

# CITY OF LA VERNE

## CITY COUNCIL AGENDA

Tim Hepburn, Mayor

Robin Carder, Mayor Pro Tem

Muir Davis, Council Member

Rick Crosby, Council Member

Wendy M. Lau, Council Member



[www.cityoflaverne.org](http://www.cityoflaverne.org)

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City Hall Council Chamber

3660 D Street

La Verne, CA 91750

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**Tuesday, January 19, 2021 - 6:30 p.m.**

Tonight's Council meeting will again be closed to the public in compliance with Governor Newsom's Executive Order to minimize the spread of the COVID-19 Virus. However, the City encourages public participation and as such want to make residents aware of the following opportunities on how to participate:

1. Individuals can email their comments to the Assistant City Clerk at [cityclerk@cityoflaverne.org](mailto:cityclerk@cityoflaverne.org) up to noon on the day of the meeting. Those comments will be shared with City Council in advance of the City Council meeting and included as part of the permanent record. **Please be advised that public comments submitted by email or any other format to the City Clerk and City Council are public records and are made available for public viewing.**

Individuals who wish to share their comments directly during the meeting may do so by emailing the Assistant City Clerk at [cityclerk@cityoflaverne.org](mailto:cityclerk@cityoflaverne.org) with their phone number and the item(s) they wish to speak on. Requests will be accepted before and throughout the meeting and staff will call you back at the appropriate time. Once items are considered by the City Council, no further public comment on that matter will be accepted. A time limit of 3-minutes is set for all public comments.

In compliance with the American Disabilities Act, any person with a disability who requires a modification or accommodation in order to participate in a meeting should contact the City Clerk's Office at (909) 596-8726 at least 48 hours prior to the meeting. Regular Meetings are held on the 1st and 3rd Monday of every month.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL:** Council Member Davis, Council Member Crosby, Council Member Lau, Mayor Pro Tem Carder and Mayor Hepburn.

4. **PRESENTATIONS**

- a. **Waste Management Update on Services** - Effective December 28, 2020, Waste Management reduced the pick-up frequency of for greenwaste and recycled items in response to COVID related staffing shortages. Teri Muse, Waste Management's Public Sector Solutions Representative will provide an update on the impacts confronting Waste Management's operations as well as their efforts to restore and maintain contracted service levels.
  
- b. **Housing Element Update Presentation** - Amanda Tropiano of De Novo Planning Group will present to the City Council a briefing on the City's Housing Element Update for the 2021-2029 planning period. An overview of the Housing Element Update process as well as the progress to date on the Housing Element Update will be provided.

5. **ANNOUNCEMENTS OF UPCOMING COMMUNITY EVENTS** (Any person who wishes to make a brief announcement of a future community event that is open to the general public may do so at this time)

6. **CONSENT CALENDAR** (All items on the Consent Calendar are considered to be routine and will be enacted by one motion unless a member of the City Council or member of the audience requests separate discussion.)

- a. **City Council Minutes** of December 21, 2020, ***to be received and filed.***
  
- b. **Register of Audited Demands approval recommended by the Interim Finance Director** for the following:
  - **In the amount of \$954,251.81 dated November 25, 2020**
  - **In the amount of \$248,346.98 dated December 16, 2020**
  - **In the amount of \$1,059,551.67 dated December 22, 2020; and**
  - **In the amount of \$382,598.257 dated December 29, 2020**
  
- c. **Request for Personnel Changes** - At the La Verne City Council meeting on April 6, 2020, City Council authorized contracting with the City of Pomona for jail services. The motivation for contracting these services was to reduce the liability related to jail operations and eliminate the challenges the department had been facing with constant recruitment and retention issues of jail staff. Additionally, this change would provide an estimated operational savings of \$170,000. In that report it was noted that the department would evaluate how the anticipated savings would be used to make operational improvements. This report will provide an update for council on jail service as well as seeking authorization to implement the addition of a sergeant with the savings.

***The Police Chief recommends that the City Council approve the additional position of one (1) Sergeant to Patrol Operations to be effective February 1, 2021 and approve additional appropriations of \$51,100.***

d. **Staff recommends approval and passage of the following Resolutions:**

1. **Resolution No. 21-01** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, EXTENDING TIME FOR INITIATING ACTIVITIES FOR DEVELOPMENT OF HOUSING ASSETS. (APN #8666-045-927 and APN #8666-038-918).

