



Minutes

Lakewood City Council

Regular Meeting held
May 23, 2017

MEETING WAS CALLED TO ORDER at 7:30 p.m. by Mayor DuBois in the Council Chambers at the Civic Center, 5000 Clark Avenue, Lakewood, California.

INVOCATION was offered by Reverend Dr. Paul Kim, Trinity United Methodist Church

PLEDGE OF ALLEGIANCE was led by Webelos and Cub Scout Pack 67

ROLL CALL: PRESENT: Mayor Diane DuBois
Vice Mayor Steve Croft
Council Member Ron Piazza
Council Member Todd Rogers
Council Member Jeff Wood

ANNOUNCEMENTS AND PRESENTATIONS:

Mayor DuBois announced that the meeting would be adjourned in memory of Anita Rogers, mother of Eric Rogers of the Water Resources Department.

Diane Perkin, Director of Administrative Services, displayed slides and stated that Southern California Edison provided support to the City to identify and take energy efficient measures and promote community awareness. She explained that in 2015, the City Council had taken action to join the Gateway Cities Energy Partnership to utilize available incentives towards projects that reduced energy usage. Some of the completed projects included an energy savings audit of City facilities; installation of energy-efficient light emitting diode (LED) lights on overhead street lights; and the upgrade of water system booster pumps to run more efficiently. These resulted in a savings of almost two million kilowatt hours totaling approximately \$731,000. She noted that future projects would continue to focus on conserving energy at City facilities, raising energy conservation awareness in the community and meeting reductions goals of AB 32.

Connie Turner and Bernard Adebayo-Ige of Southern California Edison, highlighted the various elements of the Energy Leader Partnership Program and made a presentation of a Silver Tier Certificate plaque and Energy Incentive check.

Council Member Piazza congratulated his Council colleagues and staff for having the foresight to have pioneered the conversion of the street lighting to energy efficient LEDs and noted that the community was reaping the benefits of that decision.

ROUTINE ITEMS:

Council Member Wood requested that Routine Item 10 be considered separately.

COUNCIL MEMBER ROGERS MOVED AND VICE MAYOR CROFT SECONDED TO APPROVE ROUTINE ITEMS 1 THROUGH 9 AND 11.

- RI-1 Approval of Minutes of the Meetings held April 25, and May 9, 2017
- RI-2 Approval of Personnel Transactions
- RI-3 Approval of Registers of Demands
- RI-4 Approval of Monthly Report of Investment Transactions
- RI-5 RESOLUTION NO. 2017-13; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AMENDING RESOLUTION NO. 92-36 PERTAINING TO THE LOW-INCOME EXEMPTION OF THE UTILITY USERS TAX
- RI-6 RESOLUTION NO. 2017-14; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD ESTABLISHING A HARDSHIP WAIVER FROM ONE OF THE REQUIREMENTS FOR AN ADMINISTRATIVE HEARING REGARDING AN ADMINISTRATIVE OR PARKING CITATION
- RI-7 RESOLUTION NO. 2017-15; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD APPOINTING THE CITY OF LAKEWOOD REPRESENTATIVE AND ALTERNATE POSITIONS TO THE CENTRAL BASIN WATER RIGHTS PANEL
- RI-8 RESOLUTION NO. 2017-16; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD DIRECTING THE PREPARATION OF A REPORT OF DELINQUENT FEES FOR GARBAGE, WASTE AND REFUSE COLLECTION AND DISPOSAL WITHIN THE CITY OF LAKEWOOD, AND SETTING A PUBLIC HEARING THEREON FOR JULY 25, 2017
- RI-9 RESOLUTION NO. 2017-17; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD RESCINDING A RESOLUTION ESTABLISHING A PHYSICALLY HANDICAPPED PERSONS DESIGNATED PARKING SPACE WITHIN THE CITY OF LAKEWOOD
- RI-11 RESOLUTION NO. 2017-18; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD ADOPTING VOYA INSTITUTIONAL TRUST COMPANY AS THE EXCLUSIVE CUSTODIAN OF THE CITY OF LAKEWOOD 401(a) DEFINED CONTRIBUTION PLAN

ROUTINE ITEMS: - Continued

UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Wood, Piazza, Croft, Rogers and DuBois

NAYS: COUNCIL MEMBERS: None

RI-10 Approval of Reappointment to the Southeast Los Angeles County Workforce Development Board

Council Member Wood commented that serving as the City's representative to the Southeast Los Angeles County Workforce Development Board and currently as the Policy Board Chair, it was worth noting that the Board had made progress in providing workforce opportunities to the seven cities who made up SELACO. He acknowledged Mr. Dameron's attendance at the meeting and expressed gratitude for his involvement in the community.

