



Additional Documents List

City Council Meeting

October 5, 2022

Item No.	Agenda Item Description	Distributor	Document
09.	A LEASE AGREEMENT WITH AXON ENTERPRISE INC., FOR THE LEASE OF 36 BODY-WORN CAMERAS, UNLIMITED VIDEO DATA STORAGE, AND 36 ELECTRONIC CONTROL DEVICES, FOR A FIVE-YEAR TERM NOT-TO-EXCEED \$365,053.05	Brian Solinsky, Chief of Police	Memos providing update.
11.	JK PROPERTIES FOR HOLIDAY LIGHTS AND DÉCOR DISPLAY IN THE DOWNTOWN BUSINESS DISTRICT; APPROPRIATION OF GENERAL FUND RESERVES IN THE AMOUNT OF \$36,000	Mary Jerejian, Management Analyst	Memos providing corrections and update.
14.	FINANCE QUARTERLY UPDATE – QUARTER ENDED SEPTEMBER 30, 2022	Ken Louie, Interim Deputy City Manager - Finance	Memo providing corrections.
	Public Comments, Item Nos. 11 and Closed Session Item A2.	Yolanda Chavez, Interim City Clerk Records Specialist	Attached are public comments.



City of South Pasadena Police Department

Memo

Date: October 4, 2022

To: The Honorable City Council

From: Arminé Chaparyan, City Manager *BKM fw AC*
Brian Solinsky, Chief of Police

[October 5, 2022] City Council Regular Meeting Item No. 9

Re: Additional Document – Police Department Axon Enterprise Inc. Lease Agreement

This memorandum contains additional information related to Item No. 9 procurement by a noncompetitive proposal and sole source vendor.

Axon Enterprise, Inc. (Axon) products, including the body-worn camera system (BWC) and electronic control devices (ECD), commonly referred to as Tasers, have been used by the Police Department since 2017. If approved, the lease for additional Axon BWCs and ECDs will supplement the Police Department's existing equipment inventory, reducing training time and other associated implementation costs for new technology.

The new BWCs and ECDs are compatible with the Police Department's existing infrastructure of charging and docking stations, along with the evidence management system, a proprietary software platform for Axon. The software platform integrates seamlessly with the recent upgrade to the records management system and computer-aided dispatch.

While there are several manufacturers of BWCs, Axon is the only vendor that produces ECDs for law enforcement use, which contain their proprietary software. Axon designed

their BWC and ECD to work together, capturing vital data during deployment. The system and data for both pieces of equipment not only aid in investigations but also provide transparency by identifying the equipment user, number of deployments, and duration of disbursement during a critical incident. Since the Police Department already uses the software, the competitive bid process would not be applicable. Additionally, the Department will be saving \$115,084.80 by bundling the purchase of BWCs and ECDs together through Axon. Axon offers bundled pricing to smaller agencies with fewer than 50 officers.

Lastly, the staff report lists the purchase quantity for Electronic Control Devices (ECD) as 36, but the correct quantity is 37 ECD units. The total dollar amount of \$365,053.05 in the contract is unaffected by this modification, and remains correct in the staff report.



