

**MINUTES OF THE REGULAR MEETING
OF THE CITY COUNCIL OF THE CITY OF
LA VERNE HELD IN THE COUNCIL CHAMBERS
OF THE LA VERNE CITY HALL
Monday, April 16, 2018**

1. A regular meeting of the La Verne City Council was called to order by Mayor Kendrick at 6:30 p.m.
2. Council Members present: Mayor Don Kendrick
Mayor Pro Tem Tim Hepburn
Council Member Robin Carder
Council Member Charlie Rosales
Council Member Muir Davis

Absent: None.

Advisory personnel present: City Manager Robert Russi
City Attorney Robert L. Kress
Assistant City Clerk Lupe Gaeta Estrella
Public Works Director Dan Keesey
Community Development Director Eric Scherer
Community Services Director Bill Aguirre
Acting Finance Director Nathan Statham
Police Chief Nick Paz
Police Captain Colleen Flores
Police Lieutenant Sam Gonzalez
Fire Chief Pete Jankowski
Personnel Officer JR Ranells
Recreation Coordinator Chad Peterson
Maintenance Manager Anthony Ciotti
3. Pledge of Allegiance was led by Mayor Kendrick.
4. Calvary Baptist Boys Basketball 2018
Mayor Don Kendrick on behalf of the City Council introduced and congratulated 2018 Calvary Baptist Boys Basketball Team. The La Verne Calvary Baptist Boys Basketball Team had a season record of 21-5 and went 12-0 in league to win the Majestic League Championship. The team advanced to the semi-finals of the CIF Division 5A championships before losing to a school with over 1500 students. The team was invited to the State Playoffs and was defeated by 7 points to a team with over 2000 students at its school. Calvary Baptist only has 37 students in their High School. The team roster is as follows:

Josh Arruejo	Joel Pastrana	Matthew Romo	Israel Ramirez
Adrian LeCesne	Junho Choi	Josh Woods	William Gao
Jarrett Luk	Rex Cao	Abhi Kasoji	Ryan Callum
Isaiah Villar	Hayoon Lim	Jeremiah Frisco	Elisha Frisco
Jacob Reynolds			

Mayor Kendrick presented the coaches with a Pride of La Verne certificate of recognition for their successful 2018 Basketball season and presented each of the team players with an In-n-Out gift card.

Mayor Don Kendrick on behalf of the City Council introduced and congratulated San Gabriel Valley All-Star Girl's "C" Division Basketball Champions. The Girl's "C" Division All-Star team was made up of 4th grade girl's from the City's Youth Basketball program. The All-Star team played in the SCMAF- San Gabriel Valley Girl's "C" Division Basketball Tournament which was held in Azusa the week of March 12. The team defeated Temple City in their first game by a forfeit, then Duarte in the semifinals, and then Glendora in the finals. The team was coached by Bo Beatty. The team roster is as follows:

Tressa Beatty	Faith Kearns	Brooke Van Duyne	Avery Bowers
Leah Sanchez	Jessica Tolan	Emmalee Partain	

Mayor Kendrick presented the coaches with a Pride of La Verne certificate of recognition for winning the All-Star Girl's "C" Division Basket Champions Basketball and presented each of the team players with an In-n-Out gift card.

5. The City Council recessed at 6:41 pm and reconvened at 6:42 pm.
6. Consent Calendar
 - Registers of Audited Demands **Register of Audited Demands** in the amount of \$227,192.87, dated April 3, 2018, in the amount of \$990,650.81, dated April 10, 2018. ***Approved as recommended.***
 - Treasurer's Report **Treasurer's Report** for the Month of March 2018, ***received and filed.***
 - La Verne Youth of the Year Award **La Verne Youth of the Year Award** - The City's Youth and Family Action Committee (YFAC) is requesting that the City Council approve the implementation of a youth award for the City. The purpose of this award is to honor one youth for their contribution to the community through volunteering, establishing a program, or an outstanding accomplishment. The youth must be a La Verne resident, under the age of 18, and attend school in La Verne. The Award would be given out at the first Council meeting in June. Nomination forms were made available to Council.

Staff recommended that the City Council approve the Youth and Family Action Committee's request to initiate a La Verne Youth of the Year Award. ***Approved as recommended.***

Mayor Kendrick spoke about of the award and the importance in recognizing the youth in the community for their contribution and service. He referenced the student from Ramona Middle School who started a program of kindness at his school.

