

**MINUTES  
Regular Meeting of the  
City of Gardena City Council  
Tuesday, May 24, 2016**

The regular meeting of the City Council of the City of Gardena, California, was called to order at 7:00 p.m. on Tuesday, May 24, 2016, in the Council Chamber of City Hall at 1700 West 162<sup>nd</sup> Street, Gardena, California; Mayor Paul K. Tanaka presiding.

**1. ROLL CALL**

Present: Mayor Paul K. Tanaka; Mayor Pro Tem Mark E. Henderson; Council Member Terrence Terauchi; Council Member Dan Medina; and Council Member Cerda. Other City officials and employees present: City Manager Mitchell G. Lansdell; City Attorney Peter L. Wallin; City Treasurer Ingrid Tsukiyama; City Clerk Mina Semenza; and Deputy City Clerk Becky Romero.

At 7:01 p.m., the City Council recessed into Closed Session in the Management Information Center of the Council Chamber at City Hall, with the following in attendance: Mayor Paul K. Tanaka; Mayor Pro Tem Mark E. Henderson; Council Member Terrence Terauchi; Council Member Dan Medina; City Manager Mitchell G. Lansdell; and City Attorney Peter L. Wallin.

**2. CLOSED SESSION**

**A. CONFERENCE WITH LABOR NEGOTIATORS**

Government Code Section 54957.6

Agency Designated Representative:

Mitchell G. Lansdell, City Manager

Employee Organizations:

Unrepresented Employees

Gardena Police Officers Association (GPOA)

David Brock, Association President

Gardena Management Employees Organization (GMEO)

Vicky L. Barker, Attorney

Gardena Municipal Employees Association (GMEA)

Fred G. Quiel, Attorney

Mayor Paul K. Tanaka reconvened the meeting to the Regular Open Session at 7:30 p.m. and the City Clerk noted the return of all Council Members who were present at the meeting.

**When Mayor Tanaka asked for a Closed Session Report, City Attorney Wallin that no reportable action had been taken.**

**3. PLEDGE OF ALLEGIANCE & INVOCATION**

**A. PLEDGE OF ALLEGIANCE**

Ruby Hunt and Kamal Alexander were chosen because they are exemplary students. Ruby is the Student Body Secretary and Kamal serves as the Student Body Treasurer, both at Denker Avenue Elementary School.

**B. INVOCATION**

The Invocation was led by Miss Joyce S. Watanabe, Bahá'í Faith.

#### **4. PRESENTATIONS, PROCLAMATIONS, & APPOINTMENTS**

A. PRESENTATIONS – No Items

B. PROCLAMATIONS – No Items

C. APPOINTMENTS

- (1) Council Appointments to Commissions, Committees, Board, and Council  
**No appointments were made.**

#### **5. CONSENT CALENDAR**

Council Member Terauchi asked if Agenda Item 5.D.(1)(a) could be taken up separately. Therefore,

**Item 5.D.1.(a) was moved to 6. EXCLUDED CONSENT CALENDAR for separate consideration by the City Council**

A. WAIVER OF READING IN FULL OF ALL ORDINANCES LISTED ON THIS AGENDA AND THAT THEY BE READ BY TITLE ONLY

B. CITY CLERK

- (1) **Approved**: Minutes of
- (a) City Council Regular Meeting, May 10, 2016
  - (b) Planning and Environmental Quality Commission Meeting, April 19, 2016

- (2) **Approved**: Affidavit of Posting Agenda on May 20, 2016

C. CITY TREASURER

- (1) **Approved**: Warrants / Payroll Register:
- (a) May 24, 2016: Wire Transfer No. 11483-11486, Prepay Nos. 138638-138641; and Check Nos. 138642-138847 for a total amount of \$1,852,580.62; Total Payroll Issued May 13, 2016: \$1,489,290.78.

D. CITY MANAGER

- (1) **Approved**: Personnel Report No. P-2016-08
- (a) Request City Council Approval of Addendum to Employment Agreement for Edward Medrano, Chief of Police, to Acting City Manager, upon retirement of current City Manager, Mitchell G. Lansdell
- (2) **Approved**: Approval of Special Event Permit  
Annual Matsuri Summer Festival / Bingo Permit: June 25–26, 2016  
Gardena Valley Japanese Cultural Institute  
1964 West 162nd Street, Gardena, CA 90247 – ***Permit Approved***

**It was moved by Council Member Terauchi, seconded by Council Member Medina, and carried by the following roll call vote to approve the remaining Items on the Consent Calendar, including all the other items listed on the Personnel Report:**

**Ayes: Council Members Terauchi and Medina, Mayor Pro Tem Henderson, Council Member Cerda, and Mayor Tanaka**

**Noes: None**

**Absent: None**

## 6. EXCLUDED CONSENT CALENDAR

- 5.D.(1) (a) Request City Council Approval of Addendum to Employment Agreement for Edward Medrano, Chief of Police, to Acting City Manager, upon retirement of current City Manager, Mitchell G. Lansdell

City Manager Lansdell presented the Staff Report.