City of South Pasadena City Manager's Office

Memo

Date: October 4, 2022

To: The Honorable City Council

Via: Arminé Chaparyan, City Manager *DEM for AC*

From: Mary Jerejian

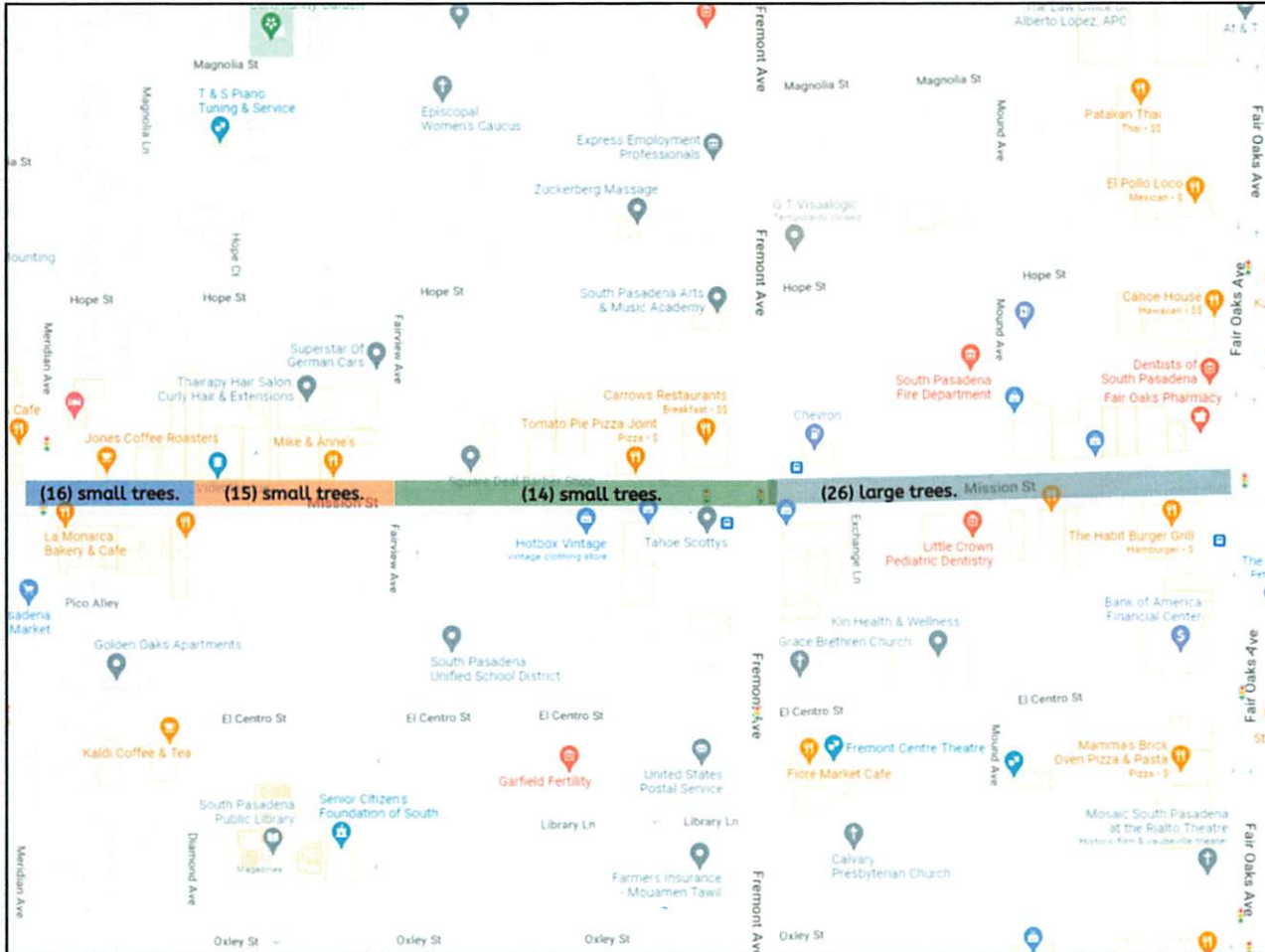
Re: October 5, 2022 City Council Meeting Item No. 11 Award of Contract to JK Properties for Holiday Lights and Décor Display in the Downtown Business District; Appropriation of General Fund Reserves in the Amount of \$36,000

The memo provides additional information for Item 11:

- Add a third bullet point to the staff recommendation to authorize the City Manager to execute and enter into an agreement with JK Properties.
- Maps showing the footprint of the lights and décor installation locations as proposed in the staff report and attached proposals.
- Renderings of the rented products: silver garlands and red bows as stated in the staff report.
- The list of cities and other entities where JK Properties has installed and maintained holiday lights and décor.