Resolution (s) passed & adopted, as recommended, as follows:

Resolution No. 18-15,
Execution of a Public Works
Contract with Gentry Brothers,
Inc. for 2017-18 CDBG
Sidewalk Improvement Project

Resolution No. 18-15 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AUTHORIZING EXECUTION OF A PUBLIC WORKS CONTRACT WITH GENTRY BROTHERS, INC. FOR 2017-2018 CDBG SIDEWALK IMPROVEMENT PROJECT. The Public Works Department recently solicited bids for the 2017-2018 CDBG Sidewalk Improvements Project. The planned maintenance will include the removal and replacement of deficient sidewalks. The project was advertised on March 9th and 16th with bid proposals received and opened on March 27, 2018. This project is categorically exempt from the California Environmental Quality Act, Section 15301 – Existing Facilities, and City of La Verne environmental guidelines.

Staff recommended that the City Council approve Resolution No. 18-15, which awards a public works contract to Gentry Brothers, Inc. the lowest, responsible bidder, in the amount of \$54,600.00 and authorize staff to issue contract change orders to increase the project scope to include additional sidewalk repairs not to exceed the total available CDBG funds of \$58,000.00.

2018-19 Paramedic Service
Fee

City Manager Russi reported on the 2018-19 Paramedic Service Fee. He stated that the City's voter approved paramedic service fee requires an annual hearing in order to consider a change in rate. The monthly service fee is subject to annual adjustment for changes in the Consumer Price Index.

Mayor Kendrick opened the public hearing and called for public comment. There was none.

It was moved by Carder, seconded by Davis, and unanimously carried to approve the adjustment to the monthly paramedic service fee from \$5.04 to \$5.19 by adopting Resolution No. 18-16.

Resolution No. 18-16,
Adopting the Paramedic
Service Fee for Fiscal Year
2018-19

Resolution No. 18-16- A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ADOPTING THE PARAMEDIC SERVICE FEE FOR FISCAL YEAR 2018-19. **Approved.**

Ordinance 1083,
Adding Chapter 9.18 to Title 9
of the La Verne Municipal Code
Relating to Mobile Home Park
Relocation Impact Reports

Personnel Officer Ranells reported on the proposed Ordinance 1083, relating to relocation impact reports for mobile home parks. He stated that in June of 2017, the City was made aware of the possible closure and conversion of Casitas Mobile Home Park. The potential closure or conversion would cause undue hardship on the residents who are retired and on a fixed income jeopardizing their security and home. Staff researched this matter, along with Council liaisons Mayor Kendrick and Mayor Pro Tem Davis to see what can be done to protect mobile home residents. After studying the matter, staff and the City Attorney drafted an ordinance that would protect the residents who live in mobile home parks and would require the person or entity proposing the closure of a mobile home park or conversion to file and obtain approval of a relocation impact report with the City Council. The proposed ordinance would establish procedural and substantive requirements for persons or entities who want to close or convert existing mobile home parks. In addition, a zone change would have to be made before the process can be triggered. Personnel Officer Ranells also made reference to minor typographic errors in the ordinance to be corrected before final adoption of the ordinance.

Mayor Kendrick opened the public hearing and called for public comment.

L.D. Johnson, 3945 Bradford Street, La Verne, President of Casitas Mobile Park Association thanked the City Council, staff and Personnel Officer JR Ranells for their work for on the proposed ordinance. He stated he was concerned with the potential loss and devaluation of his coach. He stated he was also concerned with the issue of the Management Company notifying potential buyers that the mobile home park will be closing. He suggested that the notice be posted within a certain period of time before the closure of the park. He stated that the Santiago Management Operating Agreement was not going to be renewed by the park owner and that the Santiago Management Company is renting out the vacant coaches. He was also concerned with the lack of maintenance of the mobile home park and it getting worse once the Management Company is no longer in charge.

City Manager Russi suggested a disclosure notice within a 2- year window period before the conversion process is in place, but it will be something staff will have to look at later. He stated he will be meeting with the property owner regarding this matter.

Shirley Hatch, 3545 Bradford, Street, La Verne, stated she was concerned with the devaluation of her coach and the difficulty in selling it. She asked if the mobile home park owner is allowed to purchase the vacant coaches and the rent them out at a higher rate. She stated that gossip in the park is rampant and it is frightening the residents. She urged the City Council to keep the residents informed of the City's efforts regarding this matter to ease the residents' anxiety. She asked who had the final authority to change the zoning.

Council Member Carder assured her that the residents have the full support of the City Council and that the proposed ordinance would make her coach whole in value.

Mayor Kendrick stated that the City Council can't control the mobile home park owner, but the Council does regulate the City zoning and that with the present Council there will be no zone change. He stated that the proposed ordinance would protect the residents by establishing guidelines that the owner would have to abide by before converting or closing the mobile home park. He stated that it was the same concept when the 210 Freeway was put in and the residents' homes were made whole. He said the City Council was here to protect the mobile home residents.

