

CITY OF PASADENA
City Council Minutes
April 24, 2023 – 4:30 P.M.
City Hall Council Chamber

Teleconference Location:

Residence
52300 Ross Avenue
La Quinta, CA 92253

The regular meeting was convened and held virtually by videoconference/teleconference.

OPENING: Mayor Gordo called the regular meeting to order at 4:42 p.m.
(Absent: Councilmember Madison, Rivas)

**REMOTE MEETING
PARTICIPATION
REQUEST**

**APPROVAL OF A REQUEST BY COUNCILMEMBER RIVAS TO
PARTICIPATE REMOTELY DUE TO EMERGENCY
CIRCUMSTANCES**

Mayor Gordo read the following message from Councilmember Rivas received on April 23, 2023: "This is to request that the City Council allow me to participate remotely for the regular Council meeting, Monday, April 24, 2023, due to emergency circumstances pursuant to Government Code Section 54953 (F). I am following my physician's order placing me off work for a medical condition that prevents me from attending in person."

It was moved by Councilmember Jones, seconded by Councilmember Masuda, to approve the request by Councilmember Rivas to participate remotely in today's City Council meeting due to emergency circumstances as described, subject to the requirements of Government Code Section 54953. (Motion unanimously approved) (Absent: Councilmembers Madison, Rivas)

AYES: Councilmembers Hampton, Jones, Lyon, Masuda, Vice Mayor Williams, Mayor Gordo

NOES: None

ABSENT: Councilmembers Madison, Rivas

ABSTAIN: None

CLOSED SESSION

On the order of the Mayor, the regular meeting recessed at 4:45 p.m. to discuss the following closed session:

Councilmembers Madison and Rivas joined the meeting at 4:45 p.m. and participated virtually.

CITY COUNCIL CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Government Code Section 54956.8
Property Location: 1031 N. Lincoln Avenue, #5, Pasadena, CA 91103

Agency Negotiator: Miguel Márquez

Negotiating Party: Terri Lynn Dandridge

Under Negotiation: Modification of Repayment Amount and Terms of City Homebuyer Assistance Loan

**CITY COUNCIL CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Government Code Section 54956.8
Property: 434-470 North Lake Avenue
Under negotiation: Price and terms
Agency negotiator: Miguel Márquez
Negotiating Party: Kaiser Permanente**

The above closed session items were discussed, with no reportable action at this time.

On the order of the Mayor, the regular meeting reconvened at 6:30 p.m. The pledge of allegiance was led by Aida Dimejian, representing the Armenian National Committee of America. (Absent: None)

ROLL CALL:

Councilmembers:

Mayor Victor M. Gordo
Vice Mayor Felicia Williams
Councilmember Tyron Hampton
Councilmember Justin Jones
Councilmember Jason Lyon
Councilmember Steve Madison (participated virtually)
Councilmember Gene Masuda
Councilmember Jessica Rivas (participated virtually)

Staff:

City Manager Miguel Márquez
City Attorney/City Prosecutor Michele Beal Bagneris
City Clerk Mark Jomsky

CEREMONIAL MATTERS

Mayor Gordo recognized Villa Parke's Golden Girls, Fatima Martinez, Diamond Machabie, Asia Eng, and Antonia Aguilar Cole who won at the Golden Gloves State Championship.

Mayor Gordo presented a proclamation recognizing April 2023 as "Sexual Assault Prevention & Awareness Month," in the City of Pasadena. Charlotte Lacey, Chair of the Commission on the Status of Women, accepted the proclamation, and recognized Peace Over Violence for their work in raising awareness and helping to prevent sexual assault.

Mayor Gordo presented a proclamation recognizing April 24, 2023 as "Day of Remembrance of the Armenian Genocide" in Pasadena, which was presented to Nora Bogharian, Board member of the Armenian National Committee of America/Pasadena Chapter. Ms. Bogharian expressed her appreciation for the recognition, and spoke on the Committee's efforts in advocating for justice around the world, including passage of AJR 1: Relative to the Republic of Artsakh, introduced by Assemblymember Chris Holden.

