



CITY OF SIERRA MADRE
CITY COUNCIL REGULAR MEETING MINUTES

SIERRA MADRE CITY COUNCIL
SUCCESSOR AGENCY AND
PUBLIC FINANCE AUTHORITY

Tuesday, April 28, 2020 - 6:30 pm

Sierra Madre City Hall Council Chambers
232 W. Sierra Madre Boulevard, Sierra Madre, CA 91024

**DUE TO THE COVID-19 PANDEMIC AND CA GOVERNOR'S STAY AT HOME ORDER,
THE CITY COUNCIL MEETING WAS CONDUCTED VIA ZOOM.**

The meeting was streamed live on the City's Website at www.cityofsierramadre.com
and broadcast on Government Access Channel 3 (Spectrum).

The public was provided with the opportunity to make comments by (1) emailing
comments to PublicComment@cityofsierramadre.com by 6:00 p.m. on the day of the
meeting or (2) calling into the meeting to provide their comments.

CALL TO ORDER/ROLL CALL MEMBERS OF THE CITY COUNCIL

Mayor John Capoccia called the meeting to order at 6:31 p.m. City Clerk Sue Spears called the roll.

Present: Mayor John Capoccia, Mayor Pro Tem Rachelle Arizmendi, and Council Members
Gene Goss and John Harabedian

Absent: None

Also Present: Gabe Engeland, City Manager
Aleks Giragosian, Deputy City Attorney
Laura Aguilar, Assistant City Clerk/Administrative Services Manager
Brett Bartlett, Acting Fire Chief
James Carlson, Management Analyst
Chris Cimino, Public Works Director
Miguel Hernandez, Human Resources Manager
Oscar Milan, IT Manager
Jose Reynoso, Utility Services Manager
Rebecca Silva-Barrón, Community Services Manager
Sue Spears, City Clerk

PLEDGE OF ALLEGIANCE AND INSPIRATION

Mayor Pro Tem Arizmendi led the Pledge of Allegiance and expressed special thanks to front line responders and first responders, including City Staff, and offered heartfelt thanks to each and every one of them.

APPROVAL OF MEETING AGENDA

Mayor Capoccia asked for a motion to approve the agenda.

Mayor Pro Tem Arizmendi moved to approve the agenda as presented.

Council Member Harabedian seconded the motion.

City Clerk Spears called the names of each City Council Member to determine their individual vote on the meeting agenda.

Ayes: Mayor John Capoccia, Mayor Pro Tem Rachelle Arizmendi, and Council Members Gene
Goss and John Harabedian

Noes: None

Absent: None

Abstain: None

The motion to approve the agenda as presented was passed by a unanimous vote.

APPROVAL OF MINUTES

Mayor Capoccia asked for the approval of the Minutes of the Regular Council Meeting of April 14, 2020.

Council Member Goss moved to approve the Minutes of the Regular Council Meeting of April 14, 2020, as presented.

Mayor Pro Tem Arizmendi seconded the motion.

City Clerk Spears called the names of each City Council Member to determine their individual vote on the minutes.

Ayes: Mayor John Capoccia, Mayor Pro Tem Rachelle Arizmendi, and Council Members Gene Goss and John Harabedian

Noes: None

Absent: None

Abstain: None

The motion to approve the Minutes of the Regular Council Meeting of April 14, 2020, as presented was passed by a unanimous vote.

MAYOR AND CITY COUNCIL REPORTS

Mayor John Capoccia said that it is impressive with the number of volunteers available in Sierra Madre through *Sierra Madre Thrives* and *Helping Hands*.

Mayor Pro Tem Rachelle Arizmendi (1) spoke about "*Sierra Madre Thrives*" and the weekly *Quarantine Canteen* as a way to support local businesses, (2) announced that next week's Quarantine Canteen will be at *Nano Café*, and (3) thanked Mike Comer for his leadership in this effort.

Council Member Gene Goss (1) wanted the public to know that, while sheltering at home, he has closely and carefully read and considered all emails that have been sent to him and (2) said that he has sent a response to those emails, with the exception of emails about Monastery because the topic is on tonight's meeting agenda.

Council Member John Harabedian did not make a report.

