

**MINUTES OF A REGULAR MEETING OF THE  
CITY COUNCIL OF THE CITY OF HAWTHORNE,  
CALIFORNIA HELD JANUARY 26, 2021.**

1.

Mayor Vargas called the City Council, meeting to order at 6:05 in the City Council Chambers of City Hall, 4455 W. 126<sup>th</sup> Street, Hawthorne, California.

ROLL CALL-Present: Councilmembers Reyes English, Monteiro, Patterson, Valentine, Mayor Vargas.  
Absent: Councilmember Reyes English. (excused)

2.

Councilmember Valentine gave the evening's invocation. City Attorney Russell Miyahira led the Pledge of Allegiance.

3.

Chief Ishii introduced Shelly Yoshida, School Resource Officer and Melanie Hern, Intervention Specialist, for the Centinela Valley Union High School District who spoke on the struggles of kids on the verge of homelessness that due to the COVID pandemic cannot even go to schools.

4.

Under Oral Communications, **Tierney, Phil and Sara Pena**, expressed concern over programs not protecting the unhoused enough, spoke on Project Room Key and how displacing the people staying on this program could spread Covid-19 to different parts of the city. **Rio**, spoke on the City not helping the unhouse community and asked to stop the sweeps done by Police Department. **Matt Zarro**, thanked Councilmember Angie Reyes English for supporting the unhouse community. Requested to stop the sweeps against them, cancel rent to them and asked the Council to take the Hawthorne mall by eminent domain to build housing for the homeless. **Maggie Clarke**, in support of the unhouse community of Hawthorne. **Megan Mitchell**, presented a petition to put a four way stop at the intersection of 116<sup>th</sup> Street and Birch Avenue as there have been many accidents over the last two years. **Ruben Sanchez**, North Hawthorne Community Association requested more police vigilance at 11532 Gale Avenue due to congregations on gags. Ask the rest of the speakers to do their homework on her voting record before supporting Councilmember Reyes English. **Princess Amugo**, supports Councilmember Reyes English regarding sending the \$900,000 of Covid relief funds to be place into the unhouse community. **Jean Salvatierra**, spoke on homeless and unhouse issues in the community and the un-funding of PD. **Alison Amaya** spoke regarding her unhouse neighbors in the community and asked to un-fund the Police Department. **Lily Fernandez**, 11322 Firmona Ave, spoke on the downfall of Imperial Highway, great prostitution raids done by Hawthorne Police Department but there a couple of auto shops, liquor stores and a high density Crenshaw project approved by Councilmember Reyes English that need to be clean up in the City, her safety is in the Councils hands. **Melissa Mateo**, spoke regarding her unhouse neighbors in the community and asked to un-fund the Police Department.

5.

**CITY CLERK'S CONSENT CALENDAR**

6.

Mayor Vargas moved, seconded by Councilmember Valentine to Approve of City Council minutes for the special meeting of December 15, 2020.

ROLL CALL-AYES: Councilmembers Monteiro, Patterson, Valentine, Mayor Vargas.  
NOES: None. ABSENT: Councilmember Reyes English.

7.

Mayor Vargas moved, seconded by Councilmember Valentine, to waive full readings of resolutions and ordinances on January 26, 2021's agenda.

ROLL CALL-AYES: Councilmembers Monteiro, Patterson, Valentine, Mayor Vargas.  
NOES: None. ABSENT: Councilmember Reyes English.

8.

Finance Director submitted a financial statement regarding warrants.

Warrants Nos.: 381-659 ; 472124-472177 ; 55601-55604 ; 10704-10707

Warrant Totals: \$725,428.12 ; \$ 189,298.44 ; \$317.80 ; \$44,328.46

Mayor Vargas moved, seconded by Councilmember Valentine, that the following warrants, properly audited and signed, be paid.

ROLL CALL-AYES: Councilmembers Monteiro, Patterson, Valentine, Mayor Vargas.  
NOES: None. ABSENT: Councilmember Reyes English.

9.

BIDS (None at this time)

10.

## RESOLUTIONS

11.

### RESOLUTION NO. 8258

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA  
APPROVING THE 2019-2020 DEVELOPMENT IMPACT FEE ANNUAL REPORT.

Mayor Vargas moved seconded by Councilmember Valentine that Resolution 8258 be approved and adopted.

ROLL CALL-AYES: Councilmembers Monteiro, Patterson, Valentine, Mayor Vargas.  
NOES: None. ABSENT: Councilmember Reyes English.

12.

### RESOLUTION NO. 8260

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA,  
PROCLAIMING THE MONTH OF FEBRUARY 2021 AS BLACK HISTORY MONTH.