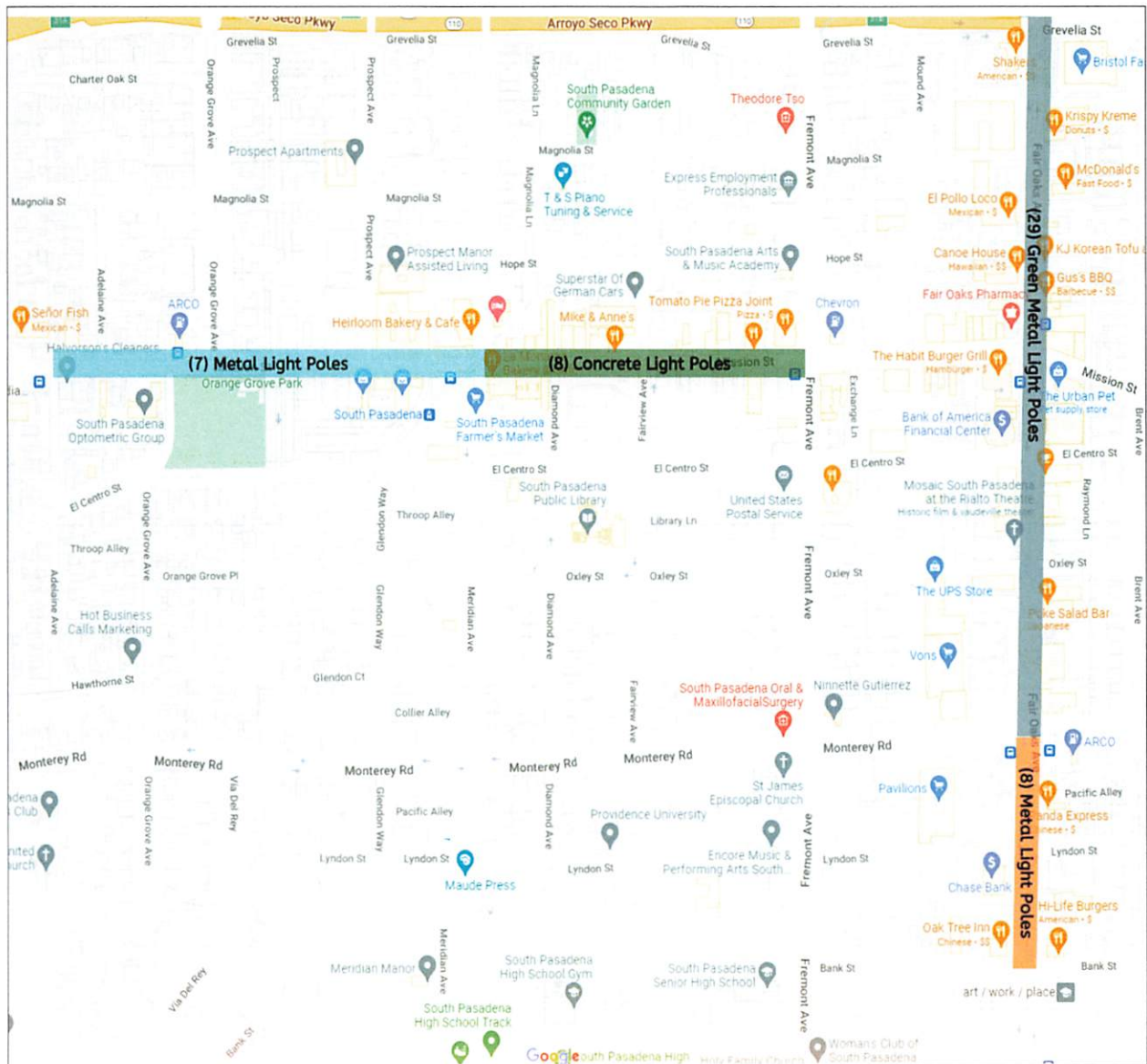
Locations of Lights

Warm White LED Lights on Mission Street



Locations of Décor

Holiday Garlands on Fair Oaks Ave. and Mission Street



Rendering of Rental Décor- Garlands and Bows
25' Silver Garland and 36" Red Bow with Silver Trim Rendering



