



CITY OF LA VERNE

COUNCIL REGULAR MEETING AGENDA

Tim Hepburn, Mayor

Wendy Lau, Council Member
Steven Frank Johnson, Council Member

Rick Crosby, Council Member
Meshal "Kash" Kashifalghita, Mayor Pro Tem

Tuesday, September 8, 2026
Closed Session at 5:30 PM
Regular Meeting at 6:30 PM
La Verne City Hall - Council Chambers,
3660 D Street, La Verne, CA 91750

In compliance with the American Disabilities Act, any person with a disability who requires a modification or accommodation to participate in a meeting should contact the City Clerk's Office at (909) 596-8726 at least 48 hours prior to the meeting. Regular Meetings are held on the 1st and 3rd Monday of every month.

Individuals can email their comments to the City Clerk's Office at cityclerk@LaVerneCA.gov up to noon on the day of the meeting. Those comments will be shared with City Council in advance of the City Council meeting and included as part of the permanent record. **Please be advised that public comments submitted by emails or any other format to the City are public records that will be made available for public viewing.**

Individuals who wish to share their comments with Council during the meeting may do so in a variety of ways:

- Attend the City Council Meeting in person and fill out a comment card or raise your hand to request to comment on the current agenda item(s).
- Participate via Zoom, by visiting www.LaVerneCA.gov/zoom where you will be automatically redirected to the meeting or call into the meeting via phone **1-669-900-6833** and enter **ID 810 2137 9211** when prompted. Public comments via Zoom may be accepted for all items on the City Council meeting agenda. Zoom participants who violate decorum protocols will be called to order by the presiding officer and if a violation continues, will be muted by direction of the presiding officer.
- Once items are considered by the City Council, no further public comment on that matter will be accepted. A time limit of 3-minutes is set for all public comments.

Council Meeting Decorum: Per the City's Rules for Decorum, all Speakers and Members of the Audience are to conduct themselves with decorum and not engage in willful conduct which interrupts the meeting or with the orderly conduct of the meeting.

Online Service Disruption: In the event there is a service disruption that prevents remote access to the meeting, the City shall recess open session to restore service. The City Council meeting may only reconvene open session after service is restored or, following an hour of attempting to restore service, the City Council identifies by roll-call vote that the continuation of the meeting outweighs the need for remote access.

CLOSED SESSION AGENDA - 5:30 PM

CALL TO ORDER**ROLL CALL**

Council Member Steven F. Johnson, Council Member Wendy Lau, Council Member Rick Crosby, Mayor Pro Tem Meshal “Kash” Kashifalghita, and Mayor Tim Hepburn.

CLOSED SESSION TOPIC**Conference with Labor Negotiators, pursuant to Government Code Section 54957.6:**

Negotiators: City Manager, Assistant City Manager, and City Attorney.

Employee Organization(s): La Verne General Unit, and La Verne Firefighters Association.

Conference with Legal Counsel - Existing Litigation pursuant to California Government Code Section 54956.9(d)(1). (1 case). - Gonzalez v. City of La Verne, Case # 24STCV34625.**Conference with Legal Counsel - Anticipated Litigation (2 cases) Government Code Section 54956.9.****Conference with Real Property Negotiators pursuant to Cal. Gov’t Code § 54956.8:** Property:

2909 Arrow Hwy, Trailer 24. Agency Negotiators: Ken Domer;

Negotiating Parties: Professional R.E. & Finance. Under Negotiation: Price and terms of payment.

The City Council will recess and reconvene at 6:30 PM for the regularly scheduled City Council meeting.

REGULAR CITY COUNCIL MEETING - 6:30 PM**PLEDGE OF ALLEGIANCE - NAVY E-4 JAMES BORLAND****ROLL CALL**

Council Member Steven F. Johnson, Council Member Wendy Lau, Council Member Rick Crosby, Mayor Pro Tem Meshal “Kash” Kashifalghita, and Mayor Tim Hepburn.

PRESENTATIONS

America 250 Photo Contest Results – This year, the City conducted a photo contest to highlight La Verne to celebrate America’s 250th Anniversary. Tonight we will present the awards for the winning photos in each category.

National Preparedness Month Proclamation – Each September, National Preparedness Month is recognized to promote disaster and emergency planning, emphasizing the need to strengthen community resilience. This observance serves as a crucial reminder for residents to stay informed and be better equipped to handle emergencies.

University of La Verne (ULV) 2026-27 Academic Year – ULV President Risa Dickson will provide an update on the academic session.

ANNOUNCEMENTS OF UPCOMING COMMUNITY EVENTS

(Any person who wishes to make a brief announcement of a future community event that is open to

the public may do so at this time.)

CONSENT CALENDAR

(All items on the Consent Calendar are routine and will be enacted by one motion unless a member of the Council or member of the audience requests separate discussion.)

