



REGULAR MEETING AGENDA
125 E. College Street, Covina, California
Council Chamber of City Hall
Tuesday, September 1, 2015

**CITY COUNCIL/SUCCESSOR AGENCY TO THE COVINA
REDEVELOPMENT AGENCY/COVINA PUBLIC FINANCING
AUTHORITY/COVINA HOUSING AUTHORITY
JOINT MEETING—CLOSED SESSION
6:30 p.m.**

CALL TO ORDER

ROLL CALL

Council/Agency/Authority Members Allen, Delach, Marquez, Mayor Pro Tem/Vice Chairperson Stapleton and Mayor/Chairperson King

PUBLIC COMMENTS

The Public is invited to make comment on Closed Session items only at this time. To address the Council/Agency/Authority please complete a yellow speaker request card located at the entrance and give it to the City Clerk. Your name will be called when it is your turn to speak. Individual speakers are limited to five minutes each.

The City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority will adjourn to closed session for the following:

CLOSED SESSION

- A. G.C. §54956.8 CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Property: 1162 N. Citrus Avenue
Property Negotiator: Charles McKeag, MLC Holdings, Inc.
Agency Negotiator: Andrea Miller, City Manager
Under negotiation: Negotiations to include both price and terms of payment

RECESS



**CITY COUNCIL/SUCCESSOR AGENCY TO THE COVINA
REDEVELOPMENT AGENCY/COVINA PUBLIC FINANCING
AUTHORITY/COVINA HOUSING AUTHORITY
JOINT MEETING—OPEN SESSION
7:30 p.m.**

RECONVENE AND CALL TO ORDER

ROLL CALL

Council/Agency/Authority Members Allen, Delach, Marquez, Mayor Pro Tem/Vice Chairperson Stapleton and Mayor/Chairperson King

PLEDGE OF ALLEGIANCE

Led by Council Member Allen

INVOCATION

Given by Covina Police Chaplain Venegas

PRESENTATIONS

Recognition: Charter Oak Girls Softball Team

PUBLIC COMMENTS

To address the Council/Agency/Authority please complete a yellow speaker request card located at the entrance and give it to the City Clerk/Agency/Authority Secretary. Your name will be called when it is your turn to speak. Those wishing to speak on a LISTED AGENDA ITEM will be heard when that item is addressed. Those wishing to speak on an item NOT ON THE AGENDA will be heard at this time. State Law prohibits the Council/Agency/Authority Members from taking action on any item not on the agenda. Individual speakers are limited to five minutes each.

COUNCIL/AGENCY/AUTHORITY COMMENTS

Council/Agency/Authority Members wishing to make any announcements of public interest or to request that specific items be added to future Council/Agency/Authority agendas may do so at this time.

CITY MANAGER COMMENTS

CONSENT CALENDAR

All matters listed under consent calendar are considered routine, and will be enacted by one motion. There will be no separate discussion on these items prior to the time the Council/Agency/Authority votes on them, unless a member of the Council/Agency/Authority requests a specific item be removed from the consent calendar for discussion.

CC 1. City Council to approve the minutes from the August 12, 2015 Special meeting of the City Council/Successor Agency to the Covina Redevelopment Agency/Public Financing Authority.

Report: [Minutes of August 12, 2015](#)

CC 2. City Council to approve the minutes from the August 18, 2015 Special meeting of the City Council/Successor Agency to the Covina Redevelopment Agency/Public Financing Authority.

Report: [Minutes of August 18, 2015](#)

CC 3. City Council to approve the payment of demands in the amount of \$2,091,155.88.

Report: [Payment of Demands](#)

CC 4. Successor Agency to the Redevelopment Agency to receive payment of demands in the amount of \$7,538.59.

Report: [Receipt of Payment of Demands](#)

CC 5. City Council to adopt **Resolution No. 15-7388** urging the State to provide new sustainable funding for State and Local Transportation Infrastructure and authorize the City Manager to join the “Fix Our Roads” Coalition on behalf of the City of Covina as requested by the League of California Cities.

Report: [Resolution No. 15-7388](#)

CC 6. City Council to authorize execution of Professional Services Agreement with RKA Consulting Group for City Engineering Services and adoption of **Resolution No. 15-7386** appropriating \$22,621 in available Proposition C Fund balance to the Fiscal Year 2015-16 budget and allocating the funds to the intersection of Workman Street and Hollenbeck Avenue – Project T-1407 for Contract Administration and Inspection Services.

