

**CLAREMONT CITY COUNCIL  
MEETING MINUTES**

Tuesday, May 13, 2025 – 6:30 PM

Video Recording is Archived on the City Website

<https://www.claremontca.gov/Government/City-Council/Watch-a-Meeting>

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**CALL TO ORDER**

Mayor Calaycay called the meeting to order at 6:30 PM.

**PLEDGE OF ALLEGIANCE**

**MOMENT OF SILENCE** – In honor of Penelope Mann, Sally Kohnman, Lenard R. Troncale, Lynn Joseph Rhodes, and Stephen Scott Wilder.

**ROLL CALL**

**PRESENT**

COUNCILMEMBER: CALAYCAY, LEANO, MEDINA, REECE, STARK

**ABSENT**

COUNCILMEMBER: NONE

**ALSO PRESENT**

Adam Pirrie, City Manager; Jamie Earl, Assistant City Manager; Alisha Patterson, City Attorney; Melissa Vollaro, Director of Human Services; Jeremy Swan, Director of Community Services; Brad Johnson, Director of Community Development; Jeremy Starkey, Director of Finance; Mike Ciszek, Chief of Police; Shelley Desautels, City Clerk; Jamie Costanza, Deputy City Clerk

**CLOSED SESSION REPORT**

Mayor Calaycay stated there was no reportable action from the 5:15 PM closed session meeting.

**CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS**

The City Council received a presentation on Pomona Valley Transportation Authority's proposed changes to the Get About Program, presented by Nicole Caranza, CEO.

The City Council recognized the Claremont Police Department Baker to Vegas Challenge Cup Relay Team, and Brandon Deal, 2025 United States Powerlifting Association California State Champion.

The City Council received an update from Katherine Loeser, Claremont Helen Renwick Library Manager.

Officer Bert, Inland Valley Humane Society, provided an update on coyotes in the City.

Richard Franco, Tri City Mental Health Association Community Navigator, announced May is Mental Health Awareness Month and shared upcoming events.

**FEDERAL HOLIDAYS**

Memorial Day, May 26, 2025

## **MAYOR AND COUNCIL**

Council Items – None

## **CITY MANAGER REPORT**

This item starts at 1:40:34 in the archived video.

City Manager Pirrie invited all to the City's Memorial Day celebration on May 26, the Friday Night's Live music series, and the City's special needs ice cream and bingo event on May 30.

## **MAYOR AND COUNCIL**

Council Assignment Reports

This item starts at 1:44:27 in the archived video.

Councilmember Stark reported that she recently attended the Southern California Association of Governments annual conference.

Councilmember Leano reported that he also attended the Southern California Association of Governments annual conference.

Councilmember Stark added that the Emergency Preparedness Ad Hoc Committee recently met and will be meeting monthly.

Councilmember Reece reported on the upcoming Foothill Gold Line Construction Authority station dedications.

## **PUBLIC COMMENT**

This item starts at 1:48:52 in the archived video.

Mayor Calaycay invited public comment.

City Clerk Desautels announced six general written public comments had been received.

Anne Owens, Claremont resident, requested speed abatement and additional speed monitoring on College Avenue.

Rachel Rudich, Claremont resident, expressed concern regarding coyote activity in Claremont.

Molly Schmitt, Claremont resident, shared her concerns regarding coyotes and highlighted the City of Covina's Coyote Management Plan.

Elizabeth McGarry, Claremont resident, shared her experiences with aggressive coyotes in the neighborhood and suggested coyote reporting be listed on the City website.

Cindy Aguilera, Claremont resident, believes that Claremont has a major coyote problem and shared her negative experiences with coyotes in the neighborhood.

Julie Gordien, Claremont resident, shared a picture of a coyote with pups and shared her negative experiences with aggressive coyotes.

Mike McGarry, Claremont resident, stated there has been a major increase in the number of coyotes and their sightings have increased significantly.

Trevor, Claremont resident, spoke in support of the previous comments made and shared negative experiences regarding coyote attacks.