Speakers:

Charletta Williams, resident – stated she is not in support of the addendum to Employment Agreement for Edward Medrano, Chief of Police, to Acting City Manager, upon retirement of current City Manager, Mitchell G. Lansdell.

Jessie Carrara, resident, and Brenda Jackson, resident– both spoke in support of the addendum to Employment Agreement for Edward Medrano, Chief of Police, to Acting City Manager, upon retirement of current City Manager, Mitchell G. Lansdell.

Council Member Terauchi stated that he thought this Employment Agreement addendum is premature; that our current City Manager is not leaving until the end of the year; that we have approximately eight (8) months to try to find the best and most appropriate City Manager for our city. We should be looking for someone similar to Mitch Lansdell; someone who has a broad range of experience; someone who is hands-on in all city departments; and someone who has a financial management background which is the most important at this point in time. He continued, saying that he is not disagreeing with any of the positive comments made about Chief Medrano, but he does not have those qualities. Let's have an open competition and try to find the best person; we have eight (8) months to do so.

Mayor Pro Tem Henderson then spoke, stating that we all agree that Mitch Lansdell has been doing a great job as City Manager and that Chief Medrano has also been doing a great job as Chief of Police in filling in for the other departments. We do have some time to find a person. The other challenge is, because Chief Medrano was wearing so many hats and doing it very well, will we have to look into replacing the super department heads? Let's draw out our steps for the community in regards to when the City Manager retires and Chief Medrano becomes acting City Manager, then we also have to fill Public Works, General Services and Interim Chief positions. That's a lot to do. He then said that he thinks we should look at filling the super department roles at this time, this appointment is for twelve (12) months at a thirty (30) day notice on the other side; he would still like to encourage Chief Medrano to compete for this position.

Council Member Medina stated what is ironic about all the statements that have been made to this point is that Chief Medrano is qualified; it's ironic to say that he's not qualified when he is a good Chief; if he has been under the wing of our City Manager, Mitch Lansdell, why would we want to go out and get someone else? If transparency is wanted, find out what has been done and what Mr. Lansdell has done with the Chief. If Chief Medrano is not brought in, that is like giving Mr. Lansdell a slap in the face, saying that the City Manager is not qualified to teach someone what he knows, when he is giving his knowledge to someone who is more than qualified. Obviously, if Mr. Lansdell didn't think the Chief would be a good fit, he wouldn't continue showing him the ropes of what has to be done. Yes, we do have something to gain by this; we will have a great leader that will carry the torch from where Mr. Lansdell leaves off.

Council Member Cerda stated that she is also in support of Chief Medrano taking over as City Manager. She also said that she has seen him act throughout the years as a resident, and he has been very approachable; since she has been on the City Council, she has seen him grow and his department has really flourished as well as his leadership among his officers, even though he is handling so many things. No job is too small and he can handle the big jobs as well.

## 6. EXCLUDED CONSENT CALENDAR (Continued)

5.D.(1) (a) (Continued)

Mayor Paul Tanaka spoke, saying that, because we have not had a change of the helm since 1998, it is understandable that there are concerns; there were people who had their doubts about Mr. Lansdell, and I think that's what we are looking to do; not in a secretive process - personnel matters have to be taken up in Closed Session, the vote will become public, and when it comes to the salary, there will be no double dipping; the amount will be a matter of public record, it is going to be available as soon as it takes place this evening.

Mayor Tanaka continued stating that the City Manager is not a position that he would want; that it just takes three (3) people to decide that he is unemployed; there is a real checks and balances process. The average life span of a City Manager is about 36 paychecks; we have seen, throughout the years, the decisions that have been made by Mitch Lansdell and his team (Ed Medrano, Kelly Fujio, and company) in hopes of one day when he would retire that he would have the people in place who could run the City. The Acting City Manager decision was done behind closed doors by law; all of this can be overturned with votes of three (3); and that is what is here before us. We expect citizens to bring up their concerns, especially for someone to follow in the steps of Mr. Lansdell; they are big shoes to fill, and we are looking to do so, on behalf of all of us, to put someone in place to continue carrying that torch and to continue to lead us; Mr. Lansdell has been very direct this time around, everyone jokes about the bad days. It's not really about that, there is going to be a time when his family says it's time for him to retire, and he wants to make sure the City is in the proper hands before he calls it a day. We are listening to what everyone's concerns are so we can all be on the same page. This community has really worked hard together as one and we are in a really, really good place. Looking back to 15 years ago when there was no hope in this City; the words people used to describe Gardena were dangerous, blighted; we don't hear that anymore because we've come a long way.