Councilmember Madison, Chair of the Legislative Policy Committee, stated that information on AJR 1 will be reviewed by the Legislative Policy Committee.

Councilmember Hampton expressed his thanks and appreciation to everyone that came out to support "Day of Remembrance of the Armenian Genocide" and stated, "injustice anywhere is a threat to justice everywhere."

**PUBLIC COMMENT ON
MATTERS NOT ON THE
AGENDA**

The following individuals spoke on the Anthony McClain officer involved shooting, the need to utilize bodycam footage and other video sources as part of the investigative process for critical incidents, the OIR Report reviewing the shooting, policy recommendations for the Pasadena Police Department (PPD), and advocated for accountability and transparency within the PPD:

Allan Shay, Pasadena resident
Olden Denham, Pasadena resident
Adriana Bautista, Pasadena resident
Heavenly Hughes, representing My TRIBE Rise

In response to Councilmember Hampton, Mayor Gordo stated the OIR report will be reviewed by the City Council and Public Safety Committee (PSC), and can be thereafter referred to the Community Police Oversight Committee (CPOC).

Anthony Manousos, representing Making Housing and Community Happen, spoke in support of updating the City's Accessory Dwelling Unit (ADU) Program to make it easier for landlords to rent to Section 8 individuals, and also advocated for allowing overnight parking permits and adjusting the ADU height limit to 18 feet from 16 feet for Section 8 landlords.

Councilmember Hampton stated that a discussion on the City's ADU Ordinance, as well as the issue of overnight parking will be heard at the June meeting of the Economic Development and Technology Committee (EdTech).

In response to Councilmember Hampton comments regarding the OIR recommendations, the City Manager stated that Pasadena Police Department's response to the OIR recommendations is now available on the City's website, which will be re-circulate to the public and City Council.

CONSENT CALENDAR

**AUTHORIZATION TO APPLY FOR ENCAMPMENT RESOLUTION FUNDING WITH THE STATE OF CALIFORNIA BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY; APPROVAL OF CONTRACT WITH UNION STATION HOMELESS SERVICES SUBJECT TO AWARD OF STATE FUNDS
(Housing Dept.)**

Recommendation: It is recommended that the City Council:

- (1) Find that the recommended action is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines per Section 15061(b)(3), the "common sense" provision that CEQA only applies to projects that may have an effect on the environment;
- (2) Authorize the submittal of an application for State of California Encampment Resolution Funding, Round 2 for eligible programs and activities that serve people experiencing unsheltered homelessness living in encampments;
- (3) Authorize the City Manager to certify or execute, and the City Clerk to attest, the application and all other documents, agreements and amendments related to the application and subsequent State award;
- (4) Authorize the City Manager to enter into a contract with Union Station Homeless Services to co-administer the proposed project, should the application be selected for funding, in an amount no greater than what is awarded by the State, and with the contract term concluding on June 30, 2026. Competitive bidding is not required pursuant to City Charter Section 1002(F), contracts for professional or unique services. To the extent that this grant funding is subject to City procurement requirements, grant the proposed contract an exemption from the Competitive Selection process pursuant to Pasadena Municipal Code Section 4.08.049(B) contracts for which the City's best interests are served; and
- (5) Authorize the City Manager to approve no-cost amendments to the contract with Union Station Homeless Services which may extend the term beyond June 30, 2026.

CONTRACT AUTHORIZATION WITH STEP UP ON SECOND STREET INC., TO PROVIDE SUPPORTIVE SERVICES TO ELIGIBLE PARTICIPANTS RECEIVING TENANT-BASED RENTAL ASSISTANCE (Housing Dept.)

