



City of Covina/Covina Redevelopment
Agency/Covina Public Finance Authority
Mayor Peggy Delach – Mayor Pro Tem John King
Council Members Walt Allen, III – Bob Low – Kevin Stapleton

REGULAR MEETING AGENDA
125 E. College Street, Covina, CA
Council Chambers of City Hall
Tuesday, October 19, 2010
6:30 p.m.

- **The City Council/Redevelopment Agency will meet in closed session from 6:30 p.m.-7:30 p.m.**
- As a courtesy to Council/Agency 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 City Council, Redevelopment Agency, Public Finance 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/Agency Chair 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 City Council/Covina Redevelopment Agency/Public Finance 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 Department at (626) 384-5430. Services such as American Sign Language interpreters, a reader during the meeting, and/or large print copies of the agenda are available. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Assisted listening devices are now available. Please see the City Clerk before the meeting or during a break for more information.
- **DOCUMENT AVAILABILITY:** Any writings or documents provided to a majority of the City Council/Redevelopment Agency/Public Finance Authority regarding any item on this agenda will be made available for public inspection at the City Clerk counter at City Hall located at 125 E. College Street and the Reference Desk at the Covina Library located at 234 N. Second Avenue during normal business hours. In addition, such writings and documents are available in the City Clerk's office and may be posted on the City's website at <http://www.covinaca.gov/clerk/agendas.htm>.
- Pursuant to Government Code Section 54954.2, no matter shall be acted upon by the City Council/Redevelopment Agency/Public Finance 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 Deputy City Clerk of the Covina City Council hereby declares that the agenda for the **October 19, 2010**, Regular City Council meeting was posted on **October 14, 2010** near the front entrance of the City Hall, 125 East College Street, Covina, in accordance with Section 54954.2(a) of the Government Code.

CITY COUNCIL/REDEVELOPMENT AGENCY

JOINT MEETING—CLOSED SESSION

6:30 p.m.

CALL TO ORDER

ROLL CALL

Council/Agency Members Allen, Low, Stapleton, Mayor Pro Tem/Vice Chairperson King, 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, 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 and Redevelopment Agency will adjourn to Closed Session for the following:

CLOSED SESSION

- A. G.C. §54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATOR –
NEGOTIATIONS TO INCLUDE BOTH PRICE AND TERMS:
DESIGNATED REPRESENTATIVE: Robert Neuber, Comm. Development Director
- Covina Valley Unified School District – 120 East School Street (APN: 8430-027-900)
 - Covina Valley Unified School District – Vacant Land South Side Puente Street at Third Avenue (APN: 8444-021-904)
 - Mercy Moreno – 147-151 East College Street (APN: 8445-001-918)
 - Off Citrus – 114 E. Italia Street (APN: 8445-001-905)
 - Charlie Park – 116 E. School Street (APN: 8430-027-009)
 - Pat Fore – 326 N. Citrus Avenue (APN: 8430-027-017)
 - CIT Small Business Lending Corporation – Barranca Investments, Inc. and Antonio Escobar – 504 N. Barranca Avenue (APN: 8429-009-019)
 - Yen Yao Hsih (APN 8431-028-007)
 - Yen Yao Hsih (APN 8431-028-025)
 - Yen Yao Hsih (APN 8431-028-026)
 - Yen Yao Hsih (APN 8431-028-029)
- B. G.C. §54956.9(c) – CONFERENCE WITH LEGAL COUNSEL – Initiation of Litigation
Number of Cases: One (1)
- C. G.C. §54957 – CONFERENCE WITH LEGAL COUNSEL – Existing Litigation
Worker's Compensation Case No. # ADJ7366444 -- Salinas v. City of Covina
- D. G.C. 54957.6 – CONFERENCE WITH LABOR NEGOTIATORS
AGENCY DESIGNATED REPRESENTATIVE: Anthony Arroyo, Human Resources
Director
EMPLOYEE ORGANIZATIONS: Police Management Group
Unaffiliated Employees

RECESS

**CITY COUNCIL/REDEVELOPMENT AGENCY/PUBLIC FINANCE
AUTHORITY**

JOINT MEETING—OPEN SESSION

7:30 p.m.