Christine Sydell, new resident, La Verne, spoke about her fear of her coach depreciating in value and urged the Council to stop this from happening.

City Manager Russi replied that the ordinance provides protection for the residents by requiring the owner to provide the City with a relocation impact report which will require an appraisal of each coach at "Fair Market value:

Sherry Best, 3949 Bradford Street, La Verne, stated her home is surrounded by the mobile home park and was concerned with all the gossip and what would happen. She stated that approving the ordinance was a good move by the City Council and it would also protect all the other mobile home parks in the City. She thanked and commended City staff and Council for looking out for the City's Senior Citizens who are the greatest resource in the community.

Glen Arnold, Casitas Mobile Home Park resident, La Verne, asked about the process of adopting the proposed ordinance. He stated he was comfortable with the proposed ordinance and he thanked Personnel Officer Ranells and the Council for their work on this matter.

City Attorney Kress replied that after tonight's public hearing and the ordinance will come back to City Council for final approval on the consent calendar on May 7, 2018.

John Fredricks, Casitas Mobile Home Park resident, La Verne, also thanked the City Council and Personnel Officer Ranells for sitting down with the residents regarding this matter. He asked if the residents would be notified of the outcome of meeting with the mobile home park owner.

Deanne Blane, Casitas Mobile Home Park resident, La Verne, spoke about the disclosure notice of the park closure to potential buyers and the devaluation of her coach. She asked if there could be a less threatening notice prepared to give to the potential buyers.

Pat, Casitas Mobile Home Park resident, La Verne, asked if the owner could be stopped from renting out the coaches. He stated that Santiago Management Company are bad people and they do a poor job of managing the park.

Barbara, Casitas Mobile Home Park resident, La Verne, stated she has worked all her life and that it is very difficult being a senior and having fiscal difficulties. She stated that there is not enough being done for the seniors. Seniors work all their lives, raised their families, and finally retire and then have the threat of losing their home.

Council Member Carder stated she did sympathize with the residents and for what they are going through. She stated that the proposed ordinance would protect the residents. She urged the residents to make sure they vote for the right individuals at election time who will continue protecting the rights of senior citizens and to ask them the tough questions. She stated that the City Council treasures its senior citizens and they have the full support of the City Council.

Council Member Rosales stated that his heart went out to all the senior citizens and recognized their hardship. He stated the proposed ordinance would protect the residents and give them peace of mind to stay in their home until they are ready to leave. He stated that the City Council understood their plight and the City Council were in their corner.

Mayor Pro Tem Davis assured the residents that the proposed ordinance would restore the value of their coach. He stated they had the full support of the City Council. He suggested keeping a copy of the ordinance available to share with the rest of the residents.

Council Member Hepburn stated that La Verne has one of the finest mobile home parks in California. He also agreed with Council Member Carder that residents should vote for the right individuals at election time and go to the election forums. He stated that the seniors are important asset to the community and they have the full support of the City Council.

Mayor Kendrick thanked the City Council for their continued support of senior citizens; He commended L.D. Johnson for his efforts and commitment on this matter. He stated that the proposed ordinance would ensure that residents get what they paid for their coaches. He stated it was very important to ensure and maintain a high quality of life for senior citizens. He spoke about all the volunteering by senior citizens and that they were one of the finest group of people in the City.

It was moved by Carder, seconded by Rosales, and unanimously carried to approve and place on first reading Ordinance No. 1083, adding Chapter 9.18 to Title 9 of the La Verne Municipal Code Relating to Mobile Home Park Relocation Impact Reports.

Ordinance No. 1083,
Relating to Mobile Home Park
Relocation Impact Reports

Ordinance No. 1083 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ADDING CHAPTER 9.18 TO TITLE 9 OF THE LA VERNE MUNICIPAL CODE RELATING TO MOBILE HOME PARK RELOCATION IMPACT REPORTS. ***Approved and placed on first reading.***

At 7:49 pm, City recessed and reconvened at 7:52 pm.

Comprehensive Annual
Financial Report for June 30,
2017 Presentation

City Manager Russi reported on the Comprehensive Annual Financial Report for June 30, 2017. He stated that each year, the City completes a Comprehensive Annual Financial Report (CAFR), which has been audited by the City's outside independent audit firm Rogers, Anderson, Malady & Scott, LLP (RAMS). The CAFR reflects the financial position and operating activities of the City for the fiscal year ended June 30, 2017. As part of the audit, RAMS has issued their Report on Internal Control over Financial Reporting and on Compliance.