JK Properties Clients List

Other cities and municipalities that JK Properties have worked with include:

City Name	Area(s)
City of Duarte	City Hall
City of San Gabriel	Mission District Area
North Hollywood	NoHo West
Pasadena	Shops on Lake
Monterey Park	Atlantic Square
Anaheim Hills	Anaheim Hills Festival
Lake Forest	Foothill Business Association



**City of South Pasadena
Finance Department**

Memo

Date: October 5, 2022
To: The Honorable City Council
Via: Arminé Chaparyan, City Manager *DKM for AC*
From: Ken Louie, Deputy City Manager - Finance
Re: Item 14 - Finance Quarterly Report

First page of Attachment 2 under "Budget" has been corrected to read "Sales Tax - \$2,592,000". The detail adjustments do not change however. Cross-totaled should read "\$2,653,000".

Quarterly Update for September 2022

REVENUE	BUDGET	ADJUST.	ESTIMATED
Property Tax	\$ 14,823,414	\$ 37,000	\$ 14,860,414
Motor Vehicle In-lieu	3,676,954	0	\$ 3,676,954
Sales Tax	2,592,000	61,000	\$ 2,653,000
Sales Tax - Measure A	2,874,000	119,000	\$ 2,993,000
Utility User's Tax	4,299,703	0	\$ 4,299,703
PSAF - Prop 172	340,000	0	\$ 340,000
Franchise Taxes/Transfer Tax	1,217,000	0	\$ 1,217,000
Licenses & Permits	903,280	0	\$ 903,280
Fines & Forfeitures	140,000	0	\$ 140,000
Interest Income	181,000	200,000	\$ 381,000
Rental Income	327,500	0	\$ 327,500
SLFRF Recovery Funds	6,059,235	0	\$ 6,059,235
Reimb. From Other Agencies	345,000	0	\$ 345,000
Planning/Building Permits	1,636,200	0	\$ 1,636,200
Public Works Services	152,500	0	\$ 152,500
Police Services	275,800	0	\$ 275,800
Community Services	802,900	0	\$ 802,900
Fire Services	982,500	0	\$ 982,500
Other Services	27,300	0	\$ 27,300
Water/Sewer Reimburse.	483,384	0	\$ 483,384
Other Revenue	84,500	0	\$ 84,500
Other Sources	2,127,550	0	\$ 2,127,550
Total	\$ 44,351,720	\$ 417,000	\$ 44,768,720

Quarterly Update for September 2022

EXPENDITURES	BUDGET	ADJ.	ADJ BUDGET
City Council	\$ 49,194		\$ 49,194
City Manager	1,089,081	19,599	1,108,680
Management Services	3,011,753		3,011,753
Finance	875,851	75,044	950,895
City Treasurer	8,752		8,752
Non-Departmental	8,446,340		8,446,340
Police	10,684,973	327,732	11,012,705
Fire	6,635,280		6,635,280
Public Works	3,003,128	170,400	3,173,528
Community Development	2,994,886		2,994,886
Library	1,867,814		1,867,814
Community Services	1,537,999	1,690	1,539,689
Capital Projects	795,000		795,000
Misc./Transfers Out	721,562		721,562
Other Uses	\$ 1,789,067		1,789,067
	<u>\$ 43,510,680</u>	<u>\$ 594,465</u>	<u>\$ 44,105,145</u>
Net Projected Change	<u>\$ 841,040</u>	<u>\$ (177,465)</u>	<u>\$ 663,575</u>
Beginning GF Fund Balance 7/1/22			\$ 20,810,029
Projected Fund Balance at 6/30/22			<u><u>\$ 21,473,604</u></u>
Fund Bal.Reserves % (Fund Balance/Annual Revenue)			47%
City Goal			30%

Public Comment
October 5, 2022

Closed Session Item No. A2
and Open Session
Item No. 11

From: [julie.stern](#)
To: [City Council Public Comment](#)
Cc: [Kim Carlson](#)
Subject: Disposition of Caltrans 710 Properties
Date: Tuesday, October 4, 2022 4:34:33 PM
Attachments: [Watkins Stern Letter to City Council.pdf](#)

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings:

My name is Doug Watkins and my wife's name is Julie Stern. We are unable to attend the city council meeting on Wednesday, October 5, 2022 as we will be out of town, but would like to submit the attached letter to be included in the comments for the meeting.

