

# DRAFT

## MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA HELD NOVEMBER 12, 2025

### CALL TO ORDER

Mayor Alex Vargas called the meeting to order at 6:03pm.

### INVOCATION

The evening's invocation was led by Father Soriel.

### PLEDGE OF ALLEGIANCE

Councilmember Johnson led the pledge of allegiance.

### ROLL CALL

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

Also Present: City Manager Vontray Norris; Interim City Attorney David Caceres; City Clerk Dayna Williams-Hunter; City Treasurer Marie Poindexter-Hornback

### CLOSED SESSION

#### 1. Public Employee Appointment (Gov. Code sec. 54957(b)(1)), Title: Interim City Attorney

Conference with Labor Negotiators  
Government Code Section 54957.6  
Unrepresented Employee: Interim City Attorney  
City Negotiator: City Manager

No members of the public expressed the desire to speak.

The meeting was called to recess at 6:09pm.

Outside council read out the following vote for Item 1.

AYES: Councilmembers Johnson, Manning, Mayor Pro Tem Monteiro, Mayor Vargas  
NOES: Councilmember Reyes English

Items 8, 13, and 14 were separately voted on at this time.

Mayor Vargas moved, Councilmember Manning moved to approve Item 8.

AYES: Councilmember Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro, Mayor Vargas  
NOES: None.

Ordinance No. 2259 was read onto the record.  
Mayor Vargas Moved, Mayor Pro Tem Monteiro seconded to introduce Item 13, Ordinance No. 2259

Mayor Vargas opened oral communications for Item 14.

Three members of the public expressed concerns regarding Item 14.

Mayor Vargas moved, Mayor Pro Tem Monteiro seconded to approve Item 14.

AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro, Mayor Vargas  
NOES: None.

### PROCLAMATIONS/CERTIFICATES/PRESENTATIONS

#### 2. Veteran Service Organizations Proclamations (F. Johnson)

3. Generation Connect (A. Monteiro)
4. Waste Management and Service Operations Overview Presentation by Republic Services (Public Works)
5. Market and Economic Development Analysis -- Kosmont Companies

#### **ORAL COMMUNICATIONS**

There were nine speakers during oral communications, including Pat Donaldson, Darlene Clark, Mis Amigos Tacos, Marco Trejo boxing gym, Robert Clight, Marathon Financial Group, Kyle Orem, Lely Fernandez, Pastor Greg Guich.

#### **CITY CLERK'S CONSENT CALENDAR**

6. The 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 10/29/2025 to 11/12/2025 for a total of \$4,567,702.95.

7. Approval of City Council meeting minutes for the regular City Council meetings of October 14, 2025 and October 28, 2025 and the special meetings of September 30, 2025.

**RECOMMENDED MOTION:**

Staff recommends that the Council approve the regular City Council meetings of October 14, 2025 and October 28, 2025 and the special meetings of September 30, 2025.

8. Approval of waiver of full readings of resolutions and ordinances on Wednesday, November 12, 2025's agenda. Motion to waive full readings.

#### **RESOLUTIONS**

9. **RESOLUTION NO. 8562**  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR LOAN GUARANTEE ASSISTANCE UNDER SECTION 108 OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

**RECOMMENDED MOTION:**

The staff recommends that the City Council:

1. Adopt Resolution No. 8562.
2. Authorize the City Manager, or designee, to enter into the loan and execute all loan or loan-related documents.

10. **RESOLUTION NO. 8563**  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA APPROVING THE APPLICATION FOR LAND AND WATER CONSERVATION FUND WATER TOWER PARK DEVELOPMENT PROJECT.

**RECOMMENDED MOTION:**

Staff recommends that the City Council approve Resolution No. 8563

11. **RESOLUTION NO. 8565**  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, PROCLAIMING THE MONTH OF NOVEMBER 2025 AS "NATIVE AMERICAN HERITAGE MONTH" IN HAWTHORNE.

**RECOMMENDED MOTION:**

Staff Recommends that the City Council adopt Resolution No. 8565.

12. RESOLUTION NO. 8566  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING BUDGET ALLOCATIONS FOR SPECIFIED ELECTED OFFICIALS FOR THE 2025-2026 FISCAL YEAR.

**RECOMMENDED MOTION:**

Staff Recommends that the City Council vote to adopt Resolution No. 8566

Councilmember Reyes English moved, Councilmember Johnson seconded to approve the City Clerk's Consent calendar (Items 6-11).

Councilmember Manning pulled Item 12 for discussion.

ROLL CALL AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro

NOES: None

ABSENT: Mayor Vargas

Mayor Pro Tem Monteiro moved, Councilmember Manning seconded to pull Item 12 and bring it back as a discussion action item.