**It was moved by Council Member Medina, seconded by Council Member Cerda, and carried by the following roll call vote to approve Item 5.D.(1)(a) on the Excluded Consent Calendar:**

**Ayes: Council Members Medina and Cerda, and Mayor Tanaka**  
**Noes: Council Member Terauchi and Mayor Pro Tem Henderson**  
**Absent: None**

## 7. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET

### A. MAY 17, 2016, MEETING

#### (1) Site Plan Review #9-15

A request to allow the development of a four-unit residential project on a 6,300 square foot property in the Commercial-Residential (C-R) zone.

Project location: 1147 West Gardena Boulevard (APN: 6113-018-040)

Applicant: Ike Mbelu

Commission Action: Commission adopted Resolution No. PC8-16 approving Site Plan Review #9-15 to allow the development of a four-unit residential project on a 6,300 square foot property in the Commercial-Residential (C-R) zone and *direct Staff to file a notice of exemption.*

**Item was Received and Filed**

## ORAL COMMUNICATIONS

- (1) Terry Kennedy, resident – spoke about the number of self-storage businesses located in Gardena and that they are all located north of Rosecrans Avenue. He suggested that the Council consider establishing a moratorium on self-storage businesses, especially in the north Gardena area.

**ORAL COMMUNICATIONS (Continued)**

- (2) Joyce S. Watanabe, resident – reported that the sewer re-lining project on Berendo Avenue in south Gardena went well; her only suggestion, for future utility work, is that the residents be notified when the work is completed.
- (3) Cheral Sherman, V.P. of Friends of Gardena Willows Wetland Preserve – invited everyone to attend their “Second Sunday Stroll,” June 12, 2016, and their Restoration Workday, Saturday, June 18, 2016, from 8:00 a.m. to 11:00 a.m.

**8. DEPARTMENTAL ITEMS**

A. ELECTED & ADMINISTRATIVE OFFICES

- (1) City Manager’s Presentation: Proposed Budget for Fiscal Years 2016-2017 and 2017-2018

City Manager Lansdell presented the proposed Budget, giving a City Manager Message and utilizing a PowerPoint presentation showing highlights of the Budget for Fiscal Years 2016-2017 and 2017-2018. His presentation begins a 30-days review. Copies of it will be available on the City’s web site, at Gardena’s libraries, and in the City Clerk’s Office.

Brief responses/comments were made by Mayor Tanaka and Councilmembers.

**The proposed Budget was Received and Filed (Budget is to be adopted on June 28, 2016)**

- (2) ORDINANCE NO. 1768: Amending Section 14.04.090 of the Gardena Municipal Code Relating to Rent Mediation

ORDINANCE NO. 1768

An Ordinance of the City Council of the City of Gardena, California, Amending Section 14.04.090 of the Gardena Municipal Code Relating to Rent Mediation

City Manager Lansdell presented the Staff Report.

**Ordinance No. 1768 was Introduced by Council Member Terauchi**

- B. POLICE STREETS, & DEVELOPMENT SERVICES – No Items
- C. RECREATION, HUMAN SERVICES, PARKS, & FACILITIES – No Items
- D. TRANSPORTATION – No Items

**9. COUNCIL ITEMS, DIRECTIVES & REMARKS**

A. COUNCIL ITEMS

- (1) Verbal Report: Attendance at “Summit on Infrastructure and Public Private Partnerships,” May 12, 2016, in Santa Monica **Mayor Pro Tem Henderson gave his report during his Council Remarks**

