



REGULAR MEETING AGENDA
125 E. College Street, Covina, California
Council Chamber of City Hall
Tuesday, August 18, 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. §54957.6 – CONFERENCE WITH LABOR NEGOTIATORS
City designated representatives: Andrea Miller, City Manager, Kim Raney, Police Chief, Danielle Tellez, Human Resources Director
Employee Organization: American Federation of State, County and Municipal Employees (AFSCME)
- B. G.C. §54957.6 – CONFERENCE WITH LABOR NEGOTIATORS
City designated representatives: Andrea Miller, City Manager, Kim Raney, Police Chief, Danielle Tellez, Human Resources Director
Unrepresented Employees

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 Boy Scout Troop 461

INVOCATION

Given by Covina Police Chaplain Truax

PRESENTATIONS

Presentation to Covina Police Department Canine Program

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 July 7, 2015 Regular meeting of the City Council/Successor Agency to the Covina Redevelopment Agency/Public Financing Authority.

Report: [Minutes of July 7, 2015](#)

CC 2. City Council to approve the minutes from the July 21, 2015 Regular meeting of the City Council/Successor Agency to the Covina Redevelopment Agency/Public Financing Authority.

Report: [Minutes of July 21, 2015](#)

CC 3. City Council to approve the payment of demands in the amount of \$4,398,014.34.

Report: [Payment of demands](#)

CC 4. Successor Agency to the Redevelopment Agency to receive payment of demands in the amount of \$93,199.07.

Report: [Agency payment of demands](#)

CC 5. City Council to receive and file Quarterly Report of the Treasurer to the City of Covina and Successor Agency to the Covina Redevelopment Agency for the quarter ended June 30, 2015.

Report: [Quarterly Report of Treasurer](#)

CC 6. City Council to approve extension of Metrolink Complex Security Services with Absolute Security International, Incorporated, approve decrease in security hours, and authorize the City Manager to execute eight-month contract.

Report: [Metrolink Complex Security Services](#)

CC 7. City Council to approve amendment to Food Services Agreement between County of Los Angeles and City of Covina and authorize the City Manager to execute the agreement.

Report: [Food Services Agreement](#)

CC 8. City Council to approve Animal Control Service Level request and changes to billing rates between the Department of Animal Care and Control and the City of Covina and authorize the City Manager to execute the agreement.

Report: [Animal Control Services Level](#)

CC 9. City Council to approve Professional Services Agreement with AdminSure, Inc., for Workers' Compensation Claims Administration for the Period of September 1, 2015 through August 31, 2018.

Report: [Agreement AdminSure, Inc.](#)

PUBLIC HEARING

PH 1. City Council to conduct a public hearing to consider adoption of a resolution finding City to be in conformance with the Congestion Management Program (CMP) and adopting the CMP Local Development Report, in accordance with California Government Code Section 65089.

Staff Recommendation:

- 1) City Council open the public hearing and consider public testimony; close public hearing; and
- 2) Adopt Resolution No. 15-7385, finding City to be in Conformance with the Congestion Management Program (CMP) and adopting the CMP Local Development Report, in accordance with California Government Code Section 65089.

Report: [Congestion Management Program](#)

PH 2. City Council to conduct a public hearing to consider Tentative Tract Map (TTM) 73397 and Conditional Use Permit (CUP) 15-010 for a proposed conversion of the existing 23-unit, 3-story apartment complex to for sale condominium units (not involving any new development) on approximately 1.1 acre site at 501-521 North Lark Ellen Avenue – APN: 8434-001-006.

Staff recommendation:

- 1) City Council open public hearing, consider public testimony, close the public hearing; and
- 2) Adopt Resolution No. 15-7387, approving Tentative Tract Map (TTM) 73397 and Conditional Use Permit (CUP) 15-010 to convert the existing 23-unit, 3-story apartment complex to for-sale condominium units on approximately 1.1 acre site, and
- 3) Determine that the proposed condominium conversion would be categorically exempt in accordance with Section 15301 (k), Class 1 of the California Environmental Quality Act Guidelines.

Report: [CUP 15-010](#)

CONTINUED BUSINESS

No matters scheduled.

NEW BUSINESS

No matters scheduled.

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 1, 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 **August 18, 2015** meeting was posted on **August 13, 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.