



City of Covina/Successor Agency to the
Covina Redevelopment Agency/
Covina Public Finance Authority/
Covina Housing Authority

Mayor Peggy Delach – Mayor Pro Tem John King

Council Members: Walter Allen - Jorge Marquez - Kevin Stapleton

REGULAR MEETING AGENDA

125 E. College Street, Covina, California

Council Chamber of City Hall

Tuesday, February 17, 2015

6:30 p.m.

- As a courtesy to Council/Agency/Authority Members, staff and attendees, everyone is asked to silence all pagers, cellular telephones and any other communication devices.
- 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.
- Please provide 10 copies of any information intended for use at the Council/Agency/Authority meeting to the City Clerk prior to the meeting.
- **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.
- **DOCUMENT AVAILABILITY:** Any writings or documents provided to a majority of the Council/Agency/Authority regarding any item on this agenda will be made available for public inspection at the City Clerk's Office at City Hall located at 125 E. College Street and the reference desk at the Covina Library located at 234 North Second Avenue during normal business hours. In addition, such writings and documents are available in the City Clerk's Office and posted on the City's website at www.covinaca.gov.
- Pursuant to Government Code Section 54954.2, no matter shall be acted upon by the City Council/Successor Agency to the Covina Redevelopment Agency/Public Finance Authority/Covina Housing Authority unless listed on agenda, which has been posted not less than 72 hours prior to 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 the agenda for the **February 17, 2015** meeting was posted on **February 12, 2015** near the front entrance of the City Hall, 125 East College Street, Covina, in accordance with Section 54954.2(a) of the California Government Code.

February 17, 2015

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

CALL TO ORDER

ROLL CALL

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

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 Finance Authority/Covina Housing Authority will adjourn to closed session for the following:

CLOSED SESSION

- A. G.C. §54957 - PUBLIC EMPLOYEE APPOINTMENT
Title: City Manager
- B. G.C. §54957- PUBLIC EMPLOYEE EVALUATION
Title: City Attorney
- C. G.C. §54956.9(d)(1)- CONFERENCE WITH LEGAL COUNSEL- Existing Litigation
Name of Case: Aguilar v. City of Covina et. al., U.S.D.C.
Case No.: 2:14-cv-09183-JEM
- D. G.C. §54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Property: 633-635 S. Citrus Avenue (APN 8453-001-906)
Agency negotiator: Kim Raney, Acting City Manager and
Elizabeth Hull, Assistant City Attorney
Negotiating parties: Sage Automotive Group
Under negotiation: Negotiations to include both price and terms of payment

RECESS

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

RECONVENE AND CALL TO ORDER

ROLL CALL

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

PLEDGE OF ALLEGIANCE

Led by Mayor Delach

INVOCATION

Given by Covina Police Chaplain Dave Truax

PRESENTATIONS

Proclamation – Covina Vikings Jr. Midget Football Team - 2014 National Champions

Presentation – Donation from The Champion Family Foundation to Covina Police K-9 Program

Presentation – Introduction of Miss Covina 2015

Presentation – 2015 Homeless Count Participation

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.

1. Appoint Ken Fields as the employee representing on the Oversight Board of the Successor Agency to the Covina Redevelopment Agency.

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 January 20, 2015 meeting of the Covina City Council/Successor Agency to the Covina Redevelopment Agency/Public Finance Authority/Covina Housing Authority.
- CC 2.** City Council to approve the summary minutes from the January 29, 2015 joint workshop meeting of the Covina City Council/Successor Agency to the Covina Redevelopment Agency/Public Finance Authority/Covina Housing Authority with Covina Planning Commission.
- CC 3.** City Council to receive and file the Downtown parking update.
- CC 4.** City Council to receive and file the report on the 2015 Citywide Homeless Count.
- CC 5.** City Council to receive and file the Public Works monthly activity report.
- CC 6.** City Council to receive and file the Fiscal Year 2014-2015 2nd Quarter update on Major Funds.
- CC 7.** City Council to approve agreements with Blackboard, Inc., and Nixle LLC, for emergency communications systems and authorize the Acting City Manager or his designee to execute all related documents on the City's behalf.
- CC 8.** City Council to approve participant agreement between Los Angeles County for countywide address management system and authorize the Acting City Manager or his designee to execute all related documents on the City's behalf.
- CC 9.** City Council to consider approval of the pre-qualified consultant lists for provided on-call as needed Planning services and Environmental services to the City and authorize the Acting City Manager to negotiate and execute said agreements on behalf of the City.
- CC 10.** City Council to approve Temporary License and Right of Entry Agreement with MWH Americas Inc., for Geotechnical Evaluation of Kahler Russell Park.
- CC 11.** City Council to approve Professional Services Agreement with John L. Hunter and Associates and authorize the Acting City Manager to sign the Professional Services Agreement.
- CC 12.** City Council to approve Option agreement to purchase equipment from Covina Rents and authorize the Acting City Manager or his designee to execute all related documents on the City's behalf.
- CC 13.** Successor Agency to the Covina Redevelopment Agency to approve Recognized Obligation Payment Schedule (ROPS 15-16A), covering July 1, 2015 through December 31, 2015 and direct it to be provided to the Successor Agency Oversight Board for consideration and approval.

