

# CLAREMONT CITY COUNCIL

## MEETING AGENDA

*“We are a vibrant, livable, and inclusive community dedicated to quality services, safety, financial strength, sustainability, preservation, and progress with equal representation for our community.”*

City Council Chamber  
225 Second Street  
Claremont, CA 91711



Tuesday  
April 25, 2023  
6:30 PM

### COUNCILMEMBERS

**ED REECE**  
**MAYOR**

**COREY CALAYCAY**

**JENNIFER STARK**

**SAL MEDINA**

**JED LEANO**

Meetings are open to the public for in-person attendance or remotely via Zoom. Should Zoom be disrupted, the in-person meeting will continue unless one or more Councilmembers are attending the meeting remotely pursuant to Assembly Bill 2449.

To participate in the meeting via Zoom, download Zoom on any phone or computer device cut and paste the following link into your browser to access and participate in the live City Council meeting at 6:30 p.m.: <https://zoom.us/j/256208090> or to only listen from the phone dial (213)338-8477, Webinar ID: 256 208 090.

Public comment may be provided by one of the following methods. Each speaker will be given up to four minutes to provide their comment.

**OPTION 1: IN-PERSON LIVE COMMENTS** – When the item you wish to speak to is announced, please proceed to the speaker’s podium one by one. Do not form a line in the center aisle.

**OPTION 2: E-MAIL** – Public comments may be sent via email to the City Clerk’s office at [sdesautels@ci.claremont.ca.us](mailto:sdesautels@ci.claremont.ca.us) and [jcostanza@ci.claremont.ca.us](mailto:jcostanza@ci.claremont.ca.us). All emails will be distributed to the City Council and imaged into the record of the meeting.

**OPTION 3: MAIL** – Public comments may be mailed to Claremont City Hall, Attn: City Clerk’s Office, PO Box 880, Claremont, CA 91711. All comments received via mail will be distributed to the City Council and imaged into the record of the meeting.

**OPTION 4: TELEPHONICALLY** – Members of the public wanting to address the City Council telephonically are requested to inform the Claremont City Clerk’s office no later than 3:00 p.m. on the day of the meeting. The Claremont City Clerk’s office can be reached at (909) 399-5461 or (909) 399-5463. You will be called during consideration of the item you are interested in.

OPTION 5: REMOTE LIVE COMMENTS – Through Zoom, if you wish to speak, you may virtually select the "raise hand" button, which can be seen by the City Clerk. If you are dialing in by telephone and wish to speak, please push \*9. This will "raise your hand".

The meeting will not be live streamed through Granicus as the meeting will be live streamed through Zoom instead. The recorded meeting will be uploaded to the City website and preserved.

## **CALL TO ORDER THE MEETING OF THE CITY COUNCIL**

### **REMOTE PARTICIPATION REQUEST PURSUANT TO ASSEMBLY BILL 2449**

If a member of the legislative body is attending pursuant to Assembly Bill 2499 and Zoom is disrupted, the meeting will be suspended until Zoom can be restored.

### **PLEDGE OF ALLEGIANCE**

### **MOMENT OF SILENCE**

### **ROLL CALL**

### **CLOSED SESSION REPORT**

### **CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS**

#### *Presentation:*

*Southern California Gas Company Service Update, by Kristine Scott, Public Affairs Manager*

#### *Employee Introduction:*

*Edgar Trenado, Information Systems Officer*

### **FEDERAL HOLIDAYS AND OBSERVANCES**

*Holidays This Month and Upcoming - None*

### **MAYOR AND COUNCIL**

#### **Council Items**

#### **Council Assignment Reports**

City Councilmembers may serve as representatives on regional organizations. This time is allocated for reports about their activities. For information about the Council's local, intergovernmental and regional appointments please visit the City website: [www.ci.claremont.ca.us/government/city-council/city-council-assignments-and-appointments](http://www.ci.claremont.ca.us/government/city-council/city-council-assignments-and-appointments).

### **CITY MANAGER REPORT**

## **PUBLIC COMMENT**

The Council has set aside this time for persons in the audience who wish to comment on items that ARE NOT LISTED ON THIS AGENDA, but are within the jurisdiction of the City Council. Members of the audience will later have the opportunity to address the City Council regarding ALL OTHER ITEMS ON THE AGENDA at the time the Council considers those items.

At this time the Council will take public comment for 30 minutes. Public Comment will resume later in the meeting if there are speakers who did not get an opportunity to speak because of the 30-minute time limit.

The Brown Act prohibits the City Council from taking action on oral requests relating to items that are not on the agenda. The Council may engage in a brief discussion, refer the matter to staff, and/or schedule requests for consideration at a subsequent meeting.

The Council requests, but does not require, speakers to identify themselves. When you come up to speak, please state your name unless you wish to remain anonymous. Each speaker will be allowed four (4) continuous minutes.

## **CONSENT CALENDAR**

All matters listed on the consent calendar are considered to be routine. The City Council or one or more Commissions and/or Committees have previously considered most of the items on the consent calendar. The Council may act on these items by one motion following public comment.