Recommendation: It is recommended that the City Council:

- (1) Find that the recommended action in the agenda report is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines per Section 15061(b)(3), the "common sense" provision that CEQA only applies to projects that may have an effect on the environment;
- (2) Authorize the City Manager to enter into a contract with Step up on Second Street Inc., as the result of a competitive selection process as specified by Section 4.08.047 of the Pasadena Municipal Code, for a total not-to-exceed amount of \$175,000 with an initial grant term beginning in calendar year 2023 and ending January 31, 2024 to provide intensive case management supportive services to eligible participants receiving a Continuum of Care tenant-based rental assistance voucher. Competitive bidding is not required pursuant to City Charter Section 1002(F), contracts for professional or unique services; and (Contract No. 32597)

(3) Authorize the City Manager to execute contract amendments for five consecutive years with additional funding not-to-exceed \$175,000 each year with the grant term beginning February 1, 2024 as set forth in the agenda report.

Item discussed separately

AUTHORIZE THE PURCHASE OF 15 PUBLIC TRANSIT VEHICLES INCLUDING THE FIRST ZERO EMISSION VEHICLE FOR PASADENA TRANSIT TO REPLACE AGING VEHICLES AND PROVIDE MORE CAPACITY (Transportation Dept.)

AUTHORIZATION TO ENTER INTO A CONTRACT WITH NWN CORPORATION TO PROVIDE MICROSOFT TEAMS PHONE SYSTEM AND FIVE9 CLOUD CONTACT CENTER IMPLEMENTATION INCLUDING CALLING PLANS WITH TECHNICAL SUPPORT IN AN AMOUNT NOT-TO-EXCEED \$1,177,697 FOR 26 MONTHS (Dept. of Information Technology)

Recommendation: It is recommended that the City Council:

(1) Find that the recommended actions in the agenda report are exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines per Section 15061(b)(3), the "common sense" provision that CEQA only applies to projects that may have an effect on the environment;

(2) Authorize the City Manager to enter into a contract with NWN Corporation to provide Microsoft Teams Phone System and Five9 Contact Center implementation including calling plans with 24/7 technical support for an amount not-to-exceed \$1,177,697 for a 26-month period through June 30, 2025, which includes a ten percent contingency on the base implementation cost only. Neither competitive bidding nor competitive selection are required pursuant to City Charter section 1002(H), and Pasadena Municipal code section 4.08.049(A)(3), contracts with other governmental entities; (Contract No. 32550)

(3) Authorize the City Manager to execute future contract extensions in accordance with prevailing pricing through the State of California's CALNET NextGen contract for as long as the City utilizes the Microsoft Teams phone system; and

(4) Rescind the contract award in response to specifications for Microsoft Teams Phone System-Cloud PBX Implementation originally awarded to NTT America Inc., on June 13, 2022, for \$1,881,965.

CONTRACT AWARD TO MOORE IACOFANO GOLSTMAN INC., TO FURNISH AND DELIVER A SAFE SPEED MEDIA AND OUTREACH CAMPAIGN FOR A TOTAL NOT-TO-EXCEED \$85,000 (Transportation Dept.)

Recommendation: It is recommended that the City Council:

(1) Find that the actions proposed in the agenda report are exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15061(b)(3) the "common sense" provision that CEQA

only applies to projects that may have an effect on the environment;
and

(2) Authorize the City Manager to enter into a contract, as the result of a competitive selection process, as specified by Section 4.08.047 of the Pasadena Municipal Code, with Moore Iacofano Goltsman Inc. (MIG), for a Safe Speed Media and Outreach Campaign in an amount not-to-exceed \$85,000. Competitive price bidding is not required pursuant to City Charter Section 1002(F) contracts for professional or unique services. (Contract No. 32598)

AUTHORIZE CONTRACT WITH ROTORCRAFT SUPPORT INC., FOR PURCHASE OF AND INSTALLATION OF ONE WESCAM MX-10 EO/IR CAMERA SYSTEM FOR A TOTAL OF \$495,000 (Police Dept.)

Recommendation: It is recommended that the City Council:

(1) Find that the project proposed in the agenda report is exempt under the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3), the “common sense” provision that CEQA applies only to projects that may have an effect on the environment;
and

(2) Accept the bid dated March 20, 2023, submitted by Rotorcraft Support Inc., in response to specifications for one Wescam MX-10 camera purchase and helicopter installation; and authorize the City Manager to enter into a contract not-to-exceed \$495,000, which includes the base contract amount of \$483,000 and a contingency of \$12,000 to provide for any necessary change orders. (Contract No. 32600)

AWARD OF PURCHASE ORDER TO DOOLEY ENTERPRISES INC., FOR PURCHASE OF AMMUNITION FOR TRAINING PURPOSES FOR A NOT-TO-EXCEED AMOUNT OF \$150,000 (Police Dept.)

