

# DRAFT

## MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA HELD MARCH 11, 2025

### CALL TO ORDER

The evening's meeting was called to order at 6:08 pm.

### INVOCATION

Pastor Greg Guich gave the evening's invocation.

### PLEDGE OF ALLEGIANCE

Mayor Pro Tem K. Manning led the pledge of allegiance.

### ROLL CALL

Present: Mayor Alex Vargas; Council Member Alex Monteiro; Mayor Pro Tem Katrina Manning; Council Member Angie Reyes English; Council Member Faye Johnson

Also Present: City Manager Vontray Norris; City Attorney Robert Kim; Deputy City Clerk Joy Post; City Treasurer Marie Poindexter-Hornback

### PROCLAMATIONS/CERTIFICATES/PRESENTATIONS

1. Autism Awareness for First Responders Program, "Hawthorne SNAP" - Sgt. J. Michalczak (Hawthorne Police Department)
2. Proclamation - Significant Contributions in the Community - A. Monteiro
3. South Bay Workforce Investment Board -- Assisting the Unhoused - A. Reyes English
4. Good Neighbor Award Presentation

### ORAL COMMUNICATIONS

Pat Donaldson- Hawthorne Chamber announcements.

Geneva Panel - Dallas resident encouraged mentally ill individuals.

Anonymous resident thanked Hawthorne for the help he received in the past while homeless. Works with IRI. They help people with special needs obtain employment. Left Flyer.

Kyle Orlemann- discussed a tree that leaves are affecting power lines. Brought an example of heavy leaves. Asked about Section 8 here in Hawthorne.

Karla- North Hawthorne resident, expressed concerns about t-parking.

### CITY CLERK'S CONSENT CALENDAR

5. Approval of City Council meeting minutes for the regular City Council meetings of December 12, 2023, January 09, 2024, and January 23, 2024. Motion to approve minutes.

### RECOMMENDED MOTION:

Staff recommends that the Council approve the regular City Council meeting minutes for December 12, 2023, January 09, 2024, and January 23, 2024

Moved by Council Member Alex Monteiro, seconded by Council Member Angie Reyes English

AYE: Mayor Alex Vargas, Council Member Alex Monteiro, Mayor Pro Tem Katrina Manning, Council Member Angie Reyes English

Other: Council Member Faye Johnson (ABSTAIN)

6. Approval of waiver of full readings of Resolutions and Ordinances on Tuesday, March 11, 2025's agenda. Motion to waive full readings.

Moved by Mayor Alex Vargas, seconded by Council Member Angie Reyes English

AYE: Mayor Alex Vargas, Council Member Alex Monteiro, Mayor Pro Tem Katrina Manning, Council Member Angie Reyes English, Council Member Faye Johnson

7. City Treasurer requests approval of the warrants. Motion to approve the warrants.

RECOMMENDED MOTION:

Staff Recommends that the City Council approve the warrants issued for the period of 02/26/2025 to 03/11/2025 in the total of \$2,513,177.90.

Moved by Mayor Alex Vargas, seconded by Council Member Angie Reyes English

AYE: Mayor Alex Vargas, Council Member Alex Monteiro, Mayor Pro Tem Katrina Manning, Council Member Angie Reyes English, Council Member Faye Johnson

**RESOLUTIONS**

8. RESOLUTION NO. 8511 -- A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE CALIFORNIA, APPROVING AMENDMENT NO. 1 TO THE JOINT EXERCISE OF POWERS AGREEMENT FOR THE HAWTHORNE PUBLIC FINANCING AUTHORITY

RECOMMENDED MOTION:

Staff recommends that the City Council Adopt Resolutions 8511.

Moved by Mayor Alex Vargas, seconded by Council Member Angie Reyes English

AYE: Mayor Alex Vargas, Council Member Alex Monteiro, Mayor Pro Tem Katrina Manning, Council Member Angie Reyes English, Council Member Faye Johnson

9. RESOLUTION NO. 8512 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA APPROVING A CONSULTANT AGREEMENT FOR CITYWIDE PARKING STUDY WITH KIMLEY-HORN AND ASSOCIATES.

RECOMMENDED MOTION:

Staff recommends that the City Council approve Resolution No. 8512

Moved by Mayor Alex Vargas, seconded by Council Member Angie Reyes English

AYE: Mayor Alex Vargas, Council Member Alex Monteiro, Mayor Pro Tem Katrina Manning, Council Member Angie Reyes English, Council Member Faye Johnson

10. RESOLUTION NO. 8513, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING THE SECOND AMENDMENT TO THE CITY MANAGER EMPLOYMENT AGREEMENT BETWEEN THE CITY OF HAWTHORNE AND VONTRAY NORRIS.