Thank you.

Doug Watkins/Julie Stern

To: The South Pasadena City Council
Re: Disposition of the Caltrans 710 Properties

We are homeowners at 731 Bonita Drive – next door to the Caltrans owned property at 885 Oneonta Drive – and have lived in South Pasadena now for over 25 years. We fully support the proposal to sell the Caltrans 710 properties to private homeowners and use the proceeds to help finance affordable housing in South Pasadena, as outlined in the Petition submitted to the City Council last week on behalf of several South Pasadena residents. We would add the following personal comments.

South Pasadena prides itself, and rightly so, as a safe, pleasant community, and the ideal place to raise a family. Efforts we have taken to ensure that we have one of the finest school systems in the state is but one reason for that. While Julie and I do not have children ourselves, Julie grew up in South Pasadena and has fond memories of what it was like to grow up here as a family. That is one reason we chose to purchase a home here when we moved to the Los Angeles area after we got married. Actions by the City Council must be geared toward preserving and enhancing this essential character of our city.

Acquiring the surplus Caltrans 710 properties and selling them to private homeowners will further that goal, as discussed in the Petition. It would ensure that the city maintains control over how those properties are used and maintained, thus allowing the city to protect and preserve the character of the city. Ceding control to HREs by leasing or selling the properties to them, with no oversight over how the properties are utilized, threatens to destroy that character. Use of the properties for any of the type of HRE facilities set forth in the Petition would be disastrous for South Pasadena.

We do not oppose efforts to increase the quality and quantity of affordable housing in South Pasadena. In fact, we support that objective. What we do oppose – strongly oppose – is any plan to do so that would sacrifice the character and quality of life that the residents of South Pasadena have worked so hard and for so long to build. In that regard, we oppose the City Council taking any actions that would serve to place the interests of Caltrans or any other outside entity over the interests its own residents in South Pasadena.

Doug Watkins and Julie Stern

From: [Debra Ferullo](#)
To: [City Council Public Comment](#)
Subject: Cal Trans Houses
Date: Tuesday, October 4, 2022 4:52:07 PM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I am writing in opposition of Cal Trans Houses being sold to HRE's. We want council to sell the houses to people, not HREs to maximize the money coming in for affordable housing throughout the city. If this move is pushed through it will change south pasadena and not for the better.

Please do not allow HRE's to buy up these homes.

Kindly,
Debra Ferullo
Sent from my iPhone

From: [richard.schneider](#)
To: [City Council Public Comment](#)
Subject: Item A 2 on Closed Session agenda
Date: Wednesday, October 5, 2022 7:32:16 AM
Attachments: [Signature Richard Schneider.PNG](#)

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October 5, 2022

To: City Council

From: Former Mayors and Councilmembers, 1990-2020

The undersigned appreciate the current council's efforts to bring the situation at 626 Prospect Avenue to an agreeable conclusion. We acknowledge the fine legal work done necessary to initiate the lawsuit stopping Caltrans from ignoring the City's pre-eminent position and wishes. The City has had to sue Caltrans several times since 1973 to uphold our sovereignty and has never lost. We encourage you to retain special counsel to assist with the litigation. The value of this specialized expertise was proven by the pivotal role Antonio Rossmann played in the successful freeway fight. Let's hope the current lawsuit will be successful. Below is a brief summary of how the City's proposal came to be.

In 2019, District 3 Councilmember Dr. Richard Schneider met with residents of 626 Prospect Avenue and Heritage Housing Partners concerning a proposal to transfer the property away from Caltrans. The proposal described who would be able to purchase or rent the units. Charles Loveman, the Abajian's and current tenants had worked out the financing and many of the details. The City of South Pasadena submitted the proposal to Caltrans with high hopes that this proposal would be accepted graciously and solve an ongoing problem.