CC 14. City Council to make certain findings as required by California Environmental Quality Act (CEQA) guidelines Section 15301 (repair of existing facility) and Section 15269 (emergency project); and to adopt **Resolution 15-7315**, to determine that an emergency condition exists for City Hall repairs and to delegate authority to the Acting City Manager to procure services and equipment without notice for bids to let contracts in the case of a declared emergency under Section 22050 of the California Public Contract Code.

CC 15. City Council to adopt **Resolution 15-7316**, amending the fiscal year 2014-2015 Library Services operating budget to expend the UMIGO! You Make It Go and Children's Museum of Manhattan stipend funds to support the development of California Libraries.

CC 16. City Council to adopt **Resolution No. 15-7317**, amending the Fiscal Year 2014-2015 Budget to finalize the funding for the Energy Efficient Projects.

PUBLIC HEARING

PH1. City Council to conduct a continued public hearing from the February 3, 2015 cancelled meeting; introduce and waive further reading of an Ordinance regarding Planned Community Development Ordinance 99-001, adding "automobile rental" as a permitted use within and modifying the sign regulations for one property within the Shoppers Lane/Terrado Plaza Planned Community Development Area.

Staff Recommendation:

- 1) City Council to open the public hearing and consider public testimony; and
- 2) Make certain findings as required by California Environmental Quality Act (CEQA) guidelines that this is not a project as defined in Sections 15060(c)(2), 15060(c)(3) and Section 15378, that has a potential resulting in physical change to the environment, directly or indirectly; and
- 3) City Council to introduce and waive further reading of **Ordinance No. 15-2037**, first reading, establishing Planned Community Development Ordinance PCD 99-001 (Amendment No. 1) to allow, as a permitted use, "automobile rental" and to allow for the modification to the sign regulations for one property within Shoppers Lane/Terrado Plaza Planned Community Development Area.

PH2. City Council to conduct a public hearing, introduce and waive further reading of an Ordinance, allowing medical, dental and therapeutic offices as a permitted use in the "C-2/Neighborhood Shopping Center", "C-3/Central Business", "C-3A/Regional or Community Shopping Center", "C-4/Highway Commercial", and C-5/Specified Highway" zoning districts, subject to certain requirements.

Staff Recommendation:

- 1) City Council to open the public hearing and consider public testimony; and
- 2) Make certain findings as required by California Environmental Quality Act (CEQA) guidelines that this is not a project as defined in Sections 15060(c)(2), 15060(c)(3) and Section 15378, that has a potential resulting in physical change to the environment, directly or indirectly; and
- 3) City Council to introduce and waive further reading of **Ordinance No. 15-2035**, allowing medical, dental and therapeutic offices of a permitted use in the "C-

2/Neighborhood Shopping Center”, C-3/Central Business”, “C-3A/Regional or Community Shopping Center”, “C-4/Highway Commercial”, and “C-5/ Specified Highway” zoning districts, subject to certain requirements.

- PH3.** City Council to conduct a public hearing, introduce and waive further reading of an Ordinance, a request to modify the City’s parking requirements citywide concerning automotive repair shops and automotive body and paint shops.

Staff Recommendation:

- 1) City Council to open the public hearing and consider public testimony; and
- 2) Make certain findings as required by California Environmental Quality Act (CEQA) guidelines that this is not a project as defined in Sections 15060(c)(2), 15060(c)(3) and Section 15378, that has a potential resulting in physical change to the environment, directly or indirectly; and
- 3) City Council to introduce and waive further reading of **Ordinance No. 15-2036**, modifying the City’s parking requirements citywide concerning automotive repair shops and automotive body and paint shops.

- PH4.** City Council to conduct a public hearing and consider adoption of resolutions reapproving Lease with Option to Purchase, approving an Amended and Restate Operating Covenant Agreement, and accepting an Economic Development Subsidy Report as they pertain to 633-635 South Citrus Avenue, Covina, California.

Staff Recommendation:

- 1) City Council to open the public hearing and consider public testimony; and
- 2) Making certain findings under Section 15162 of the California Environmental Quality Act (CEQA) guidelines that all environmental impacts associated with the project were already analyzed and mitigated by MND adopted on October 21, 2014 and no changes are being undertaken warranting further review; and
- 3) City Council to consider adopting **Resolution No. 15-7318**, accepting the economic development subsidy report prepared pursuant to Government Code 53083 for property located at 633-635 South Citrus Avenue, Covina; and
- 4) City Council to consider adopting **Resolution No. 15-7319**, reapproving a lease with option to purchase by and between the City of Covina and Covina MJL, LLC, for property located at 633-635 South Citrus Avenue, Covina; and
- 5) City Council to consider adopting **Resolution No. 15-7320**, approving and restated operating covenant agreement by and between the City of Covina and Covina MJL, LLC for property located at 633-635 South Citrus Avenue, Covina.

NEW BUSINESS

- NB1.** City Council to consider approval of agreement for employment by and between the City of Covina and Andrea Miller.

Staff Recommendation:

- 1) City Council to consider approval/ ratification of employment agreement negotiated by legal counsel and establishing compensation and other terms and conditions of employment of City Manager.

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, March 3, 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.