Nancy Binger expressed disappointment that the Blaisdell Ranch Preserve was closed despite it being a public easement.

Unidentified speaker questioned why coyotes have become so brave and brazen.

Unidentified speaker shared his coyote observations and believes there has been an increase in coyotes due to the construction taking place at the pit located at the Claremont Colleges.

Unidentified speaker suggested nuisance be addressed rather than closing the Blaisdell Ranch Preserve as it is a public park.

Due to an unruly member of the audience, the City Council recessed at 7:35 PM.

The City Council reconvened at 7:37 PM.

Mayor Calaycay requested a community meeting be held in coordination with the Inland Valley Humane Society to discuss the coyote issue.

City Manager Pirrie confirmed the City will work with the Inland Valley Humane Society to discuss coyotes.

There were no other requests to speak.

Mayor Calaycay closed public comment.

### **CONSENT CALENDAR**

This item starts at 2:30:29 in the archived video.

Mayor Calaycay invited public comment on the Consent Calendar.

City Clerk Desautels announced two written public comments had been received on Consent Calendar Item No. 8.

Mark Schoeman spoke in support of Consent Calendar Item No. 8.

There were no other requests to speak.

Mayor Calaycay closed public comment.

***Councilmember Reece moved to approve the Consent Calendar, with Councilmember Leano voting against Consent Calendar Item No. 8, seconded by Councilmember Stark, and carried on a vote as follows:***

**AYES:**           ***Councilmember – Calaycay, Leano, Medina, Reece, Stark***  
**NOES:**           ***Councilmember – None***

1.    Adoption of Resolutions Approving the City Warrant Registers
  - A. Adopted Resolution No. 2025-17, 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 24, 2025;
  - B. Adopted Resolution No. 2025-18, 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 May 8, 2025.
2.    City Council Minutes of April 22, 2025 (Special and Regular)

Approved the special and regular City Council meeting minutes of April 22, 2025.
3.    Resolution Adopting a List of Projects for Fiscal Year 2025-26 Funded by SB1; Road Repair and Accountability Act of 2017 (Funding Source: State Gas Tax Fund)

Adopted Resolution No. 2025-19, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2025-26 FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017.
4.    Resolution Approving the 2025-26 Landscape and Lighting District Engineer's Report and Setting a Public Hearing (Funding Source: Landscape and Lighting District Fund)
  - A. Adopted Resolution No. 2025-20, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING THE ENGINEER'S REPORT PREPARED BY WILL DAN FINANCIAL SERVICES AS FILED, DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS WITHIN LANDSCAPE AND LIGHTING DISTRICT NO. LL001 FOR THE FISCAL YEAR 2025-26 PURSUANT TO THE LANDSCAPE AND LIGHTING ACT OF 1972 FOR THE MAINTENANCE AND SERVICING OF THE LIGHTING AND LANDSCAPING, AND GIVING NOTICE OF AND SETTING THE TIME AND PLACE OF THE PUBLIC HEARING ON THE LEVY OF THE PROPOSED ASSESSMENTS; and
  - B. Set a public hearing date of June 10, 2025, for the purpose of hearing any comments on the proposed 2025-26 LLD assessment and for the ordering of the annual levy.
5.    Sanitation and Sewer Rate Increase of 3.0 Percent, Effective July 1, 2025, and Multi-Family Bulky Item Pilot Program (Funding Source: Sewer and Sanitation Funds)

Received and filed the report and authorized staff to move forward with the proposed multi-family bulky item pilot program as described in the report.
6.    Award of Contract to Grand Central Recycling and Transfer Station for Solid Waste Hauling Services (Funding Source: Sanitation Fund)
  - A. Authorized the City Manager to enter into a three-year contract with two optional one-year extensions with Grand Central Recycling and Transfer Station for transfer hauling services in an amount not to exceed \$600,000 annually;
  - B. Rejected all bids for the Transfer Station and Hauling Services Request for Proposals; and