We sincerely hope you will persevere in the lawsuit. Of course, the funds from the Slater lawsuit settlement are available to help resolve problems, in this case housing, resulting from the happily deceased and ill conceived 710 freeway extension.

Yours very truly,

Richard Schneider, MD

A handwritten signature in black ink that reads "Richard Schneider, MD". The signature is written in a cursive style with a large, prominent 'R' at the beginning.

Robert Joe

Harry Knapp

Odom Stamps

From: [Sam Burgess](#)
To: [City Council Public Comment](#)
Cc: [Sam Burgess](#)
Subject: Closed Session--Cal Trans, 626 Prospect Ave.
Date: Wednesday, October 5, 2022 10:11:04 AM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a resident of the Cal-Trans-owned property at 626 Prospect Ave. It is my hope the City Council will seek a solution with Cal-Trans allowing Heritage Housing Partners to re-hab and update the property as was originally proposed several years ago.

Heritage Housing's proposal was professionally and thoroughly presented to the tenants on two separate occasions with then-mayor Rick Schneider present at one of the meetings. Both Cal-Trans and the City were kept informed of Heritage Housing's proposal.

Unfortunately, Cal-Trans awarded the property to a Church in Pasadena. This Church, while well-known for its work in the community, has yet to meet with the tenants as a group and present a proposal for how they intend to re-hab or update the property.

The Church is also a non-profit organization meaning they will not be paying property taxes. Returning all the Cal-Trans-owned properties to the tax rolls has long been a goal of those advocating for the properties to be returned to private ownership.

Sadly, the Church, being a Black Church, has subtly raised the issue of racism. This has allowed others to also accuse South Pasadena of racism. Nothing could be further from the truth. Objections to the Church rest solely on the fact they are a non-profit and will be exempt from property taxes. And even at this late date, there is no known proposal as to how the 626 property will be updated--and the cost.

Please continue to strongly advocate for Heritage Housing Partners.

Thank you,
Sam Burgess

From: [Joe Potts](#)
To: [CCO](#)
Subject: Email the Council
Date: Wednesday, October 5, 2022 11:03:39 AM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council Members-

I live across the street from the long abandoned Caltrans units on the corner of Hope St and Meridian Ave. I am sure you are aware of these properties due to their increasingly derelict appearance- including boarded windows and “dead-scaping.”

Adjacent to these Hope St units is a two-story Caltrans house handed over at one time to a housing nonprofit, which Caltrans was forced to take the property back from after multiple complaints- including people living in a collapsing structure in the backyard and residents doing drugs in the alley.

Of course this is a worst-case scenario, but it illustrates what happens when there is a lack of local oversight. I ask you to bear this in mind during your current consideration

Thank you,

Joe Potts



From: laurie.southpasadena.net
To: [City Council Public Comment](#)
Subject: Item 11 October 5 Council Meeting
Date: Wednesday, October 5, 2022 11:19:54 AM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Honorable Mayor and City Council members,

Thank you for the opportunity to comment on the proposed expenditure for holiday lights and decorations in the business district of South Pasadena.

Background: Funded in part by BIT funds, for several years the South Pasadena Chamber of Commerce created an annual canopy of lights and greenery for the holiday season, with a series of 14 'skyline banners' across Fair Oaks Ave., as well as decorations on select light posts on both Mission St. and Fair Oaks. When the Fair Oaks corridor project was completed in 2010-11, the number of poles with the infrastructure for the skylines had been reduced to two. Coupled with the past-their-prime decorations, City Council approved a new 'theme' for the décor in 2016; the Chamber purchased decorations with a snowflake theme, to utilize the infrastructure for the hanging of the skylines and available electricity in the light poles, creating a shimmering entry to South Pasadena on Fair Oaks and along Mission.

The Chamber was able to add to the décor in 2018 with the purchase and installation of 'twinkle lights' on street trees at the intersections along Mission Street. In 2020, during the pandemic, some additional funds were allocated from Councilmembers' Discretionary Funds to enhance the décor during the challenging "first" pandemic holiday season. The funds allowed the Chamber to purchase and install additional lights, resulting in the majority of the street trees being 'lit'.