PUBLIC COMMENT ON NON-AGENDA ITEMS

Mayor Capoccia opened the meeting for Public Comment on items not on the agenda. The following people called into the meeting to speak on items not on the agenda.

- Marianne Peters, Sierra Madre, expressed concern regarding Alverno Heights Academy's announcement that it was adding a Transitional Kindergarten(TK) – 8th grade for the 2020-2021 school year when it was not part of the Master Plan.

Email comments on items not on the agenda were submitted by the following person:

- Deb Sheridan, Sierra Madre

Mayor Capoccia asked if there were any other public comments on items not on the agenda had been submitted. No other emails or call in comments were submitted and Mayor Capoccia closed Public Comment.

In response to a question by Mayor Capoccia regarding Alverno Heights Academy, City Manager Engeland said that (1) the Master Plan for the school allows up to 400 students, (2) the proposal to add TK – 8th Grade students requires that the school conduct a Traffic Study and EIR Study to get temporary approval, which to date the school has not done, and (3) the school has two years to get permanent approval through the Master Plan.

AGENDA ACTION ITEMS:

1. CONSENT CALENDAR

City Clerk Spears gave the following reports under the Consent Calendar:

- (a) **ADOPTION OF RESOLUTION 20-21 OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE APPROVING CERTAIN DEMANDS** - Recommendation that the City Council approve Resolution 20-21 for approval of payment of City warrants in the aggregate amount of \$1,209,353.87; Sierra Madre Library warrants in the aggregate amount of \$5,170.69; and payroll transfer in the aggregate amount of \$361,356.71; for fiscal year ending June 30, 2020.

Mayor Capoccia asked if any Council Members had questions on the Consent Item 1a. No questions were asked.

Mayor Capoccia opened the meeting for Public Comment on the Consent Items. No email or call in comments were received regarding the Consent Item so Mayor Capoccia closed Public Comment and brought the matter back to the City Council for a motion.

Mayor Pro Tem Arizmendi made a motion to approve Consent Item 1a as presented.

Council Member Harabedian seconded the motion.

City Clerk Spears called the names of each City Council Member to determine their individual vote on the Consent Item.

- Ayes: Mayor John Capoccia, Mayor Pro Tem Rachele Arizmendi, and Council Members Gene Goss and John Harabedian
Noes: None
Absent: None
Abstain: None

The motion to approve Consent Item 1a as presented was passed by a unanimous vote.

2. DISCUSSION - CONSIDERATION OF RESOLUTION 20-18, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE, CALIFORNIA, APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SIERRA MADRE AND THE CONGREGATION OF THE PASSION, MATER DOLOROSA COMMUNITY, REGARDING THE ADMINISTRATION OF PROCEEDINGS TO ADOPT A SPECIFIC PLAN AND DEVELOPMENT AGREEMENT, AMEND THE GENERAL PLAN AND CORRESPONDING LAND USE MAP AND THE ZONING CODE AND CORRESPONDING ZONING MAP FOR THE PROPOSED CONSTRUCTION OF SINGLE-FAMILY RESIDENCES AT 700 NORTH SUNNYSIDE AVENUE, SIERRA MADRE, CALIFORNIA 91024

City Manager Engeland reported on this item that included a PowerPoint presentation with the recommendation that the City Council adopt Resolution No. 20-18 approving the Memorandum of Understanding with the Congregation of the Passion, Mater Dolorosa Community, on the terms negotiated by the parties. The Staff Report on this item dated April 28, 2020 included the following information regarding the respective parties' rights and obligations:

Under the MOU, the Applicant must:

1. Submit a Specific Plan, Development Agreement, General Plan, and Zoning code Application and the requisite fees;
2. Deposit funds to reimburse the City for staff time and the cost of contracting with a CEQA and Specific Plan Consultant;
3. Prepare an Environmental Impact Report (EIR) and complete any required technical studies or analyses including:
 - a. Historical Resources Technical Report,
 - b. Arborist Report and Tree Inventory Summary,
 - c. Traffic Impact Study,
 - d. Hydrology and Water Quality Study,
 - e. Utilities and Services System Study, and
 - f. Greenhouse Gas Study;
4. Dedicate to the City open space hillside land (4.5 acres +/-) north of the existing Retreat Center;
5. Dedicate to the City a turnkey park between 3 and 3.5 acres in the Project Area;

6. Improve West Carter Avenue between North Lima Street and the gate of the Property;
7. Ensure the Project has a net zero water impact; and
8. Underground all utilities.