- C. Appropriated \$74,800 from the Sanitation Fund Balance to cover increased contract costs.
7. Authorization to Amend the Agreement with Liebert Cassidy Whitmore to Increase Compensation for Special Legal Services (Funding Source: General Fund)
- A. Authorized the City Manager to execute an amendment to the existing agreement with Liebert Cassidy Whitmore for special legal services pertaining to employment relations matters, increasing compensation by \$75,000 for a not-to-exceed amount of \$125,000; and
- B. Appropriated \$90,000 from the unassigned General Fund balance to fully fund the agreement.
8. Second Reading and Adoption of an Ordinance Regulating Short-Term Rentals (Funding Source: General Fund)
- A. Adopted Ordinance No. 2025-04, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, ADOPTING AMENDMENTS TO TITLE 16 OF THE CLAREMONT MUNICIPAL CODE TO: (1) ADD A NEW CHAPTER 16.110 TITLED "SHORT-TERM RENTALS," (2) AMEND VARIOUS PROVISIONS (INCLUDING SECTIONS 16.001.010, 16.004.020, 16.007.010, 16.013.010, AND 16.019.010) PERTAINING TO RENTAL ROOMS; AND (3) AMEND VARIOUS PROVISIONS (INCLUDING SECTION 16.33 AND CHAPTER 16.900 (DEFINITIONS)) PERTAINING TO SHORT-TERM RENTALS AND TERMS PERTAINING TO SHORT-TERM RENTALS;
- B. Adopted Resolution No. 2025-21, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, ADOPTING THE INITIAL RATES AND ESTABLISHING STR ZONES FOR THE SHORT-TERM RENTAL ORDINANCE PURSUANT TO CHAPTER 16.110 OF THE CLAREMONT MUNICIPAL CODE; and
- C. Found this item is exempt from environmental review under the California Environmental Quality Act (CEQA).

**PUBLIC HEARINGS** – None

**ORDINANCE**

9. Provide Direction on Tenant Protection Measures, Including: (1) A Local Rental Registry, and (2) First Reading of a Revised Anti-Harassment Ordinance (Funding Source: General Fund)

This item starts at 2:33:23 in the archived video.

Katie Wand, Deputy City Manager, gave a PowerPoint presentation.

Ms. Wand and City Attorney Patterson responded to questions from the City Council related to tenant disclosure information, cost of a rental registry program, rent stabilization, rent increases and violations of State law regarding rent increases, rental assistance program, data collection, annual rental registry fee, enforcement of the proposed anti-harassment ordinance, and scheduled maintenance versus emergency situations.

Mayor Calaycay invited public comment.

Rachel Forester spoke in support of a rental registry as it helps the City meet its housing needs and goals.

Jesus Rojas, Apartment Association of Greater Los Angeles, urged the City Council to not implement a rental registry and instead use funding to expand the existing rental assistance program.

Elaine Thompson, Claremont resident and member of Claremont Tenants United, asked the City Council to implement a rental registry and adopt an anti-harassment ordinance in order to promote transparency.

Unidentified speaker expressed concern regarding privacy and potential liability if a rental registry is established and believes increased housing costs should be addressed instead.

Stacey Caponigro, Claremont resident, urged the City Council to create and build a balanced, collaborative process, that does not penalize housing providers.

Unidentified speaker, Claremont resident, spoke about his negative experiences as a landlord and spoke against the creation of a rental registry.

Unidentified speaker urged the City Council to adopt the proposed anti-harassment ordinance.

Anna Jacobson spoke in support of a rental registry and the proposed anti-harassment ordinance in order to protect Claremont residents.

Noah Polish stated students at the Claremont Colleges urge the City Council to implement a rental registry and adopt the proposed anti-harassment ordinance protecting tenants.

Gene Boutillier, Housing Claremont, spoke in support of establishing a rental registry and adoption of an ordinance addressing harassment.

Unidentified speaker shared her negative experiences as a tenant and urged the City Council to establish a rental registry and adopt an anti-harassment ordinance.

Unidentified speaker spoke in support of a rental registry in order to gain data and information on the rental market.