COUNCIL MEMBER WOOD MOVED AND COUNCIL MEMBER PIAZZA SECONDED TO APPROVE THE REAPPOINTMENT OF MARK DAMERON TO THE SELACO WORKFORCE DEVELOPMENT BOARD OF DIRECTORS. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Wood, Piazza, Croft, Rogers and DuBois

NAYS: COUNCIL MEMBERS: None

1.1 • CONSIDERATION OF PERMIT APPLICATIONS FOR THE SALE OF FIREWORKS

The Administrative Services Director made a presentation based on the memo in the agenda and stated that twenty-six organizations had submitted an application for a permit to operate a fireworks stand. She reported that all of the organizations had submitted the proper documentation and the applications had been reviewed by the Public Safety Committee acting as the License and Permit Hearing Board. It was the recommendation of staff that the City Council approve the applications for temporary fireworks stand permits and authorize staff to issue the permits.

Mayor DuBois opened the public hearing at 7:49 p.m. and called for anyone in the audience wishing to address the City Council on this matter. There was no response.

VICE MAYOR CROFT MOVED AND COUNCIL MEMBER ROGERS SECONDED TO APPROVE THE APPLICATIONS AND AUTHORIZE STAFF TO ISSUE PERMITS FOR TEMPORARY FIREWORK STANDS. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Wood, Piazza, Croft, Rogers and DuBois

NAYS: COUNCIL MEMBERS: None

2.1 • INTRODUCTION OF ORDINANCE NO. 2017-3; AMENDING ARTICLE IX OF THE LAKEWOOD MUNICIPAL CODE PERTAINING TO REQUIRED FRONT YARD SETBACKS FOR PROPERTIES IN THE R-1 AND R-A ZONES WITHIN TRACT NO. 11600 AND TRACT NO. 12673, MORE COMMONLY KNOWN AS LAKEWOOD GARDENS

Vice Mayor Croft announced that since he resided and owned property in the area, he would recuse himself from discussion and consideration of the matter.

Sonia Southwell, Director of Community Development, displayed slides and made a presentation based on the memo in the agenda explaining that Lakewood Gardens was a neighborhood near the northwest corner of the City and was built prior to the City's incorporation. She stated that the proposed ordinance would apply only to those properties in the R-1 (Single-Family Residential) and R-A (Single-Family Residential Limited Agriculture) zones within Lakewood Gardens and would allow property owners to make expansions to the front of their homes in a similar manner as other R-1 and R-A zoned properties in the City. There were a total of 430 single-family homes in Lakewood Gardens and there were six basic floor plans and the front yard setbacks varied from fourteen feet to twenty feet. More than ninety percent of the affected properties had a front yard setback of less than twenty feet. The proposed amendment would provide a minimum fourteen foot front yard setback and it would preclude any porches, whether covered or uncovered, from projecting into the required front yard. Projects developed pursuant to the proposed ordinance would require approval from the Development Review Board. She concluded by stating that staff recommended that the City Council introduce the proposed ordinance amending the Lakewood Municipal Code pertaining to required front yard setbacks in Tract No. 11600 and Tract No. 12673 and approve the associated Categorical Exemption.

Steve Skolnik, for the City Attorney, clarified that the requirement throughout the City was a twenty foot setback but that the homes in this tract which had been built with the reduced distance would be grandfathered in. He added that the proposed ordinance would not allow anything to be built closer than twenty feet if enclosed and would adjust expansions in the neighborhood.

Ms. Southwell responded to Council Member Piazza's questions by stating that there would be no precedence being set as this requirement would not apply to other areas of the city due to the original design of this particular tract.

In response to Council Member Rogers' inquiry, Mr. Skolnik explained that because it had not been a matter of spot zoning of a particular residence that the action being recommended maintained legal authority.

Mr. Skolnik confirmed for Council Member Wood that the irregularity of the setback had been brought up by a resident who wanted to expand an enclosed portion of the porch and questioned the difference given that all the neighbors on the same street were already built out to the fourteen foot level.

2.1 • INTRODUCTION OF ORDINANCE NO. 2017-3; PERTAINING TO REQUIRED FRONT YARD SETBACKS - Continued

ORDINANCE NO. 2017-3; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AMENDING THE LAKEWOOD MUNICIPAL CODE AND THE ZONING ORDINANCE PERTAINING TO REQUIRED FRONT YARD SETBACKS FOR PROPERTIES IN THE R-1 AND R-A ZONES WITHIN TRACT NO. 11600 AND TRACT NO. 12673, WHICH TOGETHER ARE MORE COMMONLY KNOWN AS LAKEWOOD GARDENS was read by title by Mayor DuBois.