1. **City Council Minutes of the Closed, Study Session, and Regular meeting of August 3, 2026.**

Recommendation: That the City Council approve the minutes.

2. **Registers of Audited Demands in the amount of \$3,238,545.18, dated 07/27/26 through 08/02/26 and in the amount of \$621,322.28, dated 08/03/26 through 08/09/26, and in the amount of \$329,590.87, dated 08/10/26 through 08/16/26.**

Recommendation: That the City Council approve the demands.

3. **Quarterly Treasurers Report ending June 30, 2026.** The Quarterly Treasurer's Report provides an overview of the City's cash and investment holdings as of June 30, 2026.

Recommendation: That the City Council receive and file the Quarterly Treasurer's Report for the period ending June 30, 2026.

4. **Adoption of an Ordinance Amending the Gilead Sciences Development Agreement.** Gilead Sciences, Inc. is requesting approval of a First Amendment to the Development Agreement to extend the term through May 5, 2031, and update the impact fee provision. No changes are proposed to the approved land uses, development standards, or project entitlements. The Planning Commission recommended approval of the amendment at its June 10, 2026, meeting and the City Council approved the First Reading of the ordinance at its August 3, 2026 meeting.

Recommendation: That the City Council Adopt an Ordinance titled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA VERNE, CALIFORNIA, APPROVING THE FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LA VERNE AND GILEAD SCIENCES, INC. FOR PROPERTY LOCATED AT 1800 WHEELER AVENUE, WITHIN THE ARROW CORRIDOR SPECIFIC PLAN, CASE NO. 56-26DA."

5. **Zoning Ordinance Amendment for Nonconforming Lot Development Standards.** Zoning Ordinance Amendment for nonconforming lot development standards to facilitate affordable housing.

Recommendation: That the City Council Adopt an Ordinance titled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA VERNE, CALIFORNIA AMENDING SECTION 18.10.060 OF THE LA VERNE MUNICIPAL CODE TO FACILITATE AFFORDABLE HOUSING."

6. **Los Angeles County Affordable Housing Solutions Agency Grant Agreement.** The City was awarded \$460,000 in Los Angeles County Affordable Housing Solutions Agency (LACAHS) technical assistance funding to develop a Homelessness Prevention Program, complete the Valley Rancho Mobile Home Park feasibility study, and provide staff training on homelessness-related laws and procedures.

Recommendation: That the City Council authorize the City Manager to execute the agreement and all related documents, including extensions of time, between the City and LACAHS for the grant.

7. **Authorization to Execute a Memorandum of Understanding with the University of La Verne for Coordination of Public Safety Services.** The MOU establishes guidelines for coordination and clarifies the respective responsibilities of each agency related to public safety, investigations, major incidents, arrests, warrant service, and traffic-related matters on and around the University campus.

Recommendation: That the City Council authorize the Chief of Police to sign the Memorandum of Understanding between the University of La Verne and the City of La Verne, through the La Verne Police Department, and authorize the Chief of Police to take any administrative actions necessary to implement the agreement.

8. **Acceptance of Right-of-Way Dedicated by Foothill Gold Line Construction Authority Resulting from the Metro A-Line (Formerly Gold Line) Project.** The Foothill Gold Line Construction Authority (FGLCA) acquired certain properties for construction of the Metro A-Line Project and related connections to existing public infrastructure. As part of the project closeout and transfer of improvements, FGLCA has offered to dedicate portions of the acquired properties that serve the City of La Verne for City ownership.

Recommendation: That the City Council authorize the City Clerk to accept each of the ten (10) parcels offered for dedication by Foothill Gold Line Construction Authority.

PUBLIC HEARINGS

9. **Development Impact Fee Ordinance Standardization.** Following the update to the City's development impact fees over the past year, the City is also looking to update the municipal code to ensure all development impact fees can all be centrally located.

Recommendation: That the City Council introduce by title only, and waive further reading an Ordinance, entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA VERNE, CALIFORNIA, ADOPTING A NEW DEVELOPMENT IMPACT FEE CHAPTER AND REPEALING IN PART EXISTING SECTIONS OF THE LA VERNE MUNICIPAL CODE RELATING TO DEVELOPMENT IMPACT FEES."

DISCUSSION CALENDAR

10. **Consideration of City Council Assignments Revision.** Annually, the City Council assigns members to various regional, City, and partnership committees including designating liaisons to various groups. This items seeks to revise the City Council assignments and better define such assignments.

Recommendation: That the City Council approve the revisions to the City Council Assignment List.

11. **Annual Partnership Agreement with the La Verne Chamber of Commerce.** The La Verne Chamber of Commerce is proposing a new Partnership Agreement for a 12-month term retroactively from July 1, 2026, through June 30, 2027. Staff is proposing to reduce the financial subsidy provided last year from \$40,000 to \$35,000 for various services and programs which would benefit the La Verne business community.