ROLL CALL AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro

NOES: None

ABSENT: Mayor Vargas

### **ORDINANCES**

13. ORDINANCE NO. 2259 (FIRST READING)  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA AMENDING SECTION 2.06.230 (DIRECTIONS AND INSTRUCTIONS FROM CITY COUNCIL - LIMIT ON DIRECTIVES) OF CHAPTER 2.06 (CITY COUNCIL) TO TITLE 2 (ADMINISTRATION, CIVIL SERVICE AND PERSONNEL) OF THE HAWTHORNE MUNICIPAL CODE AND MAKING A FINDING OF EXEMPTION IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH. Motion to Introduce.

**RECOMMENDED MOTION:**

Staff recommends that the City Council Introduce Ordinance 2259 on November 12, 2025, and adopt Ordinance No. 2259 on December 9, 2025.

### **BIDS: OPENINGS & RESULTS**

(None at this time)

### **PUBLIC HEARINGS**

(None at this time)

### **GENERAL MATTERS**

14. Approval of New Master Ground Lease.

**RECOMMENDED MOTION:**

Staff recommends that the City Council approve the execution of a new Master Ground Lease ("Ground Lease") between the Landlord and the Tenant for the real property located in the City of Hawthorne, as described in the attached exhibits, and authorize the City Manager to execute any and all documents necessary to implement its terms, including a Consent to Assignment, a Landlord Estoppel Certificate, and an Amended and Restated Memorandum of Lease associated with the transfer of interests to Archer Airport Ground Lease LLC and Archer Airport Improvement LLC.

15. The Hawthorne Police Department's Inaugural Community Gun Buyback Program on Saturday, December 20, 2025, at Hawthorne City Hall.

**RECOMMENDED MOTION:**

Authorize the Police Chief to execute the Hawthorne Police Department's Inaugural Community Gun Buyback Program on Saturday, December 20, 2025, at Hawthorne City Hall.

Mayor Pro Tem Monteiro moved, Councilmember Manning seconded to approve Item 15.

ROLL CALL AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro

NOES: None

ABSENT: Mayor Vargas

## CITY MANAGER'S CONSENT CALENDAR

16. City of Hawthorne's Investment Report for the quarter ended September 30, 2025.

### RECOMMENDED MOTION:

Staff recommends that the City Council receive, approve and file the City of Hawthorne's Investment Report for the quarter ended September 30, 2025 of FY 25-26.

17. Progress Payment #9 in the amount of \$646,376.01 due to PCN3 Inc of Los Alamitos, CA for the City of Hawthorne New Senior Center (Project #24-03).

### RECOMMENDED MOTION:

Staff recommends that the City Council approve this Progress Payment #9 and Change Order #6 to PCN3 Inc of Los Alamitos, CA.

18. Approval of a parcel map to be recorded with Los Angeles County Public Works.

### RECOMMENDED MOTION:

Staff recommends the approval of a Parcel Map No. 84969 located at 3901 and 3851 W. El Segundo Blvd to be recorded with Los Angeles County Public Works.

19. Progress Payment #4 in the amount of \$880,764.01 due to Martinez Landscape Co., Inc of Sylmar, CA for City of Hawthorne New City Yard (Project #24-02).

### RECOMMENDED MOTION:

Staff recommends that the City Council approve this Progress Payment #4 to Martinez Landscape Co. Inc of Sylmar, CA.

20. Progress Payment #6 in the amount of \$292,980.00 due to Pardess Air Inc of Los Angeles, CA for Hawthorne Memorial Center HVAC System Upgrade (Project #23-08).

### RECOMMENDED MOTION:

Staff recommends that the City Council approve this Progress Payment #6 to Pardess Air Inc of Los Angeles, CA.

21. Progress Payment #11 in the amount of \$367,437.91 due to Klassic Engineering & Construction, Inc of Orange, CA for Hawthorne Housing Rehabilitation of City Owned Properties 2023 (Project #23-09).

### RECOMMENDED MOTION:

Staff recommends that the City Council approve this Progress Payment #11 and all recommended Change Orders to Klassic Engineering & Construction Inc of Orange, CA.

Mayor Pro Tem Monteiro moved, Councilmember Manning seconded to approve the City Manager's Consent calendar (Items 16-21).

ROLL CALL AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro

NOES: None

ABSENT: Mayor Vargas

## CITY ATTORNEY'S CONSENT CALENDAR

(None at this time)

## DISCUSSION/ACTION ITEMS

(None at this time)

## ELECTED OFFICIALS REPORTS/RECOMMENDATIONS

Councilmember **Faye Johnson** requested a traffic study on Cedar/122nd regarding two-way stop sign, 135th/Prairie and 126th/Hawthorne regarding the traffic lights.

Councilmember **Katrina Manning**, requested the meeting be closed in honor of Shirley Westbrook.

Councilmember **Angie Reyes English**, gave no directives.

Mayor Pro Tem **Alex Montiero**, gave no directives.

## ADJOURNMENT

Passed and approved this 9th day of December 2025.

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Dayna Williams-Hunter  
City Clerk