*The City owns two (2) properties that must be developed for affordable housing or sold. The time within which to commence activities for such development has expired. Adoption of the subject resolution will provide staff with additional time in which to provide for development of the parcels.*

*The Community Development Director recommends that the City Council adopt Resolution No. 21-01 to extend time within which to initiate activities to develop affordable housing on the subject parcels.*

2. **Resolution No. 21-02** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, EXTENDING AN AGREEMENT WITH "RETIRED ANNUITANT" MARK ALVARADO FOR INTERIM DIRECTOR OF FINANCE SERVICES AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME.

*As a result of a continued vacancy, the City and Mark Alvarado are desirous to extend a retired annuitant employment agreement pursuant to Executive Order N-84-20.*

*The Assistant to the City Manager recommends that the City Council approve the attached resolution authorizing the City Manager to execute an employment agreement extension with Mark Alvarado to provide interim, part-time employment.*

3. **Resolution No. 21-03** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESIGNATING THE RAGER HOUSE AS A LOCAL LANDMARK; APPROVING A HISTORICAL PROPERTY AGREEMENT; AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT WITH THE OWNERS OF THE LANDMARK PROPERTY.

*The owners of 2433 3rd Street requests: (1.) Recognition of the home, the Rager House, as a local cultural landmark, and (2.) Approval of a Historical Property Agreement, also known as a "Mills Act" contract, which commits the current and future owners to maintain their historic property in an exemplary manner and to retain or, where appropriate, restore historic features. The Agreement will result in lower property taxes for the owners.*

*The Community Development Director recommends approval of Resolution No. 21-03 designating 2433 3rd Street as a local landmark and approving the Historical Property Agreement.*

4. **Resolution No. 21-04** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AUTHORIZING THE EXECUTION OF AGREEMENT BETWEEN THE CITY OF LA VERNE, THE THREE VALLEYS MUNICIPAL WATER DISTRICT, AND THE GOLDEN STATE WATER COMPANY ("THE PARTIES") REPLACING THE 1984 AGREEMENT FOR THE CONSTRUCTION, OPERATIONS, AND MAINTENANCE OF MIRAMAR WATER TREATMENT, WATER TRANSMISSION, AND HYDROELECTRIC FACILITIES.

*In the early 1980's, the City began to seek out partners to construct a new water treatment plant in response to changes in water quality regulations and water demands. This ultimately led to approval of the 1984 "Miramar Agreement" between the City of La Verne, the Three Valleys Municipal Water District, and the Golden State Water Company. After nearly 35 years, much of what is contained in the 1984 Agreement is no longer valid nor reflects present operational demands. City staff, in cooperation with Three Valleys and Golden State representatives, has drafted an updated agreement for consideration. This simplified agreement supersedes the 1984 Agreement and reflects TVMWD's current operational practices while preserving the City's primary right, which is fifty percent of the water treatment plant's capacity.*

*Interim Public Works Director recommends approval of Resolution No. 21-04, authorizing the Mayor to execute an agreement with the Three Valleys Municipal Water District and Golden State Water Company regarding the operation and maintenance of the Miramar Water Treatment Plant and terminating the 1984 "Agreement for Construction, Operation, and Maintenance of the Miramar Water Treatment, Water Transmission, and Hydroelectric Generating Facilities." (Staff has determined that this action is not a project in accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) and City of La Verne environmental guidelines. The recommended agreement simply documents current operational and maintenance practices with respect to the Miramar Water Treatment Plant and will not, in and of itself, have a physical impact and is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment.)*

7. **PUBLIC HEARINGS**

- a. **Appeal of Case No. 96-20CUP, 3530 Damien Avenue - A request to obtain a Conditional Use Permit to Expand The Fountains Mobile Home Park's Existing Recreational Vehicle Parking Lot** - The Planning Commission approved Case No. 96-20CUP at the December 9, 2020 meeting for the expansion of The Fountains Mobile Home Park's (MHP) existing Recreational Vehicle (RV) storage lot at 3530 Damien Avenue. On December 21, 2020, Matthew Foster and Diana Hauner, residents of 3428 Damien Avenue, filed an appeal of the decision which requires the Council's review.

**STAFF RECOMMENDATION:**

The City Council, after conducting the public hearing, should uphold the decision made by the Planning Commission to approve Case No. 96-20CUP with the adopted conditions of approval.

- b. **Community Development Block Grant Program for 2021-2022** - This is the 47th funding year for the Community Development Block Grant Program. According to the Los Angeles County CDBG Bulletin, the City of La Verne will be allocated approximately \$151,848 in Community Development Block Grant (CDBG) funds.