Recommendation: It is recommended that the City Council:

(1) Find that the project proposed herein is exempt under the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3), the “common sense” provision that CEQA applies only to projects that may have an effect on the environment; and

(2) Accept the bid dated February 27, 2023 submitted by Dooley Enterprises Inc., in response to specification for practice and duty ammunition for \$150,000 and authorize the issuance of a purchase order with Dooley Enterprises Inc., in an amount not-to-exceed \$450,000 over a one-year period with an option for two additional one-year terms, at the discretion of the City Manager, for a maximum total contract length of three years, subject to Consumer Price Index Adjustments. The base amount of the contract over three years is \$394,764 with a contingency of \$44,236 to provide for any additional duty ammunition if needed. (Contract No. 32599)

FINANCE COMMITTEE: AMENDMENTS TO FISCAL YEAR 2023 CAPITAL IMPROVEMENT PROGRAM (Public Works Dept.)

Recommendation: It is recommended that the City Council:

(1) Find that the proposed actions are not “projects” as defined in the California Environmental Quality Act (CEQA), Public Resources Code Section 21065 and Section 15378(b)(4) and (5) of the State CEQA Guidelines, and as such, are not subject to environmental review; and

(2) Amend the Fiscal Year 2023 Capital Improvement Program (CIP) Budget as detailed in Attachment A of the agenda report. (Budget Amendment No. 2023-26 and 2023-26a)

FINANCE COMMITTEE: FISCAL YEAR JUNE 30, 2022 ANNUAL FINANCIAL REPORTS (Finance Dept.)

Recommendation: It is recommended that the following reports for the year ended June 30, 2022, be reviewed, discussed, and filed by the City Council and/or the Successor Agency to the Pasadena Community Development Commission:

- A. Annual Comprehensive Financial Report
- B. Independent Auditors’ Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards (This replaces what was called the “Management Letter.”)
- C. Pasadena Center Operating Company Basic Financial Statements
- D. Rose Bowl Operating Company Basic Financial Statements
- E. Pasadena Community Access Corporation Basic Financial Statements
- F. Pasadena Fire and Police Retirement System Basic Financial Statements
- G. Air Quality Improvement Fund Financial Statements and Compliance Report
- H. Pasadena Housing Successor Basic Financial Statements
- I. Foothill Workforce Development Board Basic Financial Statements
- J. Independent Accountants’ Report on Agreed-Upon Procedures Applied to Appropriations Limit (Gann Limit)
- K. Independent Accountants’ Report on Agreed-Upon Procedures Applied to Employee Deductions for the Internal Revenue Code Section 457 Deferred Compensation Program
- L. The Auditors’ Communications with the City’s Finance/Audit Committee
- M. Single Audit Report

RESIGNATIONS,
APPOINTMENTS, &
REAPPOINTMENTS

APPOINTMENT OF MARIE-CLAUDE FARES TO THE DESIGN COMMISSION (At Large Nomination/District 7)

City Clerk

Item discussed separately

APPROVAL OF THE INITIAL TERMS FOR FOUR AT-LARGE MEMBERS OF THE PASADENA RENTAL HOUSING BOARD (PRHB)

CLAIMS RECEIVED

Claim No.	Claimant	Claim Amount
2023-0277	John Hernandez	\$ 351.54
2023-0287	Amelia Caltacci	10,000.00+
2023-0279	Anthony Jenkins	Not stated
2023-0280	Marti Mackey	25,000.00+
2023-0281	Jose Raul Cordero	315.95

As required by Brown Act provisions, Councilmember Rivas reported that no one over the age of 18 years is in the room with her.