Recommendation: As recommended by the City Council Chamber Liaison Committee, that the City Council:

1. Approve a Partnership Agreement with the La Verne Chamber of Commerce retroactively from July 1, 2026, through June 30, 2027;

2. Approve the potential use of the City Hall parking lot for a Farmer's Market with a Special Event Permit for the term of this agreement; and
3. Waive all processing and business licensing fees for Chamber of Commerce events.

- 12. Update of Purchasing Policy Administrative Regulation 204.** Amendments to Administrative Regulation 204 update the City's electronic purchasing and payment processes, increase the purchase order threshold from \$5,000 to \$7,500, and clarify purchasing, contract administration, and procurement requirements.

Recommendation: That the City Council approve the updated Administrative Regulation 204, Purchasing Policy, as recommended by the Finance Commission.

- 13. Resolutions Establishing Benefits for Middle Management, Professional and Confidential Employees to reflect a 2% Cost of Living Adjustment and Repealing Resolution No. 26-51 and Adopting a Salary Chart for Full-Time Employees and Repealing Resolution No. 26-53.** Adopt resolutions establishing benefits for Middle Management, Professional, and Confidential employees and revising the full-time employee salary chart to reflect a 2% salary adjustment for Middle Management employees effective September 2026.

Recommendation: That the City Council adopt the attached Resolutions, titled, "RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, CALIFORNIA, ESTABLISHING BENEFITS FOR MIDDLE MANAGEMENT, PROFESSIONAL AND CONFIDENTIAL EMPLOYEES AND REPEALING RESOLUTION NO. 26-51" and "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, CALIFORNIA, ADOPTING A SALARY CHART FOR FULL-TIME EMPLOYEES AND REPEALING RESOLUTION NO. 26-53."

- 14. Approving Job Classifications for Customer Service Lead and Customer Service Assistant.** Approval of the establishment of a Customer Service Lead and Customer Service Assistant job classifications within the Finance Department.

Recommendation: That the City Council:

1. Approve the class specification for Customer Service Lead; and
2. Approve the class specification for Customer Service Assistant.

PUBLIC COMMENTS

This is the time set aside for anyone wishing to address the City Council on items not listed in any other place on the agenda and within the subject matter jurisdiction of the City Council. Under the provisions of the Brown Act, the legislative body is prohibited from talking or engaging in discussion on any item not appearing on the posted agenda. However, your concerns may be referred to staff or set for discussion later. Please email your public comment to the City Clerk's Office at cityclerk@LaVerneCA.gov. Your public comment will be shared with the City Council and included as part of the permanent record. There is a 3-minute time limit on public comments.

COUNCIL COMMENTS AND CONFERENCE/MEETING REPORTS

Each Council Member may address the Council and public on matters of general information and/or concern. This is also the time for Council Members to report on conferences and/or meetings they have attended per Assembly Bill 1234.

ADJOURNMENT

**THE NEXT REGULAR MEETING OF THE CITY COUNCIL IS SCHEDULED FOR
MONDAY, SEPTEMBER 21, 2026, at 5:30 P.M.**

Posting Statement: A true copy of this Agenda was posted on September 1, 2026, on the bulletin board at La Verne City Hall, 3660 D Street, La Verne, and on the City's website at www.LaVerneCA.gov.

RESIDENT INFORMATION

UPCOMING EVENTS AND MEETINGS

Wednesday, September 9 - Senior Seminar Series, La Verne Community Center, 10:30 am

Wednesday, September 9 - Planning Commission meeting, City Hall, 6:30 pm

Thursday, September 10 - Waste Management Support Services, City Hall, 7:30 am - 5:30 pm

Monday, September 14 - Senior Movie Matinee, La Verne Community Center, 12:30 pm

Tuesday, September 15 - Halloween Coloring Contest Starts, pick up forms at City Hall, Deadline for submissions, Monday, October 5, 5:30 pm

Wednesday, September 16 - Senior Advisory Committee meeting, La Verne Community Center, 10:00 am

Thursday, September 17 - Waste Management Support Services, City Hall, 7:30 am - 5:30 pm

Monday, September 21 - City Council meeting, City Hall, Closed/Study session 5:30 pm, Regular meeting 6:30 pm

Tuesday, September 22 - Health & Resource Fair and Flu Shot Clinic, La Verne Community Center, 9:00 am - 11:00 am

Tuesday, September 22 - Youth & Family Action Committee meeting, City Hall, 5:00 pm

Wednesday, September 23 - Senior Seminar Series, La Verne Community Center, 10:30 am

Thursday, September 24 - Waste Management Support Services, City Hall, 7:30 am - 5:30 pm

Thursday, September 30 - Candidates Forum, La Verne Community Center, 6:00 pm - 8:00 pm