City Manager Russi introduced RAMS Partner Brad Welebir who provided City Council with a summary of the audit and answered questions regarding the audit process. Mr. Welebri referred to pages 1-3 of the City's Comprehensive Annual Financial Report (CARF) that contains the Independent Auditor's Report. He stated it contains unmodified opinion, which is the highest level of assurance an independent auditor can give. He stated they had no problem with staff in obtaining the documentation they needed. There was a delay because of lack of staff, but staff was very accommodating

Mayor Kendrick called for public comment on this matter. There was none.

City Manager Russi reported that he checked with the City of Glendora to see if they did a forensic audit and he was told they did not do a forensic audit. It was a records request for budget items. In regards to the cost of a forensic audit, the cost would depend on the type of audit, but cost would not be \$2,500, but much higher.

The City Council thanked Brad Welebir for his presentation and commended City staff for their work on the Comprehensive Annual Financial Report for June 30, 2017

It was moved by Hepburn, seconded by Davis, to receive and file the Comprehensive Annual Financial Report, Report on Internal Control over Financial Reporting and on Compliance and Other Matters, Auditor Letter to the City Council, the Addendum to the Annual Progress Report for the City's Housing Successor Fund and the Single Audit Report for the year ended June 30, 2017.

7. Public Comment

This was the time set aside for anyone wishing to address the City Council on items not listed in any other place on the agenda. Mayor Kendrick called for public comment.

Rick Bowen 2340 Eagle Court, La Verne, stated he was disappointed that his request to be placed on the Agenda regarding the Class and Compensation Study was not granted. He questioned why the City Attorney responded in writing denying his request and asked who runs the City. He stated he was told that the slide presentation could be found on the City's website, but he stated it was buried. He also asked about emails sent to City Council and did they receive them.

City Manager Russi responded to Mr. Bowen's questions. He stated that it's the City Council who runs the City representing the residents. He explained that he asked the City Attorney to respond for him because he was out of town regarding Mr. Bowen's request to be placed on Agenda and he fully supported the decision to deny the request. In regard to the emails sent to City Council, staff does review the emails because many of them can be handled at staff level. Staff will respond and pass on directly to City Council. He stated that he directed staff to place a link on the website for residents to easily find the slide presentation. He stated that the Class and Compensation Study was done as a tool to see where the City stood in the marketplace for future negotiations.

Fred Faught, La Verne resident, asked about the Class and Compensation Study and some discrepancies on what was on the website and what was presented at the April 2, 2018, study session.

City Manager Russi replied that there were no changes. He stated that the study would be public after meeting with the employees' association.

Gary Hunter, Chelsea Drive, La Verne, asked about the City's position on Sanctuary cities.

City Manager Russi replied that no action is being brought to City Council regarding this matter. The City of La Verne will be following State law.

George May, La Verne Library Manager, reported on upcoming library events.

8. Council Comments and Meeting/Conference Reports

Council Member Hepburn spoke about a meeting at David and Margaret's café shop and bus tour. He stated that a certificate of recognition was presented to the City by the Los Angeles Board of Supervisors in recognition of the City's efforts in combating homelessness.

Mayor Pro Tem Davis spoke about the Ciclavia event on Sunday, on Bonita Avenue and said it was an amazing event. He also reported on the first Council Corner booth at the event and speaking to La Verne residents.

Council Member Carder spoke about a bike coalition meeting at the University of La Verne to advocate cycling.

Mayor Kendrick reported on the new "Spin" program, where ULV students and the residents can rent bicycles for a low fee. He also spoke about the "Coffee with a Cop": event at Starbucks, Ribbon Cutting for Lone Hills Middle School new gymnasium, and the Youth and Family Action Committee new format by using videos to education the youth, and of the Calvary Car show event.

At 8:29 pm. the City Council recessed to Closed Session.

Closed Session

City Council met in Closed Session for the following:

Conference with City Real Property Negotiators (Government Code Section 54956.8) regarding:

Property: 2124 Bonita Avenue, east of D Street, Parcel No. 8377-010-011
City Negotiators: City Manager, City Attorney, and Community Development Director
Negotiating parties: Daniel and Jacqueline Damon
Under negotiation: Price and terms

Conference with City real property negotiators (Government Code Section 54956.8) regarding:

Property: 2079 Bonita Avenue, northwest corner of D Street and Bonita Avenue, Parcel No. 8377-002-022
City Negotiators: City Manager, City Attorney, and Community Development Director
Negotiating parties: Leonard Family Trust
Under negotiation: Price and terms

Conference with Labor Negotiator (Government Code Section 54957.6).

City Negotiators: City Manager, Personnel Officer, 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.

9. Adjournment at 9:30 pm.

Respectfully submitted,



Lupe Gaeta Estrella, CMC
Assistant City Clerk