Councilmember Valentine moved seconded by Councilmember Monteiro that Resolution 8260 be approved and adopted.

ROLL CALL-AYES: Councilmembers Monteiro, Patterson, Valentine, Mayor Vargas.  
NOES: None. ABSENT: Councilmember Reyes English.

13.

**PUBLIC HEARINGS** (None at this time)

14.

ORDINANCES

15.

**ORDINANCE NO. 2209 (2nd Reading)**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, ADDING CHAPTER 3.26 TO TITLE 3 OF THE MUNICIPAL CODE IN ORDER TO CODIFY THE REAL PROPERTY TRANSFER TAX ORDINANCE OF THE CITY OF HAWTHORNE.

Mayor Vargas moved seconded by Councilmember Monteiro that Ordinance No. 2209 be approved and adopted.

ROLL CALL-AYES: Councilmembers Monteiro, Patterson, Valentine, Mayor Vargas.  
NOES: None. ABSENT: Councilmember Reyes English.

16.

**GENERAL MATTERS**

17.

Selection and Appointment of Candidate to Fill the Vacancy in the Office of City Treasurer.

**RECOMMENDED MOTION:** Staff recommends that the City Council appoint one of the finalists (Gregory Fallon, Marie Poindexter-Hornback or Jose Tobar), to fill the seat of the vacant City Treasurer position and that the City Clerk immediately swear-in the newly appointed City Treasurer.

Councilmember Monteiro moved seconded by Councilmember Valentine to appoint Mr. Gregory Fallon as the new City Treasurer for the City of Hawthorne.

ROLL CALL-AYES: Councilmembers Monteiro, Valentine, Mayor Vargas.  
NOES: Councilmember Patterson. ABSENT: Councilmember Reyes English.

18.

Approve to receive and file the Comprehensive Annual Financial Report of the City of Hawthorne for the Fiscal Year Ended June 30, 2020.

Mayor Vargas moved seconded by Councilmember Monteiro to Approve, receive and file the Comprehensive Annual Financial Report of the City of Hawthorne for the Fiscal Year Ended June 30, 2020.

ROLL CALL-AYES: Councilmembers Monteiro, Patterson, Valentine, Mayor Vargas.  
NOES: None. ABSENT: Councilmember Reyes English.

19.

City Attorney Russell Miyahira read a statement of recusal on behalf of Councilmember Patterson due to an appearance to potential conflict of interest.

**Rent Increases for City-Owned Multi-Family Affordable Housing Units.**

Ms. Kimberly Mack, Housing and CDBG Program Manager gave an Update and explained that the City owns six Affordable Housing Units totaling 38 units, One building for Senior Citizens and five for Multi Families. Spoke about how some tenants who have lived in these units for decades have never experienced a rent increase. The financial issues associated with the inc01Tect rent amounts has been compounded by the fact that many of the tenants who were placed in the City's Moderate Income Units do not meet the income requirement for these units.

At this time, staff recommends that the City not implement a rent increase during Fiscal Year 2020-2021. As part of the Fiscal Year 2021-2022 Budget Process, staff would propose a rent increase amount that could be implemented if the economic impacts of the pandemic subsides.

Councilmember Monteiro moved seconded by Mayor Vargas that staff develop a proposal to increase the rents starting FY 2022-2023.

ROLL CALL-AYES: Councilmembers Monteiro, Patterson, Valentine, Mayor Vargas.  
NOES: None. ABSENT: Councilmember Reyes English.

20.

The City Manager, Erick B. Lee, presented the following agenda and requested approval of the indicated recommendations:

21.

Approve to receive and file the minutes from the December 2020 commission meetings.

22.

Approve and authorize the City Manager to execute an agreement between the City of Hawthorne and The Lovejoy Foundation for Animal Sheltering Services; and Approval of a Corresponding Blanket Purchase Order for these Services in the amount of \$55,000

23.

Approve Progress Payment No. 4 in the amount of \$68,130.93 Due to Martinez Landscape Company, Inc., of Sylmar, CA for General Maintenance (Project # 15-02)

24.

Approve Progress Payment #6 in the Amount of \$89,058.70 to Shawnan Corporation of Downey, CA for Project #20-05, Local Street Improvement Project.

Mayor Vargas moved seconded by Councilmember Monteiro to approve items 21, 22, 23 and 24 of the City Manager’s consent calendar.

ROLL CALL-AYES: Councilmembers Monteiro, Patterson, Valentine, Mayor Vargas.  
NOES: None. ABSENT: Councilmember Reyes English.

25.

**CITY ATTORNEY’S CONSENT CALENDAR** (No items at this time)

26.