RECOMMENDED MOTION:

**Adopt Resolution No. 8513 and Approve the Second Amendment to the City Manager's Employment Agreement.**

Moved by Council Member Alex Monteiro, seconded by Mayor Alex Vargas

AYE: Mayor Alex Vargas, Council Member Alex Monteiro, Mayor Pro Tem Katrina Manning, Council Member Angie Reyes English, Council Member Faye Johnson

**PARKING AUTHORITY**

11. RESOLUTION NO. 74 -- A RESOLUTION OF THE PARKING AUTHORITY OF THE CITY OF HAWTHORNE CALIFORNIA, APPROVING AMENDMENT NO. 1 TO THE JOINT EXERCISE OF POWERS AGREEMENT FOR THE HAWTHORNE PUBLIC FINANCING AUTHORITY

RECOMMENDED MOTION:

Staff recommends that the Board of Directors Adopt Resolutions 74.

Moved by Mayor Alex Vargas, seconded by Council Member Alex Monteiro

AYE: Mayor Alex Vargas, Council Member Alex Monteiro, Mayor Pro Tem Katrina Manning, Council Member Angie Reyes

**SUCCESSOR AGENCY**

12. RESOLUTION NO. 2025-01 OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF HAWTHORNE AUTHORIZING THE ISSUANCE AND SALE BY THE SUCCESSOR AGENCY OF TAX ALLOCATION REFUNDING BONDS AND TAKING RELATED ACTIONS.

**RECOMMENDED MOTION:**

Staff Recommends that the Board of Directors of the Successor Agency to the Community Redevelopment Agency of the City of Hawthorne Adopt Resolution No. 2025-01 Authorizing the Issuance and Sale by the Successor Agency of Tax Allocation Refunding Bonds and Taking Related Actions.

Moved by Mayor Alex Vargas, seconded by Council Member Alex Monteiro

AYE: Mayor Alex Vargas, Council Member Alex Monteiro, Mayor Pro Tem Katrina Manning, Council Member Angie Reyes English, Council Member Faye Johnson

13. RESOLUTION NO. 2025-02 - A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE CITY OF HAWTHORNE, APPROVING AMENDMENT NO. 1 TO THE JOINT EXERCISE OF POWERS AGREEMENT FOR THE HAWTHORNE PUBLIC FINANCING AUTHORITY.

**RECOMMENDED MOTION:**

Staff recommends that the Board of Directors adopt Resolution No. 2025-02.

Moved by Mayor Alex Vargas, seconded by Council Member Angie Reyes English

AYE: Mayor Alex Vargas, Council Member Alex Monteiro, Mayor Pro Tem Katrina Manning, Council Member Angie Reyes English, Council Member Faye Johnson

**ORDINANCES**

14. ORDINANCE NO. 2255 (SECOND READING) - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA AMENDING SECTION 12.31.010 (DEPOSIT OF BULKY WASTE ON SIDEWALKS, STREETS OR PUBLIC RIGHT-OF-WAY) OF CHAPTER 12.31 (BULKY WASTE ON SIDEWALKS OR STREETS) TO TITLE 12 (STREETS AND SIDEWALKS) OF THE HAWTHORNE MUNICIPAL CODE AND MAKING A FINDING OF EXEMPTION IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH.

**RECOMMENDED MOTION:**

Introduce Ordinance No. 2255 on February 25, 2025, and Adopt Ordinance No. 2255 on March 11, 2025.

Moved by Mayor Alex Vargas, seconded by Council Member Alex Monteiro

AYE: Mayor Alex Vargas, Council Member Alex Monteiro, Mayor Pro Tem Katrina Manning, Council Member Angie Reyes English, Council Member Faye Johnson

**BIDS: OPENINGS & RESULTS**

15. Bid Opening for Project # 25-09 Hawthorne Police Department Roof Replacement Project

10 Bids - All bond accompanied

Commercial Roofing Systems, Inc of Arcadia- \$1,113,546.00  
Estate Design and Construction of Los Angeles- \$430,253.07  
AME Builders, Inc dba AME Roofing of Upland - \$927, 800.00  
Roof Construction Chambers, Inc of Escondido \$932,250.00  
Chapman Coast Roof Company, Inc of Fullerton \$879,663.00  
Courtney Inc of Irvine \$1,123,337.00  
FC & Sons Roofing Inc of Bell Garden- \$1,139,500.00  
CI Service Inc of Anaheim \$960,039.00  
Letner Roofing Company- \$1,037,000.00  
Best Contracting Services of Gardena- \$1,054.459.00

Moved by Mayor Alex Vargas, seconded by Council Member Alex Monteiro Vote to refer bids to staff for study and recommendation

AYE: Mayor Alex Vargas, Council Member Alex Monteiro, Mayor Pro Tem Katrina Manning, Council Member Angie Reyes English, Council Member Faye Johnson

#### CITY MANAGER'S CONSENT CALENDAR

16. Progress Payment #1 in the amount of \$780,491.54 due to PCN3, Inc of Los Alamitos, CA for City of Hawthorne Senior Center (Project #24-03).