In exchange, the City must:

1. Contract with a qualified, independent, 3rd party CEQA and Specific Plan Consultant;
2. Organize two public workshops to answer residents' questions and receive feedback regarding the Project, Proceedings, and MOU;
3. Freeze all development impact fees, connection and capacity charges, and any other fees or charges associated with the Project;
4. Provide a dedicated member of the Planning Department Staff to be a point of contact to assist in processing Project-related permit applications;
5. Consider an application for a Community Facilities District to maintain the dedicated park area, Bailey Canyon Park, and the dedicated open space area;
6. Create a trust account to segregate funds related to the proceedings; and
7. Negotiate the terms of a Development Agreement with the Applicant.

Mayor Capoccia asked if any Council Members had questions on this item. City Council Members did not ask any questions. City Manager Engeland responded to Mayor Capoccia's question regarding the public comment emails that were submitted.

Mayor Capoccia opened this item for Public Comment. The following people called into the meeting to speak on this item (listed in alphabetical order). Note that those names with * also sent an Email comment regarding the item.

Alcorn, Pat	*Dennison, Sean Lane	*Loftus, John	*Salgado-Nino, Marta
*Banis, Dave	*Ding, Jie	*Manocchio, Maureen	*Santillanes, Dr. Albert
*Banis, Heather	*D'Souza, Fa. Bruno	*Manocchio, Terry	Sorman, Andrew
Bryant, Matt	*Gordon, David	Nathan, Charles	*Stanfill, John
*Clarke, John	*Hazen, Mike	*Offman, Faith	Thayer, Lisa
*Cole, Trevor	Higgins, Michael	*Peregrina-Agundez,	*Thornton, Kim
Coleman, Lynn	*Hubanks, Dr. John	Lucrecia	*Warlick, Jean
*Cunningham, Michael	*Law, Robert	Roohan, Edward	*Wickem, Patrick

Email comments on this item were received from the following people (listed below in alphabetical order). Note that those names with * also called into the meeting to speak on the item (see names above).

