



Minutes

Lakewood City Council

Regular Meeting held
December 10, 2024

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 Reverend Tamara John, Christ Presbyterian Church Lakewood

PLEDGE OF ALLEGIANCE was led by Troop 65

ROLL CALL: PRESENT: Mayor Todd Rogers
Vice Mayor Cassandra Chase
Council Member David Arellano
Council Member Steve Croft
Council Member Jeff Wood

ANNOUNCEMENTS AND PRESENTATIONS:

Mayor Rogers announced that the meeting would be adjourned in memory of Isidro B. Pe Jr., father of former City Council Member, Ariel Pe; in memory of Nick Karthas, a well-known military veteran in the community; in memory of Jim Knaub, the first ever Athlete of the Year named to the Lakewood Youth Sports Hall of Fame; and in memory of Medrick Burnett Jr., a college football player at Alabama A&M who was a Mayfair High School graduate. He also thanked everyone who attended the annual Light Up A Life event and the Holiday Tree Lighting at the Civic Center.

Vice Mayor Chase acknowledged the great work of first responders and introduced Amber who was a Lakewood resident and first responder that helped her father during a recent medical emergency. The Mayor invited Amber to the dais for a photo with the Vice Mayor.

Council Member Arellano announced that he and City staff attended the swearing-in ceremony for California State Assembly Member José Solache Jr. in Sacramento.

Council Member Wood acknowledged that Mayor Rogers and he attended an Eagle Court of Honor ceremony for Riley Jones from Scout Troop 65. He congratulated Lakewood resident Jalen Neal and the LA Galaxy for winning the 2024 Major League Soccer Cup. He added that he attended the swearing-in ceremony for Supervisor Janice Hahn, a recent coffee shop business opening in Lakewood, and visited local businesses on Small Business Saturday.

The Mayor introduced Tom Philips, Mayfair High School band director, and Juan Perez, Artesia High School marching band director, to give a presentation regarding the 605 All Star Band's parade through Bellflower and Lakewood on December 1st in preparation for their role in the Rose Parade on January 1st. Mr. Phillips and Mr. Perez thanked the City of

ANNOUNCEMENTS AND PRESENTATIONS: - Continued

Lakewood for efforts to make the parade grand and safe for the 605 All Star Band made up of students from eight different high schools and for the 10,000 attendees who were cheering them on along the route. They also thanked the surrounding communities for coming together to support the band and encouraged everyone to tune in to the Rose Parade. Mr. Perez and Mr. Phillips presented the City Council with a “Best Day Ever” banner and the City Council presented the two gentlemen with certificates of recognition for all that they had done in organizing the 605 All Star Band.

ROUTINE ITEMS:

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

RI-1 Approval of Minutes of the Meetings held November 12, November 16, and November 26, 2024

RI-2 Approval of Personnel Transactions

RI-3 Approval of Registers of Demands

RI-4 RESOLUTION NO. 2024-66; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD RESCINDING A RESOLUTION ESTABLISHING DISABLED PERSON DESIGNATED PARKING

RI-5 Approval of Contract with Fireworks & Stage FX America, LLC for 2025 Civic Center Block Party Fireworks

RI-6 Approval of Reimbursement Agreement with Central Basin Municipal Water District (CBMWD) for a Leak Detection Equipment Grant

RI-7 RESOLUTION NO. 2024-67; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AUTHORIZING THE CITY TO ENTER INTO AN AGREEMENT WITH THE CALIFORNIA FRANCHISE TAX BOARD FOR PARTICIPATION IN THE CITY/COUNTY BUSINESS TAX PROGRAM

RI-8 Approval of Purchase of One 2024 Ford F-550 Regular Cab Truck with Traffic Safety Body

UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Wood, Croft, Arellano, Chase and Rogers

NAYS: COUNCIL MEMBERS: None

1.1 • RESOLUTIONS NO. 2024-68 AND 2024-69; REGARDING AN AGREEMENT WITH SOUTHLAND INDUSTRIES AND A LEASE PURCHASE AGREEMENT AND AN ESCROW AGREEMENT REGARDING ANTICIPATED ENERGY COST SAVINGS AND OTHER BENEFITS

Kelli Pickler, Director of Public Works, and Jose Gomez, Director of Finance and Administrative Services, displayed slides and made a presentation based on the report in the agenda regarding authorizing Public Works Project 2024-12 for citywide infrastructure improvements necessary for HVAC, electrical and roof projects at nine key City facilities. Mr. Gomez explained the proposed financing for the project which was lease financing of \$10.5 million and a contribution of \$5 million from City funds which would be less expensive over time versus a pay-as-you go option. Ms. Pickler concluded by stating it was staff's recommendation that the City Council conduct a public hearing to consider adopting a resolution approving certain findings for energy related improvements to City facilities and authorizing entry into an Energy Services Performance Contract with Southland Industries for the construction of the energy conservation measures; adopt a resolution approving certain findings for energy related improvements to City facilities and authorizing entry into an Energy Services Performance Contract in the amount of \$14,149,323 with Southland Industries for the construction of the energy conservation measures; adopt a resolution authorizing the execution and delivery of a lease purchase agreement with TD Bank and escrow agreement with U.S. Bank National Association with respect to the acquisition, financing and leasing of certain equipment for the public benefit; authorizing the execution and delivery of documents required in connection therewith; declaring the intention to reimburse expenditures from the proceeds of the lease purchase agreement; declaring the intention to reimburse prior expenditures on the project with proceeds of the lease purchase agreement; and authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution; authorize the on-call professional services agreements with PBK Architects DBA LEAF Engineers and IDS Group Inc. in a form approved by the City Attorney; authorize the proposal from PBK Architects DBA LEAF Engineers for consulting services for this project in the amount of \$391,856; and authorize a project contingency from the General Fund in the amount of \$958,819.