- B. COUNCIL DIRECTIVES – **None were given**

## 9. COUNCIL ITEMS, DIRECTIVES & REMARKS (Continued)

### C. COUNCIL REMARKS

- (1) COUNCIL MEMBER TERAUCHI – reported that he attended the following activities: the Grand Opening of the Big 5 Sporting Goods store in Gardena, located on Rosecrans Avenue. With the recent closure of two similar retailers in the area closing, he feels that the Big 5 will be a tremendous asset to the City and will be very successful in the City; he was the Master of Ceremonies at the Gardena Evening Optimist Club’s “Respect for The Law” event held at Cozymel’s Mexican Seafood Restaurant. Awards and scholarships were given to several deserving Explorers from the Inglewood and Torrance police departments. It was a very fine event. On Sunday, May 22, along with Mayor Pro Tem Henderson he attended the Gardena Willows clean-up day. He estimates that there were approximately 600 volunteers from the WeLoveU Foundation helping that day. It was quite an event. He thanked Ms. Cheral Sherman for all she is doing to maintain the Gardena Willows preserve.
- (2) COUNCIL MEMBER MEDINA – commented on a report from the West Basin Water District conference. He gave a brief summary of what was reported there, including: there are over 176 billion gallons of water that serve 19 cities in the South Bay Cities; the water is clean, drinkable water. Efforts are still being made towards water recycling in ways such as desalination, as well as other methods. He encouraged the community to continue recycling their water. He attended the Greater Los Angeles Vector Control District meeting and reported that there have been three recent Zika virus cases reported in California. Scientist are working on ways to eradicate the virus that is transmitted by mosquitos. He then gave a brief description of what the mosquito looks like so that the public will be aware and to please report any sightings immediately to the Vector Control. He invited the community to the upcoming free Concert on the Lawn / Ice Cream Social events, hosted by the Gardena Beautification Committee. He also reported that he attended the RCC budget meeting. He closed with a reminder and an invitation to come to the National Flag Day ceremony taking place Tuesday, June 14, 2016, at on the City Hall Civic Center lawn starting at 11:00 a.m.
- (3) COUNCIL MEMBER CERDA – reported that she attended the Gardena Police Foundation’s Second Annual Scholarship event. Three students received scholarships, including one from Gardena High School, named Soraya Davila. She was very impressed by how involved these students were with outside activities and volunteering, yet are able to maintain certain GPA’s to be eligible for the awards. She also attended the Grand Opening of the Big 5 Sporting Goods store on Rosecrans Avenue in Gardena. She mentioned and invited the community to come and enjoy “Coffee with a Cop” on Wednesday, May 25, at the Starbuck on Normandie/Rosecrans Avenues; it’s an opportunity for the community to meet their district officer as well as other officers, and these types of events help to keep the public informed about what is going on in our community. She ended her report with a public service announcement, that on June 2, 2016, the City of Gardena will be hosting a free Fair Housing Work Shop at the Nakaoka Community Center.
- (4) MAYOR PRO TEM HENDERSON – reported that he recently joined with a group from the Church of Latter Day Saints to help their volunteer efforts to clean-up the grounds around City Hall. It was a great event, he learned a lot about their faith. He had been asked to speak about the “Summit on Infrastructure and Public Private Partnerships,” but reported that he was not able to go and just got the notes to find out what other options are available. He touched on the many challenges that exist in the Public Private Partnership in regards to infrastructure projects; that it’s a great opportunity. In summary, successes are that it speeds the delivery of the projects; but the challenges in Public Private Partnerships are: with a public sector entity, some of the costs do rise; and when a private entity is involved, there are risks.
- (5) MAYOR TANAKA – no report was given.

**10. ANNOUNCEMENTS**

(1) Council Member Medina announced:

- “Concerts on the Lawn” series, sponsored by the Gardena Beautification Committee, will begin on Saturday, June 18, 2016, 3:00-5:00 p.m. The next two will be on Saturday, July 16, 2016, and Saturday, August 13, 2016; both will be held 5:00-7:00 p.m. All three concerts will be held in front of Nakaoka Community Center.
- “Flag Day Celebration” will be held on Tuesday, June 14, 2016, at 11:00 a.m., in City Hall complex.

(2) Council Member Cerda announced:

- “Coffee with a Cop,” Wednesday, May 25, 2016, 6:00-8:00 p.m., Starbucks on Rosecrans/Normandie Aves.
- “Fair Housing Management Training,” Thursday, June 2, 2016, 1:00-5:00 p.m., Nakaoka Community Center.

**11. REMEMBRANCES**

There were no Memorial Adjournments.

**12. ADJOURNMENT**

At 9:10 p.m., Mayor Tanaka announced that the Gardena City Council will adjourn to the next Regular City Council Meeting, at 7:00 p.m., on Tuesday, June 14, 2016.

MINA SEMENZA  
City Clerk of the City of Gardena and  
Ex-officio Clerk of the Council

By: \_\_\_\_\_  
Becky Romero, Deputy City Clerk

APPROVED:

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Paul K. Tanaka, Mayor