Allan, Michael /Joan	Eck, Bill	*Manocchio, Terry	Robinson, Kate
Allen, Heather	Edgington, Dale	Marquedant, Roy/Karen	Rodriguez, David M.
Alonzo, Ray	Fanara, Filippo	Mason, Charles/Christine	Saldana, Elsa
Anderson, Elizabeth	Fidone, Gary	Mazaros, Toni	*Salgado-Nino, Marta
Anderson, Paul C.	Fieseler, Paul	McCallon, Barbara	Sanders, Joe
*Banis, Dave	Forest, Virginia	McNary, Jamie	*Santillanes, Dr. Albert
*Banis, Heather	Gilmour, Andrew	Middleton, Carl	Schork, Fa. John
Baron, Roy	Golnick, Larry	Miller, Ed	Seaman, Brian
Barrón, Fr. Clemente	Gomez, Anthony	Montalbano, Joe	Selinkski, Janet
Barron, Patricia	Gordon, David	Monzyk, Br. John	Seymour, Michael
Beierschmitt, Gena	Gough, Ronald	Moons, Fr. Joe	Shear, John/Diane
Bishara, Taffy	Gowland, Charlotte	Moore, John D.	Shenoi, Allen
Boldt, Nancy	Gray, Stephen	Moore, John L.	Smith, Claire
Borggreve, Bruce/Jill	Greteman, Jan C.	Muhs, David	Stafford, Jonas
Bowler, Patrick/Jean	Gunn, Jody	Muhs, Jill	Stanfield, George
Boysen, Colby	Hageman, Sabena	Newbold, Ronan	*Stanfill, John
Brancheau, Paul	Hall, Frank & Patricia	O'Brien, Maureen	Stefano, Mary Lou
Brewer, Claire	Halpenny, Margaret	Ocampo, Fr. Alfredo	Stephens, W.Frederick
Brewer, Jim	Halpenny, Thomas	O'Daniel, Paul	Stephens, Sonya
Brooks, Greg/Dana	Hanson, Paul/Jo	O'Donnell, Daniel	Sullivan, Bill/Patty
Brosio, John	Harris, Lisa	*Offman, Faith	Svistoonoff, Natalie
Burfitt, Trevor	Harvey, Francine	O'Malley, Kenneth	Taki, Bill
Butler, Mary Lou	Hawekotte, Angela	O'Toole, Patricia	Thomas, Laura
Campbell, Judith	*Hazen, Mike	Owens, Michael	Thornton, Andrew
Cannon, Phil	Hopkins, Mary	Padilla, Dr. Richard	Thornton, Cameron
Chalmers, Jon	Horvath, David	Parkhurst, Robert	Thornton, Jane
Cimino, Judie	*Hubanks, Dr. John	Payne, Ray	*Thornton, Kim
*Clarke, John	Hubanks, Sharon	Pearson, Jerry	Tse, Katie
*Cole, Trevor	Hund, Bro. Carl	Pehanich, Loretta	Valdez, Manuel
Colhour, Fr. David	Huston, Kimberly	*Peregrina-Agundez,	Van Dyke, John
Conley, Jack	Huston, Patrick	Lucrecia	Velarde, Elizabeth
Cosso, William	Jackson, Philip	Phillip, Father Alan	Velarde, Gus
Coudures, Michele	Jacobson, Patricia	Pisegna, Cedric	Vidimos, Ed
Coyne, Kathleen	Kagawa, Jon	Pistole, David	*Warlick, Jeanne
Crow, Joan	Kubasak, Jayne	Polenzani, Elizabeth	Washburn, Gerald
Cummings, T.	Kubasak, Thomas	Polenzani, Piotr	Webber, Fr. Don
*Cunningham, Michael	Kwasinski, Angela	Porter, Bob	Wheelock, Sherry
D'Souza, Bruno	Laughlin, Phil	Prince, Mary Jo	*Wickhem, Lisa
DaRe, Beatrice	*Law, Robert	Quinn, Kevin/Casey	Wickem, Patrick
Darr, Marie	Law, Sara	Railsback, Sherman	Wray, William
De Kansky, Helga	Leclerc, Chris	Ramirez, Rachel	Yanish, Kristin
DeLage, Carl	Link, David	Randall, Mike	Yeh, Chiang
DeMartinis, Tony	Lockhart, Dee	Raxter, Alan	Young, Winston/Joanne
*Dennison, Sean Lane	*Loftus, John	Reynolds, Scott	Zekind, Keith
Dimon, K.	Lopez, Lawrence	Richards, Eileen	
*Ding, Jie	*Manocchio, Maureen	Richards, Pat	

Mayor Capoccia asked if anyone else would like to comment on this item. No other email or call in comments were received and Mayor Capoccia closed Public Comment.

In response to a question from Mayor Capoccia regarding the timeline for the public forums, City Manager Engeland said that the City is scheduling the public forums and will be coordinating with the Monastery Group to explore options to have public forums at dates/venues such that people can attend in person. Mayor Capoccia said that there is a need to mail the proposed timeline of the public forum meetings out to the community.

Mayor brought the matter back to the City Council for discussion.

City Council discussion occurred and there was consensus to approve the MOU as presented. Council Member comments included the following: (1) the MOU sets up the framework for a good process, (2) there is a need to be flexible in scheduling the public forms such that people can attend in person, (3) thank you to Mayor Capoccia for his leadership in communications with the Sierra Madre community through his article in the Mt. Views News, (4) thank you to City Manager Engeland and Staff for their efforts in embracing the process, and (5) the MOU is just the beginning of the process.

Council Member Harabedian made a motion to approve Resolution 20-18 as presented.

Council Member Goss seconded the motion.

City Clerk Spears called the names of each City Council Member to determine their individual vote on the motion.