Current Status: The merchants overwhelmingly agree that lights create a very inviting, safer ambiance for people walking, biking and driving, whether or not it is the holiday season. The twinkle lights on the street trees have reached the end of their life expectancy, and they need to be replaced, preferably with lights that are designed for longer-term outdoor installation. The City and the Chamber have had multiple conversations and meetings with the merchants, gathering valuable input and ideas. There is consensus between all parties that South Pasadena's holiday decorations need to be refreshed and enhanced.

The proposal you are considering this evening offers a first step toward creating this vision. It will accomplish the goals of providing more permanent lights on the trees, and provide an opportunity to "test" a décor idea that could be considered for broader installation next year. Many different options and scenarios for décor have been discussed, researched and explored. Given the limited inventory of décor items at this time of year, we think this is a very viable option for the business district for the 2022 holiday season.

The collaboration that is being developed between the City, the merchants and the Chamber is a very positive step in helping the businesses thrive, amid all the challenges they have faced for the last nearly 3 years, and the new challenges they face now and in the near future.

Thank you for your consideration – we all look forward to a 'spruced up' downtown area this year and in the coming seasons.

Sincerely,

Laurie Wheeler

Laurie Wheeler
President/CEO
South Pasadena Chamber of Commerce
1121 Mission Street

South Pasadena, CA 91030



From: [Michael and Pam](#)
To: [City Council Public Comment](#)
Subject: Written public comment for City Council Closed Session 10-5-22
Date: Wednesday, October 5, 2022 11:22:38 AM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My wife and I have been citizens of South Pasadena since 1973 when we bought our home on Buena Vista Street. Unfortunately, we are unable to attend the Closed Session on 10/5/22 to make a comment in person, but we feel strongly that the city council and staff should be made aware of previous lawsuits pertaining to the sale of 10 Caltrans vacant houses to Esperanza (NOT Esperanza Charaties).

Twenty two years ago we were members of a neighborhood group that brought litigation in this matter. It was a situation that mimics the current one before the city council with regard to the first 21 Caltrans properties currently up for disposition. We do not want the city council to repeat the same mistakes made at that time which have left our neighborhood with houses that essentially have not been maintained since an initial hasty painting at the time of acquisition. They have not been repainted, have not had regular maintenance of the exteriors, and anecdotal reports indicate that interior maintenance and repair has not been provided. In addition regular landscape upkeep has been spotty until, interestingly enough, just this past month when one property had a significant and much needed clean up. Nor has tree maintenance been provided. Last year at one property an exceptionally large tree was causing foundation damage and needed to be removed. Esperanza initially attempted to do this without the required city permit. Esperanza was not a step above but, at best, equal to Caltrans with respect to their irresponsible care of properties in South Pasadena. Just as, in most cases, it is easy to identify Caltrans owned properties around the area it is easy to identify the Esperanza properties on our street.

We urge the City Council to review the following lawsuits, three of them pertaining to that sale, to inform your current decisions.

1. South Pasadena Alliance for Responsible Housing (SPARH) vs. Department of Transportation (Filed 7/14/1997; voluntarily dismissed 3/16/98)
We and others in our neighborhood formed a group to fight the sale to Esperanza which we thought would be detrimental to our neighborhood.

2. Kharin Mishan; Property Rights of Surrounding Neighborhood vs. Department of Transportation (Filed 7/16/1997, Judgement 1999)
A separate neighborhood filed this case and both our attorneys worked together since we had similar complaints.

3. City of South Pasadena vs. Department of Transportation (Filed 8/11/1997, settled 9/30/1998)
The city settled this case and that settlement will have an impact on the negotiations ongoing with Caltrans now.

All of these cases have bearing on what happens with the disposition of the Caltrans houses now that the freeway is no longer part of the equation. We want our neighborhoods restored to individual home ownership whether affordable or fair market.

Thank you,

Michael Kemp and Pamela Kemp