**CITY COUNCIL’S DISCUSSION/ACTION ITEMS**

27.

Items 27, 29 and 30 has been pulled due Councilmember Reyes English absence.

Update on Illegal Dumping (Reyes English)

28.

Development of a Written Cash Management Policy (Patterson)

Councilmember Patterson requested the City Manager along with the Finance Director to Develop a Written Cash Management Policy and bring it back to Council for discussion.

29.

Business License Tax Issues Related to COVID-19 (Reyes English)

30.

Criteria for Assistance to Business and Homeless Services Programs Funded by CDBG COVID-19 Grants (Reyes English)

31.

RFP for Consulting Services to Develop an Ordinance Regulating Cannabis (Monteiro)

Councilmember Monteiro directed the City Attorney and the Planning Department to prepare a request for proposals (RFP) to come back in 45 days regarding Ordinances and zoning for the Cannabis program.

Councilmember Monteiro moved seconded by Mayor Vargas that a Request for Proposal (RFP) be prepared to implement the Cannabis Program in the City of Hawthorne.

ROLL CALL-AYES: Councilmembers Monteiro, Patterson, Valentine, Mayor Vargas.  
NOES: None. ABSENT: Councilmember Reyes English.

32.

### ELECTED OFFICIALS REPORTS / RECOMMENDATIONS

City Clerk **Jimenez** thanked everyone for watching the meeting. Announced classes re-opening at El Camino College and at Santa Monica College on Feb 16. He will be providing an overview of the community college system and how to get back into college on February 2, at 12:00 p.m. Asked everyone to stay safe during the COVID season, if you are interested in the vaccine go to [vaccinatelacounty.com](http://vaccinatelacounty.com) or call 833-540-0473 between 8:00 am and 8:30p.m.

Councilmember **Patterson** agrees with the City Clerk regarding education and stated that it changed his life. Thanked Officer Yoshida for the great work done in the community. Congratulated the Finance Department for performing a great job and getting accolades from the auditors. Congratulated the new City Treasurer Greg Fallon. Spoke on the Cannabis topic and thinks it is a great idea that City is pursuing with the help of professionals this new way to collect new revenues that would help the City. Wished everyone a Happy Black History Month.

Councilmember **Monteiro** thanked and acknowledged everyone on the comments and requested that the Hawthorne Homeless Task Force be present at the next Council meeting. Congratulated the Police Department on their outstanding job done in the community and congratulated Officer Jose Gomez for earning the Medal of Valor. Congratulated and welcomed the new City Treasurer Greg Fallon. Reiterated the directives given to the City Attorney and the Planning Department regarding Ordinances and zoning for the Cannabis program. Heard everyone's request to create more programs for the unhoused community and low-income families.

Councilmember **Valentine** joined a community meeting with Chief Ishii at 360 South Bay Association to talk about the abundance of package thefts due to the COVID-19 pandemic. Thanked the Hawthorne Police Department and the Officer who helped the family in need on the video that was presented earlier. Congratulated Officer Jose Gomez for earning the Medal of Valor. Announced the Business Expo 2021 taking place the next day from 10 am to 2:00 p.m. Spoke on the Cannabis program and agrees with Councilmember Monteiro that the best way is to prepare an RFP done by professionals and they can guide the City on the best method to establish such a program in the city. Applauded everyone who expressed their opinions during oral communications even though she does not agree with a few of them, she supports the Homeless Task Force who are providing help to the best extent that they can. Looking forward to attending events during Black History Month.

Mayor **Vargas** spoke on the Governor's new orders regarding restrictions for businesses. Spoke on comments made by callers regarding the no help to the unhoused community. Asked that the community take this virus seriously as people are dying from this. Ended the meeting with a minute of silence in honor of all who have passed away from this virus.

33.

Mayor Vargas called for oral comments. No one indicated a desire to be heard.

Mayor Vargas recessed the City Council meeting to conduct a **Closed Session:** Conference with Labor Negotiators – Subdivision (a) of Section 54957.6 of the California Government Code. Name of Labor Negotiator: Erick Lee (re: Hawthorne Executive Group – “HEG”).

Mayor Vargas called the City Council meeting back to order following recess with all Councilmembers present except for Councilmember Reyes English who was absent.

He announced that the Closed Session was to discuss a Conference with Labor Negotiators – Subdivision (a) of Section 54957.6 of the California Government Code. Name of Labor Negotiator: Erick Lee (re: Hawthorne Executive Group – “HEG”). The City Attorney stated the he had been instructed.

34.

Mayor Vargas adjourned the regular meeting at 9:00 p.m.

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Dr. Paul Jimenez  
City Clerk