**RECOMMENDED MOTION:**

Staff recommends that the City Council approve this Progress Payment #1 to PCN3, Inc of Los Alamitos, CA and authorize the City Manager or Director of Public Works to review and execute any change orders as necessary.

Moved by Mayor Alex Vargas, seconded by Council Member Angie Reyes English

AYE: Mayor Alex Vargas, Council Member Alex Monteiro, Mayor Pro Tem Katrina Manning, Council Member Angie Reyes English, Council Member Faye Johnson

17. Progress Payment #4 in the amount of \$1,455,394.05 due to Sequel Contractors, Inc. of Santa Fe Springs, CA for 120th St Improvements - Crenshaw Blvd to Felton Ave, Phase II (Project #21-03)

**RECOMMENDED MOTION:**

Staff recommends that the City Council approve this Progress Payment #4 to Sequel Contractors, Inc. of Santa Fe Springs, CA

Moved by Mayor Alex Vargas, seconded by Council Member Angie Reyes English

AYE: Mayor Alex Vargas, Council Member Alex Monteiro, Mayor Pro Tem Katrina Manning, Council Member Angie Reyes English, Council Member Faye Johnson

18. Grant of Easement to Southern California Edison Company to Develop an Additional Electrical Supply System Needed for the City Hall Expansion and Underground Parking Structure.

**RECOMMENDED MOTION:**

Staff Recommends that the City Council Approve the Grant of Easement to Southern California Edison Company.

Moved by Mayor Alex Vargas, seconded by Council Member Angie Reyes English

AYE: Mayor Alex Vargas, Council Member Alex Monteiro, Mayor Pro Tem Katrina Manning, Council Member Angie Reyes English, Council Member Faye Johnson

19. Agreement between the City of Hawthorne and DTA to perform a Development Impact Fee Study

**RECOMMENDED MOTION:**

Staff recommends that the City Council approve the agreement with DTA and authorize the City Manager or his designee to enter into and execute the agreement.

20. Review of the Mid-Year Financial Report for Fiscal Year 2024-2025.

**RECOMMENDED MOTION:**

Staff recommends that the City Council receive, approve, and file the Mid-Year Financial Report for Fiscal Year 2024-2025.

Moved by Mayor Alex Vargas, seconded by Council Member Angie Reyes English

AYE: Mayor Alex Vargas, Council Member Alex Monteiro, Mayor Pro Tem Katrina Manning, Council Member Angie Reyes English, Council Member Faye Johnson

21. First Amendment to the Consultant Agreement for Design Services ("First Amendment") between the City of Hawthorne ("City") and Rania Alomar Architect, Inc. dba RA-DA ("Consultant").

**RECOMMENDED MOTION:**

Staff recommends that the City Council approve this First Amendment and authorize the City Manager to execute the first amendment to the consultant agreement.

Moved by Mayor Alex Vargas, seconded by Council Member Angie Reyes English

AYE: Mayor Alex Vargas, Council Member Alex Monteiro, Mayor Pro Tem Katrina Manning, Council Member Angie Reyes English, Council Member Faye Johnson

22. Section 8 Housing Choice Voucher Program, Award of Special Administrative Fee Funding for Small Area Fair Market Rents Implementation.

**RECOMMENDED MOTION:**

The staff recommends that the City Council:

1. Receive and approve for use, the Special Administrative Fees from the U.S. Department of Housing and Urban Development (HUD) to offset the transition cost of the mandatory use of Small Area Fair Market Rents (SAFMRs).
2. Authorize the Finance Department to make funds immediately available in the 810 account.

Moved by Mayor Alex Vargas, seconded by Council Member Angie Reyes English

AYE: Mayor Alex Vargas, Council Member Alex Monteiro, Mayor Pro Tem Katrina Manning, Council Member Angie Reyes English, Council Member Faye Johnson

23. The Hawthorne Commercial Facade Program funded by the Community Development Block Grant (CDBG)

**RECOMMENDED MOTION:**

Staff recommends that the City Council receive and file this report.