Report: [Resolution No. 15-7386](#)

CC 7. City Council to approve First Amendment to the Maintenance Services Agreement with Christian Brothers Mechanical Services for City-owned and operated HVAC systems to remove the Police Department HVAC system from the contract’s scope of services, and authorize City Manager to execute two-year contract extension.

Report: [Agreement Christian Brothers Mechanical Services](#)

PUBLIC HEARING

PH 1. City Council conduct a public hearing to consider **Ordinance No. 15-2042**, Application Zoning Code Amendment (ZCA) 15-001, a request to amend Section 17.04.414.5 of Chapter 17.04 to Title 17 (Zoning Ordinance) of the Covina Municipal Code to amend the definition of a medical marijuana dispensary.

Staff Recommendation:

- 1) City Council to open the public hearing and receive public testimony;
- 2) Close the public hearing; and
- 3) Introduce and waive further reading of **Ordinance No. 15-2042**, amending the definition of a medical marijuana dispensary.

Report: [Ordinance No. 15-2042](#)

CONTINUED BUSINESS

No matters scheduled.

NEW BUSINESS

NB 1. City Council to introduce and hold first reading of **Ordinance No. 15-2039** to repeal Section 13.06.060.B.5 of Chapter 13.06 (Water Conservation) of Title 13 (Water and Sewers) of the Covina Municipal Code regarding the prohibition on filling of residential swimming pools or outdoor spas.

Staff Recommendation:

- 1) City Council to introduce, hold first reading by title only and waive further reading of **Ordinance No. 15-2039**;
- 2) Authorize staff to schedule second reading of the ordinance at the City Council meeting of September 15, 2015;
- 3) Direct the Departments of Community Development and Public Works to allow the re-filling of existing and initial filling of new residential swimming pools or outdoor spas with potable water during the period Ordinance No. 15-2039 is going through the second reading and thirty day posting requirement; and
- 4) Direct the Department of Public Works to initiate public outreach on pool and spa water savings tips and investigate other pool and spa-related water conservation measures for possible future inclusion in the Water Conservation Ordinance.

Report: [Ordinance No. 15-2039](#)

NB 2. City Council to introduce, waive further reading and consider adopting **Interim Urgency Ordinance No. 15-2040**, establishing a 45-day moratorium on issuing any new dance and entertainment permits for 45 days.

Staff Recommendation:

- 1) City Council to adopt **Interim Urgency Ordinance No. 15-2040**, establishing a 45-day moratorium on issuing any new dance and entertainment permits; and
- 2) City Council direct staff to study revisions to the City's existing zoning regulations to address dance and entertainment permits.

Report: [Urgency Ordinance No. 2015-2040](#)

NB 3. City Council to adopt **Resolution No. 15-7389**, establishing the City's Mission Statement, Vision Statement, City Slogan, Core Values, and Core Strategies for FY 2015-16.

Report: [Resolution No. 15-7389](#)

ADJOURNMENT

The Covina City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Finance Authority/Covina Housing Authority will adjourn to its next regular meeting of the Council/Agency/Authority scheduled for **Tuesday, September 15, 2015**, at 6:30 p.m. for closed session and 7:30 p.m. for open session inside the Council Chamber, 125 East College Street, Covina, California, 91723.

Any member of the public may address the Council/Agency/Authority during both the public comment period and on any scheduled item on the agenda. Comments are limited to a maximum of five minutes per speaker unless, for good cause, the Mayor/Chairperson amends the time limit. Anyone wishing to speak is requested to submit a yellow Speaker Request Card to the City Clerk; cards are located near the agendas or at the City Clerk's desk.

MEETING ASSISTANCE INFORMATION: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (626) 384-5430. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

If you challenge in court any discussion or action taken concerning an item on this agenda, you may be limited to raising only those issues you or someone else raised during the meeting or in written correspondence delivered to the City at or prior to the City's consideration of the item at the meeting.

The Covina City Clerk's Office does hereby declare that, in accordance with California Government Code Section 54954.2(a), the agenda for the **Tuesday, September 1, 2015** meeting was posted on **Thursday, August 27, 2015** on the City's website and near the front entrances of: 1) Covina City Hall, 125 East College Street, Covina; 2) the Covina Public Library, 234 N. Second Avenue, Covina; and 3) the Joslyn Center, 815 N. Barranca Avenue, Covina.

MATERIALS RELATED TO AN ITEM ON THIS AGENDA, AND SUBMITTED TO THE CITY COUNCIL AFTER PUBLICATION OF THE AGENDA, ARE AVAILABLE TO THE PUBLIC IN THE CITY CLERK'S OFFICE AT 125 E. COLLEGE STREET, COVINA.