Only Councilmembers may pull an item from the consent calendar for discussion.

The City Council will waive reading of resolutions and ordinances. Each resolution and ordinance will be numbered following Council approval.

Now is the time for those in the audience to comment on the consent calendar. Each speaker will be allowed four (4) continuous minutes to comment on items on the consent calendar.

### **1. ADOPTION OF A RESOLUTION APPROVING THE CITY WARRANT REGISTER**

**Recommendation:** Staff recommends that the City Council adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID, dated April 13, 2023.

**Attachment(s):** Resolution Approving City Warrant Register Dated April 13, 2023

### **2. CITY COUNCIL MINUTES OF APRIL 11, 2023 (REGULAR)**

**Recommendation:** Staff recommends that the City Council approve and file the regular City Council meeting minutes of April 11, 2023.

**Attachment(s):** Draft Regular Meeting Minutes of April 11, 2023

3. ADOPTION OF A RESOLUTION APPROVING A PAUSE ON THE CITY'S COLLECTION OF UTILITY USERS' TAX FROM THE SOUTHERN CALIFORNIA GAS COMPANY IN RESPONSE TO AN INCREASE IN THE COST OF NATURAL GAS FOR RESIDENTIAL AND COMMERCIAL CUSTOMERS IN CLAREMONT (FUNDING SOURCE: GENERAL FUND)

**Recommendation:** Staff recommends that the City Council adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING A PAUSE ON THE CITY'S COLLECTION OF UTILITY USERS' TAX FROM THE SOUTHERN CALIFORNIA GAS COMPANY IN RESPONSE TO AN INCREASE IN THE COST OF NATURAL GAS FOR RESIDENTIAL AND COMMERCIAL CUSTOMERS IN CLAREMONT.

**Attachment(s):** Resolution Pausing the Utility Users' Tax from SCG

4. AWARD OF CONTRACT TO MOUNTAIN VIEW CHEVROLET FOR VEHICLE REPLACEMENTS (FUNDING SOURCE: MOTOR FLEET AND SANITATION FUNDS)

**Recommendation:** Staff recommends that the City Council authorize the City Manager to award a contract to Mountain View Chevrolet in the amount of \$264,078.71 for the purchase of six new vehicles.

5. AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH ATTIC PROJECTS FOR EMERGENCY PEST REMEDIATION SERVICES (FUNDING SOURCE: GENERAL FUND)

**Recommendation:** Staff recommends that the City Council:

- A. Authorize the City Manager to enter into an agreement with Attic Projects for emergency pest remediation services for \$56,300; and
- B. Appropriate \$56,300 from the unassigned General Fund balance to fund emergency pest remediation services.

6. AUTHORIZATION TO AMEND THE EXISTING AGREEMENT WITH FIRST CLASS HEATING AND AIR CONDITIONING, INC. TO INCREASE COMPENSATION FOR HEATING, VENTILATION, AND AIR CONDITIONING MAINTENANCE AND REPAIRS (FUNDING SOURCE: GENERAL FUND)

**Recommendation:** Staff recommends that the City Council:

- A. Authorize the City Manager to execute an amendment to the existing agreement with First Class Heating and Air Conditioning, Inc., adding an additional \$60,000 in compensation, increasing the not-to-exceed contract amount to \$168,275; and
- B. Appropriate \$60,000 from the unassigned General Fund balance for HVAC maintenance services.

**Attachment(s):** Excerpt from the 07-12-22 City Council Meeting Minutes

7. INVESTMENT REPORT - QUARTER ENDING MARCH 31, 2023

**Recommendation:** Staff recommends that the City Council receive and accept the Investment Report for the quarter ending March 31, 2023.

**Attachment(s):** Quarterly Investment Report

8. QUARTERLY FINANCIAL UPDATE - MARCH 31, 2023

**Recommendation:** Staff recommends that the City Council receive and file the Quarterly Financial Update for the quarter ending March 31, 2023.

9. 2022-23 CITIZENS' OPTION FOR PUBLIC SAFETY/SUPPLEMENTAL LAW ENFORCEMENT SERVICES FUNDS GRANT SPENDING PLAN (FUNDING SOURCE: CITIZENS' OPTION FOR PUBLIC SAFETY/SUPPLEMENTAL LAW ENFORCEMENT SERVICES FUNDS GRANT)

**Recommendation:** Staff recommends that the City Council approve the Citizens' Option for Public Safety/Supplemental Law Enforcement Services Funds funding expenditure recommendations for 2022-23 in the amount of \$165,271.