Mark Jomsky, City Clerk, reported that Item 3 received five letters in opposition to and/or expressing concerns with the staff recommendation, and providing comments related to the City's Climate Emergency declaration; and Item 9 received one letter expressing concerns with the Rose Bowl Operating Company's operating agreement renewal, with all correspondence received by the City Clerk's Office distributed to the City Council, posted on-line, and made part of the public record.

It was moved by Vice Mayor Williams, seconded by Councilmember Lyon, to approve all items on the Consent Calendar, with the exception of Item 3 (Authorize the Purchase of 15 Public Transit Vehicles...) and Item 11 (Approval of the Initial Terms for Four At-Large Members...), which were discussed separately:

- AYES: Councilmembers Hampton, Jones, Lyon, Madison, Masuda, Rivas, Vice Mayor Williams, Mayor Gordo
- NOES: None
- ABSENT: None
- ABSTAIN: None

CONSENT ITEMS DISCUSSED SEPARATELY

AUTHORIZE THE PURCHASE OF 15 PUBLIC TRANSIT VEHICLES INCLUDING THE FIRST ZERO EMISSION VEHICLE FOR PASADENA TRANSIT TO REPLACE AGING VEHICLES AND PROVIDE MORE CAPACITY (Transportation Dept.)

Recommendation: It is recommended that the City Council:

- (1) Find that the proposed action in the agenda report is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15061(b)(3) (common sense);
- (2) Authorize the City Manager to enter into the following contracts:
 - a. New Flyer of America Inc., for the procurement of nine larger capacity Xcelsior 35-foot Renewable Natural Gas (RNG) buses and one 35-foot Battery Electric Bus (BEB) and chargers for Pasadena Transit in an amount not-to-exceed \$8,208,411 including a contingency of \$354,887 (5%);

- b. Creative Bus Sales Inc., for the procurement of two Starcraft Allstar, Ford E450 25-foot RNG shuttles for Pasadena Transit in an amount not-to-exceed \$399,441 including a contingency of \$15,363 (4%); and
 - c. RO Truck & Equipment, LLC for the procurement of three Sunset, Ram Promaster low-floor unleaded vans for Pasadena Dial-A-Ride in an amount not-to-exceed \$399,021 including a contingency of \$15,347 (4%); and
- (3) Neither Competitive Bidding nor Competitive Selection are required pursuant to City Charter Section 1002(H) contracts with other governmental entities or their contractors for labor, materials, supplies or services, and Pasadena Municipal Code Section 4.08.049(B), contracts for which the City's best interests are served.

Diane Morgan, Pasadena resident, referred to the City's Climate Emergency Declaration, expressed concerns with the staff recommendation, and advocated for the City to purchase only electric vehicles.

Councilmember Hampton expressed his concerns regarding the continued purchase of fossil fuel vehicles, the need to move towards a zero-emission fleet, and asked staff if they had reached out to the granting agency in regard to changing the scope of the grant to allow for the purchase of electric buses.

Vice Mayor Williams echoed the concerns of Councilmember Hampton, stated that Municipal Services Committee had asked staff to make the inquiry to the granting agency regarding a change in the scope allowing for the purchase of electric buses, and without this information, and based on the estimated delivery of the buses and construction of the charger infrastructure in 2024, she stated she could not support the staff recommendation.

Following discussion, Councilmember Lyon commented that he is impressed by the thoughtfulness of the rollout plan, with the phasing allowing for a balance between the level of service and moving towards the goal of zero emissions as quickly as possible, stating the proposed plan makes sense and is consistent with the adopted Pasadena Zero Emission Bus Rollout Plan.

Following discussion, it was moved by Councilmember Lyon, seconded by Councilmember Madison, to approve the staff recommendation:

AYES: Councilmembers Jones, Lyon, Madison, Masuda, Rivas, Mayor Gordo
NOES: Councilmember Hampton, Vice Mayor Williams
ABSENT: None
ABSTAIN: None

City Clerk

Mayor Gordo stated a potential conflict, recused himself, and left the meeting at 7:44 p.m.