Thaddeus McCormack, City Manager, stated that this project was the essence of the commitment that the City made in pursuing Measure L to invest in facilities and infrastructure and it would result in improved services to residents for many years to come.

Mayor Rogers opened the public hearing at 8:07 p.m. and called for anyone in the audience wishing to address the City Council on this matter. There was no response.

RESOLUTION NO. 2024-68; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AUTHORIZING THE ENTRY INTO AND EXECUTION OF AN ENERGY SERVICES CONTRACT WITH SOUTHLAND INDUSTRIES AND MAKING RELATED FINDINGS AND DETERMINATIONS

1.1 • RESOLUTIONS NO. 2024-68 AND 2024-69 - Continued

RESOLUTION NO. 2024-69; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AUTHORIZING THE EXECUTION AND DELIVERY OF A LEASE PURCHASE AGREEMENT AND AN ESCROW AGREEMENT WITH RESPECT TO THE ACQUISITION, FINANCING AND LEASING OF CERTAIN EQUIPMENT FOR THE PUBLIC BENEFIT; AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS REQUIRED IN CONNECTION THEREWITH; DECLARING THE INTENTION TO REIMBURSE EXPENDITURES FROM THE PROCEEDS OF THE LEASE PURCHASE AGREEMENT; AND AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION

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

AYES: COUNCIL MEMBERS: Wood, Croft, Arellano, Chase and Rogers

NAYS: COUNCIL MEMBERS: None

3.1 • CONSIDERATION OF OPTIONS RE THE CONTINUED OPERATION OF STABLES AT THE LAKEWOOD EQUESTRIAN CENTER PROPERTY

Valarie Frost, Director of Recreation and Community Services, displayed slides and made a presentation based on the report in the agenda. She stated that in June, the City Council directed staff to conduct a nationwide search for a long-term lessee to improve, operate, and maintain the Lakewood Equestrian Center (LEC) on the City owned property of the existing facility. She explained the Request for Qualifying Information and its results which selected Pilmore Equestrian LLC, owned by Cynthia Flavin, as the lease candidate for LEC. She added that the term of the lease would begin on January 1, 2025, with a 20-year term and an optional five-year extension. She discussed the proposed site plan; facility improvements by the lessee; staff's recommendation of initial support to the lessee through the rental of City equipment; and the consideration of facility improvements by the City at LEC.

Ms. Flavin expressed her gratitude to the City Council and staff for their consideration of Pilmore Equestrian LLC as the lessee for LEC. She stated that she was looking forward to working with the City and local stakeholders and her primary goal was to improve the center so it would thrive for generations to come and be a welcoming environment for everyone.

The Recreation and Community Services Director stated it was staff's recommendation that the City Council authorize the Recreation Lease Agreement for LEC and the Equipment Rental Agreement for LEC with Pilmore Equestrian LLC, owned by Cynthia Flavin; and appropriate \$150,000 from the general fund to contract for facility improvements at the LEC, to be prioritized by City staff based on the availability of funding.

3.1 • CONSIDERATION OF OPTIONS RE LEC - Continued

Phillip Norris, Lakewood, addressed the City Council regarding cost of operations, revenues, and Lakewood residents who used LEC. Barbara Gundlack, Long Beach, and Gibran Stout spoke in favor of continued operations of the Lakewood Equestrian Center.

The Council Members shared comments regarding previous searches for a long-term lessee at LEC; the uncertainty and restrictions of the Southern California Edison lease; cost of facility improvement needs; repurposing the property; the commitment shown by Cynthia Flavin; and the desire to keep the equestrian center open.

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

AYES: COUNCIL MEMBERS: Wood, Arellano, Chase and Rogers

NAYS: COUNCIL MEMBERS: Croft

SUCCESSOR AGENCY ACTIONS

1. Approval of Recognized Obligation Payment Schedule (ROPS) for July 1, 2025 Through June 30, 2026 - ROPS 25-26 and Administrative Budget FY 2025-26

The Finance and Administrative Services Director made a presentation based on the report in the agenda. He concluded by stating it was recommended that the City Council approve the Recognized Obligations Payment Schedule for July 1, 2025 through June 30, 2026 – ROPS 25-26 and the Administrative Budget for FY 2025-26.

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

AYES: COUNCIL MEMBERS: Wood, Croft, Arellano, Chase and Rogers

NAYS: COUNCIL MEMBERS: None

SUCCESSOR HOUSING ACTIONS

1. Approval of Registers of Demands

COUNCIL MEMBER WOOD MOVED AND MAYOR ROGERS SECONDED TO APPROVE THE REGISTERS OF DEMANDS. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Wood, Croft, Arellano, Chase and Rogers

NAYS: COUNCIL MEMBERS: None

ORAL COMMUNICATIONS:

Phillip Norris, Lakewood, addressed the City Council regarding traffic barriers, private security cameras, traffic congestion, and the passing of local coach Russell Johnson.

ADJOURNMENT

There being no further business to be brought before the City Council, Mayor Rogers adjourned the meeting at 9:01 p.m. to Tuesday, January 14, 2025 at 6:00 p.m. in the Executive Board Room. A moment of silence was observed in memory of Isidro B. Pe Jr., Nick Karthas, Jim Knaub, and Medrick Burnett Jr.

Respectfully submitted,

Isabelle Schultz
Assistant City Clerk