**PUBLIC HEARINGS - None**

**ORDINANCE**

10. CONSIDERATION OF TENANT PROTECTIONS - (1) FIRST READING AND INTRODUCTION OF AN ORDINANCE IMPOSING HEIGHTENED TENANT PROTECTIONS FOR JUST CAUSE EVICTIONS FOR CERTAIN RESIDENTIAL TENANCIES IN THE CITY OF CLAREMONT; AND (2) FIRST READING AND INTRODUCTION OF AN ORDINANCE IMPOSING HEIGHTENED RENT STABILIZATION REQUIREMENTS FOR CERTAIN RESIDENTIAL TENANCIES IN THE CITY OF CLAREMONT; AND (3) CONSIDERATION OF A TEMPORARY RENTAL ASSISTANCE PROGRAM (FUNDING SOURCES: GENERAL FUND AND AMERICAN RESCUE PLAN ACT FUNDS)

**Recommendation:** Staff recommends that the City Council:

- A. Consider introducing for first reading and that reading by title only AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA ADDING CHAPTER 8.34 ("JUST CAUSE FOR EVICTION") TO TITLE 8 ("HEALTH AND SAFETY") OF THE CLAREMONT MUNICIPAL CODE, PROHIBITING THE TERMINATION OF CERTAIN RESIDENTIAL TENANCIES WITHOUT "JUST CAUSE" IN THE CITY OF CLAREMONT;
- B. Consider introducing for first reading and that reading by title only AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA ADDING CHAPTER 8.36 ("RENT STABILIZATION") TO TITLE 8 ("HEALTH AND SAFETY") OF THE CLAREMONT MUNICIPAL CODE, PROHIBITING THE TERMINATION OF CERTAIN RESIDENTIAL TENANCIES WITHOUT "JUST CAUSE" IN THE CITY OF CLAREMONT;
- C. Consider approving a Temporary Rental Assistance Program with the use of American Rescue Plan Act (ARPA) funds in the amount of \$300,000 and direct staff to return to City Council with a program update in July 2024; and
- D. Find this item is exempt from environmental review under the California Environmental Quality Act (CEQA).

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<b><u>Attachment(s):</u></b>	Summary of Key Decisions for Tenant Protection Ordinances
	Just Cause Eviction Ordinance
	Rent Stabilization Ordinance
	Proposed Rental Assistance Program
	Rent Stabilization Research
	Summary of Listening Sessions
	Public Comment Received after the 10/25/22 City Council Meeting

## **ADMINISTRATIVE ITEMS - None**

## **CONTINUED PUBLIC COMMENT**

This time is reserved for those persons who were unable to speak earlier in the agenda because of the 30-minute time restriction.

## **COMMISSIONS/COUNCIL APPOINTED COMMITTEES -**

### **One Architectural Commission Vacancy**

### **Two Upcoming Public Art Committee Vacancies**

## **ADJOURNMENT**

THE NEXT REGULAR MEETING OF THE CLAREMONT CITY COUNCIL WILL BE HELD ON, MAY 9, 2023, AT 6:30 P.M., IN THE CLAREMONT COUNCIL CHAMBER, 225 WEST SECOND STREET, CLAREMONT, CA 91711.

### ***A LOOK AHEAD – Upcoming Meetings and Tentative Agenda Items***

*City Warrant Registers Dated April 27, 2023*

*Draft City Council Meeting Minutes of April 25, 2023*

*Approval of 2023-24 Landscape and Lighting District Engineer's Report  
and Declaration of June 13, 2023 Public Hearing Date*

*Award of Contract for Local Roads Safety Plan*

*Amendment to Contract for Public Works Inspection Services*

*Claremont Library Maintenance Agreement*

*Annual Military Equipment Use Policy Report*

*SB1 Project List*

MATERIALS RELATED TO AN ITEM ON THIS AGENDA, AND SUBMITTED TO THE CITY COUNCIL AFTER PUBLICATION OF THE AGENDA, ARE AVAILABLE TO THE PUBLIC IN THE CITY CLERK'S OFFICE AT 207 HARVARD AVENUE, CLAREMONT, MONDAY THROUGH THURSDAY, 7 AM – 6 PM. SUBJECT MATERIALS WILL BE MADE AVAILABLE ON THE CITY WEBSITE AS SOON AS POSSIBLE - [www.ci.claremont.ca.us](http://www.ci.claremont.ca.us). For more information, please call the City Clerk's Office at 909-399-5461.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, THIS AGENDA WILL BE MADE AVAILABLE IN APPROPRIATE ALTERNATIVE FORMATS TO PERSONS WITH DISABILITIES. ANY PERSON WITH A DISABILITY WHO REQUIRES A MODIFICATION OR ACCOMMODATION IN ORDER TO PARTICIPATE IN A CITY MEETING SHOULD CONTACT THE CITY CLERK AT 909-399-5461 "VOICE" OR 1-800-735-2929 "TT/TTY" AT LEAST THREE (3) WORKING DAYS PRIOR TO THE MEETING, IF POSSIBLE.

I, SHELLEY DESAUTELS, CITY CLERK OF THE CITY OF CLAREMONT, CALIFORNIA, HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING AGENDA WAS POSTED AT CLAREMONT CITY HALL, 207 HARVARD AVENUE, ON APRIL 20, 2023, PURSUANT TO GOVERNMENT CODE SECTION 54954.2.

POST THROUGH: April 26, 2023