Moved by Mayor Alex Vargas, seconded by Council Member Angie Reyes English

AYE: Mayor Alex Vargas, Council Member Alex Monteiro, Mayor Pro Tem Katrina Manning, Council Member Angie Reyes English, Council Member Faye Johnson

**CITY ATTORNEY'S CONSENT CALENDAR**

24. Claim for monetary damages by Kansas Farm & Ranch, Inc.

**RECOMMENDED MOTION:**

Staff recommends that the City Council deny the claim by Kansas Farm & Ranch, Inc.

Moved by Mayor Alex Vargas, seconded by Mayor Pro Tem Katrina Manning

AYE: Mayor Alex Vargas, Council Member Alex Monteiro, Mayor Pro Tem Katrina Manning, Council Member Angie Reyes English, Council Member Faye Johnson

**DISCUSSION/ACTION ITEMS**

25. Ordinance Prohibiting Trash Bins Left on Public Right of Way. (F. Johnson)  
Trash bins and trash are left in front of homes. Wants this removed from public nuisance and create a new ordinance making this a violation.  
The City Attorney recommended leaving this under nuisance but adding a separate ordinance. The mayor agreed. Council Member Reyes English asked for an educational component in English and Spanish.  
City Manager suggests doing educational studies prior to creating ordinances or making changes.  
MPT Manning asked that seniors are taken into consideration .  
CM Montiero suggested involving Republic Services to get the newsletter out to the public.  
City manager will work with code enforcement and come back in 2-4 weeks with a presentation.
26. Los Angeles Sparks (WNBA) Basketball Clinic, July 13 & 14th Partnership with the City, Waiver of \$1,107 Fee (K. Manning)  
Wants to add LA Sparks as approved vendor. CM Reyes English suggested a fee waiver.  
CM Johnson opposes the waiver

Moved by Mayor Pro Tem Katrina Manning, seconded by Council Member Angie Reyes English

AYE: Mayor Alex Vargas, Council Member Alex Monteiro, Mayor Pro Tem Katrina Manning, Council Member Angie Reyes

English

Other: Council Member Faye Johnson (ABSTAIN)

27. Increase Budget for the City of Hawthorne's Facade Program (K. Manning)  
Gave a directive to find ways to increase monies for this program.  
CM Montiero mentioned federal guidelines that may make this program challenging.
  
28. Marketing City's 311 App (A. Vargas)  
Mayor suggested all council and staff promote the app as it helps to solve a lot of problems quickly. Suggests increasing social media presence and a newsletter to let everyone know about the app. Suggested banners that promote it at events and with the neighborhood associations. Recognition programs and QR codes.  
CM Johnson praised the efficiency of the app.  
Mayor suggested ways to expand the apps functions  
CM Montiero suggests stickers on city cars

### ELECTED OFFICIALS REPORTS/RECOMMENDATIONS

Deputy City Clerk **Joy Post**, read out a a message on behalf of City Clerk Dayna Williams- Hunter

Councilmember **Faye Johnson**, Congratulations to Paulo the jailer for earning the Good Neighbor Award, Thanked Jan Vogel.  
Directed CM to explore information on Hud bash.

Mayor Pro Tem **Katrina Manning**, thanked everyone. Congratulated everyone. Attended youth fair.

Councilmember **Angie Reyes English**, Acknowledged staff, announced events. Thanked SBWIB for bringing in hard numbers on housing and employment for unhoused individuals and asked that we bring them back for recognition.

Council Member **Alex Monteiro** warned the council about spending money that we don't have and to be cautious because money goes away fast. Talked about Clean Power Alliance

Mayor **Alex Vargas**, agreed with Montiero's idea of being cautious about spending money. He wants an immediate fine for trash cans and citations. Addressed parking issues. Wants people to be held accountable for parking issues when they have oversized autos and suggests people use their driveways.

### CLOSED SESSION

29. **Closed Session:** Conference with Legal Counsel: Existing Litigation, California Government Code section 54956.9(d)(1).  
Name of Case: *Martha Gonzalez v. City of Hawthorne, et al.*  
LASC Case No.: 24TRCV01773

Mayor Vargas recessed the meeting at 9:08pm for closed session.

30. Conference with Legal Counsel - Existing Litigation, Government Code section 54956.9(d)(1)  
Name of Case: *People of State of California (City of Hawthorne) v. M&A Gabae, et. al.*  
LASC Case Number: 21TRCV00869

City Attorney Robert Kim reported out, a report was provided.

### ADJOURNMENT

Mayor Vargas adjourned this meeting at 9:42pm.

### CERTIFICATION

Passed and approved this 24th day of June 2025.

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Dayna Williams-Hunter  
City Clerk