APPROVAL OF THE INITIAL TERMS FOR FOUR AT-LARGE MEMBERS OF THE PASADENA RENTAL HOUSING BOARD (PRHB)

Recommendation: It is recommended that the City Council:

(1) Find that the proposed actions contained in the agenda report, as well as the actions taken by the City Council at the April 19, 2023 Special meeting, are exempt from review pursuant to the California Environmental Quality Act ("CEQA") in accordance with State CEQA Guidelines § 15061(b)(3), the "common sense" provision that CEQA only applies to projects that may have a significant effect on the environment; and

(2) Approve the initial terms of the At-Large Members appointed to the Pasadena Rental Housing Board, as follows:

- Lourdes Gonzalez as Pasadena Rental Housing Board At-Large Member to serve a four-year initial term
- Arnold Siegel as Pasadena Rental Housing Board At-Large Member to serve a four-year initial term
- Allison Henry as Pasadena Rental Housing Board At-Large Member to serve a two-year initial term
- Adela Torres as Pasadena Rental Housing Board At-Large Member to serve a two-year initial term

It was moved by Councilmember Madison, seconded by Councilmember Hampton, to approve the initial terms of the At-Large Members appointed to the Pasadena Rental Housing Board, as noted above:

AYES: Councilmembers Hampton, Jones, Lyon, Madison, Masuda, Rivas, Vice Mayor Williams

NOES: None

ABSENT: Mayor Gordo

ABSTAIN: None

PUBLIC HEARING

Mayor Gordo returned to the meeting at 7:45 p.m.

CITY MANAGER'S RECOMMENDED FISCAL YEAR (FY) 2024 - 2028 CAPITAL IMPROVEMENT PROGRAM BUDGET

Recommendation: It is recommended that the City Council:

- (1) Open the public hearing on the City Manager's Recommended FY 2024 - 2028 Capital Improvement Program (CIP) Budget; and
- (2) Continue the public hearing to each subsequent regular meeting of the City Council until the City Council determines that the public hearing may close and then formally adopt the FY 2024 - 2028 CIP Budget.

Mark Jomsky, City Clerk, opened the public hearing; reported that the public hearing notice was published in the Pasadena Press on April 6, 2023 and April 13, 2023; and reported no correspondence was received.

Sidney Jackson, General Manager of Water and Power, introduced the agenda item and, Jeremy Marquette, Acting Assistant General Manager of Finance and Administration, presented a PowerPoint presentation on the item, and all responded to questions.

Councilmember Hampton spoke on the rising solar panel industry and technology, and the need for the City to be prepared for changes in the industry.

Mayor Gordo asked staff to provide an update on the vault and pullback repair in the City Manager's Newsletter, and asked members of the City Council to submit CIP related questions to staff prior to the public hearing.

Tony Olmos, Public Works Director, reported that on May 8th, staff will bring forward a resolution for adoption of Fiscal Year 2024 – 2028 Capital Improvement Program Budget, including additional information related to a single CIP project that the Planning Commission did not find consistent with the General Plan.

Following discussion, it was moved by Councilmember Jones, seconded by Councilmember Hampton, to continue the public hearing to May 8, 2023, at 5:30 p.m.:

AYES: Councilmembers Hampton, Jones, Lyon, Madison, Masuda, Rivas, Vice Mayor Williams, Mayor Gordo
NOES: None
ABSENT: None
ABSTAIN: None

City Manager

AGREEMENT OF PURCHASE AND SALE BETWEEN KAISER FOUNDATION HEALTH PLAN INC., AND THE CITY OF PASADENA, FOR THE PROPERTY COMMONLY KNOWN AS 450 NORTH LAKE AVENUE, LOCATED IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APN NOS. 5732-017-017 AND 5732-017-018 AND AMEND THE FISCAL YEAR (FY) 2023 OPERATING BUDGET BY AN AMOUNT NOT-TO-EXCEED \$12,000,000

Recommendation: It is recommended that the City Council:
(1) Find that the proposed acquisition of the subject property is being undertaken without plans for any specific use or development of the property at this time and therefore the mere change in title ownership does not have the possibility of causing any potentially significant impact on the environment, and on that basis, is exempt from environmental review under the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15061(b)(3) under the common sense exemption because it can be seen with certainty that the change in title ownership of the property has no possibility of having a significant effect on the environment;