Russ Binder, Claremont resident, expressed concern that a rental registry used to collect data would then lead to rent stabilization and rent control.

Unidentified speaker urged the City Council to vote against establishment of a rental registry.

Unidentified speaker spoke in support of a rental registry, an anti-harassment ordinance, and rent control.

Lydia Hernandez spoke about the City's rental assistance program, her experiences as a tenant, clarified the City of Pasadena's housing information, and spoke in support of a rental registry that should be confidential.

There were no other requests to speak.

Mayor Calaycay closed public comment.

The City Council recessed at 9:15 PM  
The City Council reconvened at 9:21 PM

City Attorney Patterson and Ms. Wand continued to respond to additional questions from the City Council regarding public information collected for a rental registry, the Public Records Act Request for information collected for a rental registry, and the requirements and regulations for increasing rents.

Councilmember Leano spoke in support of establishing a Claremont Rental Registry and clarified the City cannot implement rent control as the State's Costa-Hawkins Rental Housing Act prohibits it.

Councilmember Reece spoke against establishing a Claremont Rental Registry as establishment and implementation may lead to several unintended consequences.

Councilmember Medina spoke against establishing a Claremont Rental Registry as he previously expressed at the February 11, 2025, City Council meeting, and expressed concern regarding the unknown or unintended consequences.

Councilmember Stark expressed budgetary concerns in establishment of a Claremont Rental Registry; however, she believes it is imperative that data be collected to make sound decisions.

Mayor Calaycay spoke against establishing a Claremont Rental Registry and adoption of an anti-harassment ordinance as Claremont is a small community where the State already regulates and enforces tenant protections.

***Councilmember Stark moved to direct staff to establish a Claremont Rental Registry that would apply to all rental units in the City of Claremont, seconded by Councilmember Leano, and failed on a roll call vote as follows:***

**AYES:** Councilmember – Leano, Stark  
**NOES:** Councilmember – Calaycay, Medina, Reece

***Councilmember Stark moved to introduce for first reading and reading be by title only AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, ADDING CHAPTER 8.35 (PROHIBITION OF HARASSMENT IN RENTAL HOUSING) TO TITLE 8 (HEALTH AND SAFETY) OF THE CLAREMONT MUNICIPAL CODE, seconded by Councilmember Leano, and carried on a roll call vote as follows:***

**AYES:** Councilmember – Leano, Medina, Reece, Stark  
**NOES:** Councilmember – Calaycay

Councilmember Leano suggested the City create a pathway for tenants to report illegal rent increases.

City Attorney Patterson asked all to remember the City and City staff does not provide legal advice, but can always provide information and resources where available.

Ms. Wand confirmed the City will increase its education efforts to both landlords and tenants and provide them with necessary information and resources.

## **ADMINISTRATIVE ITEM**

10. Park Facilities Improvement Plan (Funding Sources: Park Dedication Fund, Los Angeles County Measure A Fund, General Fund, and Grants/Donations)

This item starts at 4:37:31 in the archived video.

Jeremy Swan, Director of Community Services, gave a PowerPoint presentation and

Mr. Swan and City Manager Pirrie responded to questions from the City Council regarding used playground equipment, universal playground design, and accessibility.

Mayor Calaycay invited public comment.

City Clerk Desautels announced one written public comment had been received.

There were no requests to speak.

Mayor Calaycay closed public comment.

The City Council spoke in support of the proposed Park Facilities Improvement Plan.

***Councilmember Reece moved to approve the proposed Park Facilities Improvement Plan, seconded by Councilmember Stark, and carried on a roll call vote as follows:***

***AYES: Councilmember – Calaycay, Leano, Medina, Reece, Stark***

***NOES: Councilmember – None***

## **ADJOURNMENT**

Mayor Calaycay adjourned the regular meeting of the Claremont City Council at 10:16 PM. The next regular meeting of the Claremont City Council will be held on Tuesday, May 27, 2025, at 6:30 PM, in the Claremont Council Chamber.

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Mayor

ATTEST:

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Deputy City Clerk