Ayes: Mayor John Capoccia, Mayor Pro Tem Rachele Arizmendi, and Council Members Gene Goss and John Harabedian

Noes: None

Absent: None

Abstain: None

The motion to Resolution 20-18 as presented was passed by a unanimous vote.

3. DISCUSSION — AUTHORIZATION TO REQUEST BIDS FOR KERSTING COURT CONSTRUCTION PROJECT

Community Services Manager Silva-Barrón reported on this item with the recommendation that the City Council approve the final design of the Kersting Court refresh construction project and authorize Staff to seek bids for construction. Per the Staff Report dated 4-28-2020, estimated construction costs are \$411,039 plus \$20,000 (for removable tables, chairs, and shade coverings) for a total estimated project cost of \$431,039. As indicated in the Staff Report, the sources of funds currently available, including the available project funds and public arts element, total \$505,300.

Mayor Capoccia asked if any Council Members had questions on this item. Community Services Manager Silva-Barrón responded to City Council Member questions.

Mayor Capoccia opened this item for Public Comment. The following person called into the meeting to speak on this item.

- David Gordon, Sierra Madre, spoke in support of the Kersting Court final design.

No email or other call in comments were received regarding this item so Mayor Capoccia closed Public Comment and brought the matter back to the City Council for discussion.

Discussion took place and Council Members expressed their excitement about the project moving forward and extended kudos to Staff, the Community Services Commission, and all those who have been involved in the planning of the Kersting Court refresh project.

Mayor Pro Tem Arizmendi made a motion to (1) approve the final design of the Kersting Court construction project and (2) authorize Staff to seek bids for construction.

Council Member Goss seconded the motion.

City Clerk Spears called the names of each City Council Member to determine their individual vote on the motion.

Ayes: Mayor John Capoccia, Mayor Pro Tem Rachele Arizmendi, and Council Members Gene Goss and John Harabedian

Noes: None

Absent: None

Abstain: None

The motion to (1) approve the final design of the Kersting Court construction project and (2) authorize Staff to seek bids for construction was passed by a unanimous vote.

4. DISCUSSION – CONSIDERATION OF AWARD OF CONTRACT TO RECSOLAR INC FOR DESIGN AND CONSTRUCTION OF A 554 KW-DC SOLAR PHOTOVOLTAIC SYSTEM AT THE CITY YARDS AT A VALUE NOT TO EXCEED \$1,373,000 (WITHOUT ANY EXPENSE TO THE CITY)

Management Analyst Carlson reported on this item with the recommendation that the City Council (1) direct Staff to award a power purchase agreement contract to Rec Solar Inc. for the design and construction of a 554 KW-Dc Solar Photovoltaic System, including a power storage component, at the City Yards at a value not to exceed \$1,373,000 (without any expense to the City) and (2) direct Staff to enter into a power purchase agreement with the firm for 20 years.

Mayor Capoccia asked if any Council Members had questions on this item. Mgmt. Analyst Carlson and Preston McGill, Rec Solar Inc. Project Manager responded to City Council Member questions.

Mayor Capoccia opened this item for Public Comment. No call-in comments were received. Email comments regarding the item were received from the following people:

Campbell, Judith Dennison, Sean Lane Fieseler, Paul Greteman, Jan C.	Jacobson, Patricia Link, Dave Parkhurst, Robert Polaczek, Piotr	Stephens, W. Frederick Stephens, Sonya Washburn, Gerald Yeh, Chiang	Young, Winston/Joanne
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Mayor Capoccia asked if there was anyone else would like to speak on this item. No other email or call in comments were received and Mayor Capoccia closed Public Comment and brought the matter back to the City Council for discussion.

City Council discussion occurred and there was consensus to award the contract as presented and enter into a power purchase agreement with the firm for 20 years.

Council Member Harabedian made a motion to (1) direct Staff to award a power purchase agreement contract to Rec Solar Inc. for the design and construction of a 554 KW-Dc Solar Photovoltaic System, including a power storage component, at the City Yards at a value not to exceed \$1,373,000 (without any expense to the City) and (2) direct Staff to enter into a power purchase agreement with the firm for 20 years.

Council Member Goss seconded the motion.

City Clerk Spears called the names of each City Council Member to determine their individual vote on the motion.