- (2) Find that the proposed acquisition of the subject property is consistent with the City's adopted General Plan;
- (3) Authorize the City Manager to execute an Agreement of Purchase and Sale between KAISER FOUNDATION HEALTH PLAN INC., and the CITY OF PASADENA, for the property commonly known as 450 North Lake Avenue, located in the City of Pasadena, County of Los Angeles, State of California, APN Nos. 5732-017-017 and 5732-017-018 for an amount not-to-exceed \$12,000,000, concurrent with the County of Los Angeles Board of Supervisor's approval of an agreement of fiscal partnership with the City; and (Contract No. TBD)
- (4) Amend the FY 2023 Operating Budget by transferring up to \$12,000,000 from the American Rescue Plan Act Fund (244) to the General Fund (101) for the purchase of property. (Budget Amendment No. 2023-27)

Mark Jomsky, City Clerk, reported that one letter in support of the staff recommendation was received by the City Clerk's Office, distributed to the City Council, posted on-line, and made part of the public record.

David Reyes, Assistant City Manager, presented a PowerPoint presentation on the item and responded to questions.

Councilmember Hampton thanked the Mayor, the City Manager, City staff, and Supervisor Barger's Office for the work done on this project, noting that this is a great opportunity for affordable housing, office space, business space, mental health serves, etc., to be located in Pasadena, and asked staff to set a timeline detailing the project schedule and to move the project forward as quickly as possible.

Councilmember Rivas expressed her support for the project and thanked the City Manager and staff for all their work, and commented that there is great potential uses for this site given its proximity to the Metro Gold Line, and stated that she shares the same concerns that Councilmember Madison raised in terms of fiscal impact.

Councilmember Madison noted his concerns with the proposed action, given the amount of \$12 million for the purchase, whether such an action could put the City at a risk for future uses of ARPA funding, emphasized that the Council needs to clearly understand the terms and conditions of the agreement with Los Angeles County on this purchase, including the County's use and expectations, as well as the construction/development costs (e.g., construction, environmental clearance, entitlement, etc.). He commented that it is incumbent on the Council to ensure that there is a heavy component of affordable housing, and to pay careful attention to the input from the community, the District 5 residents, Councilmember Rivas, and the rest of the City Council; and expressed thanks to the City

Manager, Assistant City Manager Mr. Reyes, and City staff for their work.

Mayor Gordo thanked the City staff, Supervisor Barger, and her staff for their work and partnership. He highlighted the tremendous accomplishment of this acquisition, noting the prior direction given to the City Manager and the CEO of the County to identify a property where mental health services, health services, and affordable housing could be provided, as well as the strong economic development this project will encourage along North Lake Avenue.

In response to Councilmember Madison, David Reyes, Assistant City Manager, spoke on the potential uses that would be consistent with the City's General Plan, such as affordable housing, office space to eliminate the City's current lease agreements, and ground floor commercial serving uses along North Lake, which can be developed in a pedestrian-friendly manner with wide sidewalks and trees as outlined by Pasadena Heritage. He stated that staff would be soliciting a Request for Proposals (RFP), which would come to the City Council for approval; and noted that LA County is expected to bring their agreement to their Board on May 2nd, which would be a public document, and staff will circulate that information to the public and City Council as part of the City Manager's newsletter.

Following discussion, it was moved by Councilmember Rivas, seconded by Councilmember Hampton, to approve the staff recommendation:

AYES: Councilmembers Hampton, Jones, Lyon, Madison, Masuda, Rivas, Vice Mayor Williams, Mayor Gordo
NOES: None
ABSENT: None
ABSTAIN: None

ADJOURNMENT

On order of the Mayor, the regular meeting of the City Council adjourned at 8:53 p.m., in honor of the memory of those that were impacted by the Armenian Genocide.

Victor M. Gordo, Mayor
City of Pasadena

ATTEST:

City Clerk