The Community Development Department recommends the following allocation of the 2021-2022 Community Development Block Grant (CDBG) funds as follows:

2021-2022 CDBG Allocation	\$151,848
Senior Hot Lunch Program	\$ 30,369
Sidewalk Repairs	\$ 58,000
ADA Automatic Door Opener at City Hall	\$ 5,000
ADA Automatic Door Opener for Public Restroom at the Community Center	\$ 5,000
Unallocated:	\$53,479

This recommendation is made after consideration of the federal allocation requirements and the desire to continue the existing public service program. The Community Development Department further recommends that the City Council approve Resolution No. 21-05 approving participation in the 2021-22 Community Development Block Grant Program with the County of Los Angeles.

**STAFF RECOMMENDATION:**

The City Council should approve the 2021-2022 Community Development Grant funding allocation by approving Resolution No. 20-05, approving participation in the Community Development Block Grant Program and selecting certain projects.

**Resolution No. 20-05** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING PARTICIPATION IN THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND SELECTING CERTAIN PROJECTS FOR FUNDING IN THE FISCAL YEAR 2021-2022.

8. **PUBLIC COMMENTS/ORAL COMMUNICATIONS** - This is the time set aside for anyone wishing to address the City Council on items not listed in any other place on the agenda. Under the provisions of the Brown Act, the legislative body is prohibited from talking or engaging in discussion on any item not appearing on the posted agenda. However, your concerns may be referred to staff or set for discussion at a later date. Please email your public comment to the Assistant City Clerk at [cityclerk@cityoflaverne.org](mailto:cityclerk@cityoflaverne.org). Your public comment will be shared with the City Council and included as part of the permanent record. If you wish to speak, email your phone number and staff will call you back. There is a 3-minute time limit on public comments.

9. **COUNCIL COMMENTS AND CONFERENCE/MEETING REPORTS** - Each Council Member may address the Council and public on matters of general information and/or concern. This is also the time for Council Members to report on conferences and/or meetings they have attended.

10. **CLOSED SESSION:**

**The City Council will meet in Closed Session pursuant to Government Code Section 54957.6 for the following:**

**Conference with Labor Negotiator**

Negotiators: City Manager, Assistant to the City Manager, and City Attorney

Employee Organization(s): La Verne City Employees Association, La Verne Police Officers' Association, La Verne Firefighters' Association, La Verne Police Middle Management Association and all unrepresented employees.

11. **ADJOURNMENT in memory of La Verne resident and Police RSVP Jack Swank.** Jack was born on December 4, 1927 in Marion, Indiana. At the age of 18, Jack enlisted in the U.S. Army Signal Corps. From 1947 to 1948 he was assigned to the Army of Occupation after Germany was defeated. After his military obligation, Jack started his career in the aerospace industry working for the Bendix Corp. as a telemetry technician. Jack later worked for such companies as McDonnell Douglas, JPL, Resdel Engineering and Navcom Defense Electronics to name a few. He was involved in projects such as the Atlas Missile, Mercury and Gemini space launches. Jack was involved in every Gemini launch from 1965 to 1966. In November of 1965, he married Suzanne and they moved to California. In 1967 he went to work for the Jet Propulsion Laboratory (JPL) Deep Space Tracking Station in Barstow, California. In 1968, they moved to Quito, Ecuador to provide communications for the Application Technologies Satellites. He returned to Pasadena in 1969 where he transferred to the Pasadena branch of JPL. After the decline of the space industry in 1973, Jack went into business working on servicing two-way radios and the first of the hand held mobile telephones. Towards the end of his career he worked for Navcom Defense Electronics until his retirement in 1992. In 1996, Jack became a volunteer LASER and helped develop the program that provides emergency radio services in case of a catastrophic failure of the police radio system. In 2002 Jack and his wife became RSVP's for the city of La Verne. Jack was instrumental in writing the training manual for the RSVP program and took it upon himself to train many of the newly recruited RSVP's. Jack passed away on Thursday, December 24, 2020 and is survived by his wife Suzanne and his daughter Judy Swank.

