

**MINUTES OF A SPECIAL MEETING OF THE  
CITY COUNCIL OF THE CITY OF HAWTHORNE,  
CALIFORNIA HELD APRIL 4, 2016.**

Mayor Vargas called the City Council meeting to order jointly and concurrently at 6:10 p.m. in the City Council Chambers of the City Hall, 4455 West 126th Street, Hawthorne, California.

ROLL CALL-Present: Councilmembers Awad, Reyes English, Michelin, Valentine, Mayor Vargas.  
Absent: None.

Councilmember Valentine led the Pledge of Allegiance.

1.

Under oral communications, **Frances Stiglich**, spoke about the selling of the property on agenda item No. 3, requested that the City Council keep the museum that she worked very hard for. **Bill Meyers**, Ramona Neighborhood Association, requested that if the City provides documents regarding real estate, that maps be included so the public will know where the parcels are located. **Lynn Vaughn**, stated that the Civic Center is the heart and soul of the City and the City Council should work on attracting more homeowners rather than renters. **Gordon Mego**, stated some ideas on how to develop different areas of the city, would like to see a museum, art galleries and a park where the old police department is located. **Thierry Lubenec**, requested the Council to look into every option before selling this big property, requested the council not to undervalue this property only because the city is in need of cash. **Alex Monteiro**, understand the urge and need for revenues sources to balance the budget. Asked the Council to be smart about the decisions that they make, requested that the Council bring more ownership that rentals and requested to vote in the best interest of the City of good neighbors.

Mayor Vargas ordered oral communications closed.

2.

Hawthorne Municipal Pool Repair Project #15-08 – Re-Bid.

**RECOMMENDED MOTION:** That the City Council Approve the Plans and Specifications and authorize the Chief of General Services & Public Works to advertise for construction bids with a return date of April 26, 2016.

Councilmember Reyes English moved, seconded by Mayor Vargas, that item No. 2 be approved.

ROLL CALL-AYES: Councilmembers Awad, Reyes English, Michelin, Valentine, Mayor Vargas.

NOES: None.

At this time Mayor Vargas took the meeting out order and called for a closed session.

3.a

At this time Councilmember Awad read a statement recusing himself from Item No. 3 and Item No. 3a.

**“I would like to announce that I have decided to recuse myself from participating in Item Nos. 3 and 3a pertaining to the sale of the Civic Center Property. I want to make it clear that I do not have a conflict of interest. I have never had a financial interest with Mr. Ali Awad, who is my uncle. My recusal is because there is a perception or appearance of a conflict of interest. In order to avoid even the appearance of a conflict of interest, I have advised our City Attorney that it is best for me to step aside from this matter. Therefore, I will not be participating in this agenda item “.**

Mayor Vargas called for oral comments on this closed session

Gordon Mego, stated that he is one of the founding members of the Hawthorne Historical Society and he only wants the best for Hawthorne, Lynn Voughn, stated that every time there is this much money involved the City should get a narrative appraisal by a license appraiser independent from all the parties. Frances Stiglich, asked the Council to sell other properties that belong to the City and keep the Museum.

Mayor Vargas ordered oral comments closed.

Mayor Vargas recessed the City Council meeting to conduct a **Closed Session**: Conference with Real Property Negotiator, Russell Miyahira pursuant to California Government Code Section 54956.8: Property: 4.2 acres (9 parcels) bound by 126<sup>th</sup> Street, Hawthorne Boulevard, West El Segundo Boulevard and Grevillea Avenue, APNs: 4041-014-910, 4041-014-907, 4041-014-914, 4041-014-916, 4041-014-915, 4041-014-909. Agency Negotiator, City Attorney; Negotiating Parties: Ali Awad: Under Negotiation: Price and Terms of Payment for the sale of the property.

Mayor Vargas called the City Council meeting back to order following recess with all Councilmembers present except for Councilmember Awad who was excused. He announced that the **closed session** was to discuss a Conference with Real Property Negotiator, Russell Miyahira pursuant to California Government Code Section 54956.8: Property: 4.2 acres (9 parcels) bound by 126<sup>th</sup> Street, Hawthorne Boulevard, West El Segundo Boulevard and Grevillea Avenue, APNs: 4041-014-910, 4041-014-907, 4041-014-914, 4041-014-916, 4041-014-915, 4041-014-909. Agency Negotiator, City Attorney; Negotiating Parties: Ali Awad: Under Negotiation: Price and Terms of Payment for the sale of the property. The City Attorney Russell Miyahira stated that the City Council have met in closed session to discuss the status of negotiations with Ali Awad over the price and terms of payment for sale of the Civic Center property pursuant to the RFP.

The City Council has formally decided as follows:

1. “Based on Mr. Awad and the City Negotiator’s inability to successfully negotiate the terms of the purchase and sale agreement pursuant to the basic terms of the RFP, the City Council determines that Mr. Awad’s negotiations were not in good faith and there is no reason to continue this negotiation. The Council has directed me to cease negotiations with Mr. Awad.
2. Based on the fact that there were no other timely responsive bids received by the City, the City has elected to terminate this RFP process as to all bids received.
3. Therefore, the Council will not be considering the Purchase and Sale Agreement that is on tonight’s agenda.”

3.

There was no need to take any action on this Resolution at this time.

#### **RESOLUTION NO. 7796**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AUTHORIZING THE EXECUTION OF A PURCHASE AND SALE AGREEMENT WITH ALI AWAD, AN INDIVIDUAL FOR THE PURCHASE OF 9 PARCELS OF REAL PROPERTY BOUNDED BY 126<sup>TH</sup> STREET, HAWTHORNE BOULEVARD, WEST EL SEGUNDO BOULEVARD AND GREVILLEA AVENUE, IN THE CITY OF HAWTHORNE, COUNTY OF LOS ANGELES, CALIFORNIA. Motion to adopt.

4.

Mayor Vargas adjourned the meeting at 7:20 p.m.

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Norbert Huber  
City Clerk