COUNCIL MEMBER ROGERS MOVED AND COUNCIL MEMBER PIAZZA SECONDED TO WAIVE FURTHER READING AND INTRODUCE ORDINANCE NO. 2017-3. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Wood, Piazza, Rogers and DuBois

NAYS: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: Croft

3.1 • PREVIEW OF 2017 SUMMER RECREATION PROGRAMS

Lisa Litzinger, Director of Recreation and Community Services, displayed slides and made a presentation based on the memo in the agenda. She stated that the Summer Recreation Catalog, featuring Professor Fun, would be delivered to Lakewood homes in the upcoming week and invited participants to “splash into summer” by getting active, creative and participating in many of the exciting events that Lakewood had to offer. She reviewed some of the offerings which included over 700 contract classes for adults and youth; the popular Summer Concerts in the Park; the Finally It’s Friday events for families; Lakewood Youth Sports, with baseball, softball and t-ball teams and volunteer coaches; Aquatics programs at both Mayfair and McCormick Pools as well as the wading pools at each local park; and staff training, which played a vital role in the planning of the summer season.

MAYOR DUBOIS DIRECTED THAT THE ITEM BE RECEIVED AND FILED. THERE BEING NO OBJECTION, IT WAS SO ORDERED.

3.2 • APPROVAL OF AGREEMENT AND FINANCING WITH FATHOM

The Director of Administrative Services made a presentation based on the memo in the agenda stating that over the past twenty-five years, the Water Resources Department had been piloting automated meter reading systems. She reported that approximately 320 meters were installed through grants and that the success of the pilot programs prompted staff to research options to install smart meters throughout the City. The pilot programs demonstrated that the smart meters greatly enhanced meter reading capability and billing accuracy, while reducing labor and equipment costs and optimizing efficiency. Customer communications and support also vastly improved. At the May 9th City Council study session, Fathom made a presentation on a smart-metering and customer service solution.

3.2 • APPROVAL OF AGREEMENT AND FINANCING WITH FATHOM - Continued

The Fathom proposal included the operational component of work-orders, billing and customer service, as well as the capital component of the purchase and installation of the meters and the financing mechanism. She stated that the customer service solution Fathom provided would enable increased accuracy of billed water charges, improve customer consumption metering, provide customer communication and issue resolution, increase data availability, provide online tools for customers and staff to assist customers, and improve efficiency by reducing manual reading of meters and provide early leak detection. The operational component involved partnering with Fathom, who would monitor the system and issue necessary work-orders, process the billing and payments, and would be on call for customer inquiries. She concluded by stating that staff recommended that the City Council approve an agreement with Fathom Water Management Inc. for smart meter installation and customer service solution, approved by the City Attorney as to form; approve a Resolution to enter into a Master Equipment Lease/Purchase Agreement with Fathom Water Management, Inc.; and authorize the City Manager or the Director of Administrative Services to approve such financing documents as required to effectuate the purchase.

Vice Mayor Croft reported on his participation as a member of the Water Resources Committee in the ongoing study, which had been conducted in an effort to determine how to better manage the City's water system. He added that water projects were generally costly in nature but that the proposed actions would be beneficial in providing data with which to better plan for capital investments and to monitor the health of the existing system by identifying actual issues rather than taking actions based on the age of the infrastructure. He noted that Fathom had come with excellent references from other communities.

Council Member Rogers expressed support for the project noting the benefits of providing valuable information to its water customers who would have the ability to monitor water usage and adjust accordingly. He stated the importance of accountability commending Fathom's willingness to include language in the contract pertaining to customer service objectives that would serve the residents well.

Ms. Perkin responded to Council Member Wood's inquiry regarding the monitoring of customer service issues by stating that along with the residents calling directly to City Hall with their concerns, regular reports would be provided by Fathom.

Mayor DuBois commended the Water Resources Committee members and staff for their dedication in providing options for the future of the water system.

RESOLUTION NO. 2017-19; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD, AUTHORIZING THE EXECUTION AND DELIVERY OF A MASTER EQUIPMENT LEASE/PURCHASE AGREEMENT WITH FATHOM WATER MANAGEMENT, INC., AS LESSOR, AND SEPARATE SCHEDULES THERETO FOR THE ACQUISITION, PURCHASE, FINANCING AND LEASING OF CERTAIN EQUIPMENT WITHIN THE TERMS HEREIN PROVIDED; AUTHORIZING THE EXECUTION AND DELIVERY OF OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AND AUTHORIZING ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION

3.2 • APPROVAL OF AGREEMENT AND FINANCING WITH FATHOM - Continued
VICE MAYOR CROFT MOVED AND COUNCIL MEMBER PIAZZA SECONDED TO APPROVE STAFF'S RECOMMENDATIONS. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Wood, Piazza, Croft, Rogers and DuBois

NAYS: COUNCIL MEMBERS: None

SUCCESSOR HOUSING ACTIONS

1. Approval of Register of Demands

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

AYES: COUNCIL MEMBERS: Wood, Piazza, Croft, Rogers and DuBois

NAYS: COUNCIL MEMBERS: None

ORAL COMMUNICATIONS: None

ADJOURNMENT

There being no further business to be brought before the City Council, Mayor DuBois adjourned the meeting at 8:18 p.m. to Tuesday, June 13, 2017, at 6:00 p.m. in the Executive Board Room. A moment of silence was observed in memory of Anita Rogers.

Respectfully submitted,

Jo Mayberry, CMC
City Clerk