**And**

**In Memory of Dr. Garbis Der-Yeghian, La Verne resident.** Dr. Der-Yeghian was born and raised in Beirut, Lebanon. He earned Bachelor's degrees in Political Science/Public Administration and Mathematics (Summa Cum Laude) as well as Master's degrees in Educational Administration and International Relations from the American University of Beirut. At the age of 17, he began teaching at both the elementary and high school level in Beirut before serving as high school principal in Lebanon at the age of 22. After moving to the United States, he attended Northwestern University earning his doctorate in Human Development and Social Policy, and the University of La Verne earning a second doctorate in Educational Management. He holds honorary doctorates from five universities. He is the first Armenian American inducted into the Academy of Diaspora Sciences in Armenia.

Dr. Der-Yeghian was internationally recognized as the founder and catalyst of Armenian higher education in the United States. He served as dean and president, as well as professor of Education and International Relations at the American Armenian International College/University of La Verne from 1976 to 1992. In addition, eleven universities have bestowed upon him honorary professorships. Dr. Der-Yeghian was a visionary and dynamic community leader in Southern California. He was a peacemaker and consensus-builder and highly respected by all segments of the community. Dr. Der-Yeghian was a recipient of more than 200 national and international recognitions and has been honored by a score of heads of States, government officials, universities and organizations. He authored fourteen books on current affairs, history and education, and presented more than 100 scholarly papers at international conferences.

Dr. Der-Yeghian was a dedicated Rotarian. He joined the La Verne Rotary Club in 1981. He also served on the International Service Rotary District 5300 as Chair and Governor. He delivered more than 1,500 speeches to Rotary clubs throughout the world. Through his efforts, the Rotary Club of La Verne was able to establish the first Rotary Club in the former Soviet Union. In 2002, at the Rotary International Convention held in Barcelona Spain, he was honored as "World Champion and Most Distinguished Past District Governor." He is also the recipient of "Rotary District 5300 Peace Ambassador" title in 2000, Rotarian of the Year award in 1990, 1995, 2000, 2006, 2010 and 2014; Meritorious Service award in 2005, Rotary's "SERVICE ABOVE SELF" award in 2007 and "Peacemaker of the Year" District 5300 inaugural award in 2010.

In 2013, at the Rotary District 5300 24th anniversary peace conference, the District Governor proudly announced the establishment of the "Garbis Der-Yeghian Peace Institute" in honor and in appreciation of the District's peace conferences dynamic and visionary founder and chair. In March 2005, Garbis made history by co-chairing and serving as keynote speaker of the first ever Rotary International Caucasus Peace Conference held in Ankara, Turkey, and attended by Armenian and Turkish Rotarians.

In 2016, the La Verne City Council presented a special proclamation to Dr. Der-Yeghiayan exalting his unique virtues as a distinguished member of the La Verne community admirably volunteering his time, knowledge and resources, visionary college president and devoted professor, prominent scholar and prolific author, extraordinary leader in Rotary International and relentless peacemaker. He was congratulated for his 40th year of service to higher education as well as for forging an impressive legacy in academia and for being one of the most highly regarded and beloved professors among students and faculty. He was also thanked for his role in furthering recognition of the City of La Verne on an international level and for facilitating the establishment of a sister-city relationship with the City of Etchmiadzin in Armenia in 1985.

His interests were Church activities, playing the violin, conducting, chess, writing and photography. He is survived by his wife Angela and two sons.

**THE NEXT REGULAR MEETING of the La Verne City Council  
is scheduled for Monday, February 1, 2021, at 6:30 p.m.**

**The La Verne City Council thanks the residents  
for taking all precautions to prevent the spread of the COVID-19 Virus.**

**ADVISORY STAFF**

- \_\_\_\_\_ Robert Russi, City Manager
- \_\_\_\_\_ JR Ranells, Assistant to the City Manager
- \_\_\_\_\_ Robert Kress, City Attorney
- \_\_\_\_\_ Lupe Gaeta Estrella, Assistant City Clerk
- \_\_\_\_\_ Dan Keeseey, Interim Director of Public Works
- \_\_\_\_\_ Eric Scherer, Director of Community Development
- \_\_\_\_\_ Mark Alvarado, Interim Finance Director
- \_\_\_\_\_ Nick Paz, Police Chief
- \_\_\_\_\_ David Segura, Interim Fire Chief
- \_\_\_\_\_ Dominic Milano, City Engineer
- \_\_\_\_\_ Bill Elftman, Information Services Manager

**Posting Statement:** On January 12, 2021, a true and correct copy of this Agenda was posted on the bulletin board at La Verne City Hall, 3660 D Street, La Verne, and on the City's website at [cityoflaverne.org](http://cityoflaverne.org).