- Ayes: Mayor John Capoccia, Mayor Pro Tem Rachelle Arizmendi, and Council Members Gene Goss and John Harabedian
- Noes: None
- Absent: None
- Abstain: None

The motion to (1) direct Staff to award a power purchase agreement contract to Rec Solar Inc. for the design and construction of a 554 KW-Dc Solar Photovoltaic System, including a power storage component, at the City Yards at a value not to exceed \$1,373,000 (without any expense to the City) and (2) direct Staff to enter into a power purchase agreement with the firm for 20 years was passed by a unanimous vote.

5. DISCUSSION - CONSIDERATION OF RESOLUTION 20-19 ADOPTING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SIERRA MADRE AND SIERRA MADRE PROFESSIONAL FIREFIGHTERS ASSOCIATION; RESOLUTION 20-20 AMENDING THE CLASSIFICATION PLAN AND SALARY MATRIX

Human Resources Manager Hernandez reported on this item with the recommendation that the City Council approve (1) Resolution 20-19 adopting the Sierra Madre Professional Firefighters Association (SMPFA) Memorandum of Understanding (MOU); and (2) Resolution 20-20 amending the Classification Plan and Salary Matrix updating the Fire Captain salary range and implement the negotiated salary adjustments for full-time employees, excluding Fire Captains covered under the Sierra Madre Professional Firefighters Association.

Mayor Capoccia asked if any Council Members had questions on this item. City Council Member did not ask any questions.

Mayor Capoccia opened this item for Public Comment. No email or call in communications were received regarding this item so Mayor Capoccia closed Public Comment and brought the matter back to the City Council for discussion.

Discussion occurred and there was consensus to approve the resolutions. Council Member comments included: (1) this is a matter of fairness and as an incentive to have SMFD members remain with Sierra Madre, (2) this is an investment in the City's commitment to maintain a professional fire department, (3) this is a public safety issue, (4) this helps develop the structure to maintain and recruit quality fire department staff, and (5) this is also a tool to motivate SMFD staff.

Council Member Goss made a motion to (1) approve Resolution 20-19 as presented and (2) approve Resolution 20-20 as presented.

Mayor Pro Tem Arizmendi seconded the motion.

City Clerk Spears called the names of each City Council Member to determine their individual vote on the motion.

Ayes: Mayor John Capoccia, Mayor Pro Tem Rachelle Arizmendi, and Council Members Gene Goss and John Harabedian
Noes: None
Absent: None
Abstain: None

The motion to (1) approve Resolution 20-19 as presented and (2) approve Resolution 20-20 as presented was passed by a unanimous vote.

NEW ITEMS PLACED FOR FUTURE AGENDAS:

Mayor Capoccia asked the Council Members if there are any new items for future meeting agendas. Council Member Goss requested that, at a future meeting, the City Council discuss what the City can do for the Sierra Madre business community

ADJOURNMENT:

Mayor Capoccia asked for a motion to adjourn.

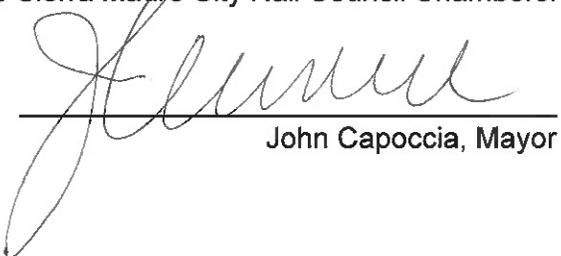
Mayor Pro Tem Arizmendi made a motion to adjourn the meeting.

The motion was seconded by Council Member Goss.

Ayes: Mayor John Capoccia, Mayor Pro Tem Rachelle Arizmendi, and Council Members Gene Goss and John Harabedian
Noes: None
Absent: None

The motion to adjourn was passed by a unanimous vote.

THIS SIERRA MADRE CITY COUNCIL REGULAR MEETING WAS ADJOURNED at 9:03 p.m. to a Regular Meeting to be held on Tuesday, May 12, 2020, in the Sierra Madre City Hall Council Chambers.



John Capoccia, Mayor

Minutes taken and prepared by:



Sue Spears, City Clerk