievement for Excellence in Financial Reporting.

Mayor Rogers thanked Mr. Pun for the comprehensive report and was honored to accept the great annual affirmation on behalf of the City noting that fiscal security was a core value to Lakewood.

3.1 • REVIEW OF CAFR AND PRESENTATION OF GFOA AWARD - Continued

As members of the Audit Committee, Council Members Croft and Stuckey thanked Mr. Pun and the Pun Group for their great work despite the various restrictions brought on by the COVID-19 pandemic and they congratulated the Finance and Administrative Services Department on their 38th consecutive GFOA award.

MAYOR ROGERS STATED THAT THERE BEING NO OBJECTION, THE COMPREHENSIVE ANNUAL FINANCIAL REPORT YEAR ENDED JUNE 30, 2020 WAS ORDERED RECEIVED AND FILED AND THE GFOA CERTIFICATE OF ACHIEVEMENT FOR EXCELLENCE IN FINANCIAL REPORTING AWARD FOR THE FISCAL YEAR ENDING JUNE 30, 2019 WAS ACCEPTED.

3.2 • REPORT ON COMMUNITY DIALOGUE

City Manager Thaddeus McCormack gave a report on Community Dialogue progress stating that the City received many comments and recommendations on racial equity issues from residents through emails, Zoom Town Hall meetings, and as feedback from religious congregations. He noted that two Council committees reviewed the comments from residents and gave staff direction, including some research to do. In the coming weeks, staff planned to present the findings of that research to the Council committees and reconvene the Interfaith Council to obtain their feedback. After that, staff planned to bring a complete package of recommendations to the public for their review and final feedback.

The City Manager was pleased to report that staff had already acted on several suggestions made by residents. One recommendation was for the City to implement “racial sensitivity and inclusion training for city officials and staff” and the City joined the Government Alliance on Race and Equity, which provided access to training opportunities on those topics and expert advice. Another recommendation was for the City to create a “Bridge Builder Award” to recognize people or organizations doing good work to bring the community together and this award was made part of the Award of Valor with the first award given to the members of the Interfaith Council for their work building on the good in Lakewood and making the community the safest and most welcoming that it could be for all.

Another component of the Community Dialogue was the Mayor’s Pledge to conduct a community review of the Use of Force policy of the Los Angeles County Sheriff’s Department. The City received a total of 61 reviews and comments of the policy and the Public Safety Committee would be reviewing those comments in greater detail to make recommendations to the full Council. Afterwards, the Council’s recommendations would be reported to the community at large for their review prior to sending final feedback to the Sheriff’s Department.

Mr. McCormack concluded by stating it was evident that the City had taken several actions and made great progress with the Community Dialogue and noted there was still more to do and that residents would be hearing more after the holidays. He also shared his professional and personal enthusiasm about this process and the City’s goal of making life better and safer for everyone in Lakewood.

3.2 • REPORT ON COMMUNITY DIALOGUE - Continued

Mayor Rogers and Council Member Pe thanked the City Manager and City staff for their remarkable efforts on addressing these issues. Mayor Rogers added that every member of the City Council was actively involved in the process and he stressed that any act of discrimination was one too many and the City's goal was to eliminate discrimination to the greatest extent possible with the hope of influencing others throughout the process.

SUCCESSOR HOUSING ACTIONS

1. Approval of Register of Demands

COUNCIL MEMBER CROFT MOVED AND COUNCIL MEMBER PE SECONDED TO APPROVE THE REGISTER OF DEMANDS. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Croft, Wood, Pe, Stuckey and Rogers

NAYS: COUNCIL MEMBERS: None

ORAL COMMUNICATIONS:

Mayor Rogers stated that one written communication for this portion of the agenda had been received and provided to each member of the City Council. He thanked Kathryn Marshall for her sentiments and wished her a Merry Christmas as well.

ADJOURNMENT

There being no further business to be brought before the City Council, Mayor Rogers adjourned the meeting at 9:21 p.m. A moment of silence was observed in memory of Karen Mahr, Esther Luna, Mildred Gardiner, and Gay Givens.

Respectfully submitted,

Isabelle Diaz
Management Aide