CALL TO ORDER

ROLL CALL

Council/Agency Members Allen, Low, Stapleton, Mayor Pro Tem/Vice Chairperson King,
Mayor/Chairperson Delach

PLEDGE OF ALLEGIANCE

Led by Council Member Low

INVOCATION

Led by the Covina Police Chaplain Jerry Gunderson

PRESENTATIONS

Proclamation in recognition of Breast Cancer Awareness Month

Proclamation in recognition of Red Ribbon Week

Recognition of Dare to Care Event Coordinators

Presentation of the Water Billing Status

PUBLIC COMMENTS

To address the City Council/Redevelopment Agency/Public Finance Authority please complete a yellow Speaker Request card located at the entrance and give it to the City Clerk/Agency 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 Members from taking action on any item not on the agenda. Individual speakers are limited to five minutes each.

COUNCIL/AGENCY COMMENTS

Council/Agency Members wishing to make any announcements of public interest or to request that specific items be added to future City Council/Redevelopment Agency 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/Redevelopment Agency/Public Finance Authority votes on them, unless a member of the Council/Agency requests a specific item be removed from the consent calendar for discussion.

- CC 1. City Council to approve the Minutes of the October 5, 2010 Regular City Council/Redevelopment Agency Meeting.
- CC 2. City Council to approve Payment of Demands in the amount of \$4,386,888.65.
- CC 3. City Council to adopt **Ordinance No. 10-1988**, amending Title 1 and Title 8 of the Covina Municipal Code pertaining to Code Enforcement Activities.
- CC 4. City Council to approve the Employment Agreement between the City of Covina and Dilu De Alwis for Director of Finance.
- CC 5. City Council to:
- a) adopt **Resolution No. 10-6896**, calling and giving notice of the holding of a General Municipal Election to be held on Tuesday, March 8, 2011, for the election of certain officers as required by the provisions of the laws of the State of California relating to general law cities.
 - b) adopt **Resolution No. 10-6897**, requesting the Board of Supervisors of the County of Los Angeles to render specified services to the City of Covina relating to the conduct of a General Municipal Election.
 - c) adopt **Resolution No. 10-6898**, adopting regulations for candidates for elective office pertaining to candidates statements submitted to the voters at an election to be held on Tuesday, March 8, 2011.
- CC 6. City Council to receive and file the Public Works Department Monthly Activity Report.
- CC 7. City Council to:
- a) Approve the Annual Report of the Advisory Board of the Downtown Covina Business Area Enhancement District (BAED).
 - b) Adopt **Resolution No. 10-6901**, declaring its intent to levy an annual assessment for the Fiscal Year 2010-11 in the Downtown Business Area Enhancement District, and establishing the date, time and place for the public hearing.
- CC 8. Redevelopment Agency to approve Payment of Demands in the Amount of \$156,629.81.

CONSENT CALENDAR CONT

- CC 9. Redevelopment Agency to approve the Relocation and Lease Termination Settlement Offer/Agreement with Candy Connection as part of the Olson Citrus Walk Project.
- CC 10. Finance Authority to adopt **Resolution No. 10-09**, establishing the posting of meetings of the Covina Public Financing Authority.

PUBLIC HEARING

- PH 1. City Council consideration of revocation of Conditional Use Permits #87002 and 99-001 and Business License #02784 for the establishment commonly known as "The Well" bar, located at 989 West San Bernardino Road, Covina, California 91722.

Staff Recommendation:

- a) Conduct a Public Hearing; and
- b) Approve the revocation of Conditional Use Permits #87002 and 99-001 and Business License #02784 for the establishment commonly known as "The Well" bar, located at 989 West San Bernardino Road, Covina, California 91722.

CONTINUED BUSINESS

- CB 1. Update on the Strategic Plan
- CB 2. City Council to renew Business License and Certificate of Public Convenience and Necessity for Southern California Transcorp Incorporated, DBA, Yellow Cab Company of San Gabriel Valley.
- CB 3. City Council to renew Business License and Certificate of Public Convenience and Necessity for Diversified Transportation Incorporated, DBA, Pomona Yellow Cab Company.

ADJOURNMENT

The Covina City Council/Redevelopment Agency/Public Finance Authority will adjourn to the Strategic Planning Meeting to be held on **Tuesday, October 26, 2010**, First Presbyterian Church of Covina, Williams Hall, located at 310 North 2nd Avenue, Covina, California, 91723-2182.