



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, California

Council Chambers of City Hall

Tuesday, November 16, 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/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 City Council, Redevelopment Agency, and 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/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 City Council/Covina Redevelopment Agency/Covina 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 **November 16, 2010** Regular City Council meeting was posted on **November 10, 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.

November 16, 2010

**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 Neiuber, 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)
 - Elite Dining, Inc. – 114 E. Italia Street (APN 8445-001-905)
 - Charlie Park – 116 E. School Street (APN 8430-027-009)
 - 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)
 - Greg Bozzani – 602 S. Citrus Avenue (APN 8451-001-911)
 - Greg Bozzani – 626 S. Citrus Avenue (APN 8451-001-911)
 - Enterprise – 635 South Citrus Ave. (APN 8453-001-906 & 8453-001-900)
- B. G.C. §54956.9(c) – CONFERENCE WITH LEGAL COUNSEL – Anticipated Litigation
Number of Cases: One (1)

RECESS

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

CALL TO ORDER

ROLL CALL

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

PLEDGE OF ALLEGIANCE

Led by Mayor Delach.

INVOCATION

Led by the Covina Police Chaplain David Truax.

PRESENTATIONS

1. Recognition of Police Officer David Rodriguez as the California SWAT Officer of the Year.
2. Recognition of Police Department Volunteer of the Year – Phyllis Meadow.
3. Recognition of the 2010 Parade Committee Members and the first time Emeritus Award recipients Bob and Marilyn Humble.
4. Official Drawing for the 60th Annual Christmas Parade fundraiser winners.
5. Proclamation for Hospice and Home Health Care month.

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/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 Members wishing to make any announcements of public interest or to request that specific items be added to future City Council/Redevelopment Agency/Public Finance 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/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 November 2, 2010 Regular City Council/Redevelopment Agency/Public Finance Authority Meeting.
- CC 2. City Council to receive and file the Payment of Demand in the amount of \$6,303,379.59.
- CC 3. City Council to authorize Automated Clearing House (ACH) Transactions between Bank of the West and Wells Fargo Bank.
- CC 4. City Council to adopt **Resolution No. 10-6905**, to rescind City Council Resolution No. 87-4833, authorizing the adjustment and settlement of claims against the City of Covina.
- CC 5. City Council to adopt **Resolution No. 10-6908**, to amend the fine amounts for parking violations to comply with state mandated legislation SB 857 and to offset increased local parking enforcement costs.
- CC 6. City Council to adopt **Resolution No. 10-6909**, to approve an amendment to the contract between the City of Covina and the California Public Employees' Retirement System (CalPERS) to provide a 3% @ 55 Retirement plan for Sworn Employees hired on or after January 1, 2011.
- CC 7. City Council to introduce and waive further reading of **Ordinance No. 10-1990**, adopting the 2010 California Administrative, Building, Residential and Green Building Codes, et al., and the 2011 Los Angeles County Fire Code by reference and amending Title 14, Buildings and Construction, of the Covina Municipal Code.
- CC 8. City Council to approve the determination of satisfaction of note and program requirements and terms for the program participants of the Community Development Bock Grant (CDBG) Special Economic Development Program.
- CC 9. City Council to approve the reorganization of the Information Technology Division of the Finance Department.

CONSENT CALENDAR CONTINUED

- CC 10. City Council to receive and file the Public Works Department Monthly Activity Report.
- CC 11. City Council to receive and file the report of the 2010 CalPERS Educational Forum.
- CC 12. City Council to approve the amendment to the July 1, 2009 agreement between the City of Covina and LA Works for the CDBG-R program.
- CC 13. Redevelopment Agency to receive and file Payment of Demands in the amount of \$466,831.25.
- CC 14. Redevelopment Agency to award a Professional Services Agreement contract to Willdan Engineering for an amount not to exceed \$15,000 for construction management and inspection services for Olson Citrus Walk at-grade demolition.
- CC 15. Redevelopment Agency to adopt **Agency Resolution No. 10-644**, for appropriation of additional funds for Plans Specifications and Engineering (PS&E) and construction of the Heritage Plaza Project and authorize Executive Director to execute corresponding Professional Services Agreement Contracts.
- CC 16. Redevelopment Agency to award a Professional Services Agreement contract to SCS Engineers for oversight during pre-demolition abatement for an amount not to exceed \$10,000.
- CC 17. City Council and Redevelopment Agency to:
1. adopt **City Resolution No. 10-6907**, approving the sale of real property by Vehicle Parking District to the Covina Redevelopment Agency pursuant to that certain disposition and development agreement with Olson Land Projects, LLC, and authorize the Executive Director to execute said purchase agreement; and
 2. adopt **Agency Resolution No. 10-643**, approving the sale of real property by Vehicle Parking District to the Covina Redevelopment Agency pursuant to that certain disposition and development agreement with Olson Land Projects LLC and authorize the Executive Director to execute said purchase agreement.

JOINT PUBLIC HEARING

- JPH 1. City Council/Redevelopment Agency to conduct a Joint Public Hearing for Land Exchange Agreement with Covina Valley Unified School District (CVUSD) for Olson Citrus Walk Project and for a joint vocational training facility.

Staff Recommendation:

- a) a) Adopt **City Resolution No. 10-6906**, approving a Land Exchange Agreement with Covina Unified School District, a California School District, for property located at 120 East School Street and a portion of parcel 8444-021-904 and making certain findings pursuant to California Health and Safety Code §33433 in connection with the Covina Redevelopment Agency's sale of property acquired with tax increments funds; and
- b) Adopt **Agency Resolution No. 10-642**, approving a Land Exchange Agreement with Covina Unified School District, a California School District, for property located at

120 East School Street and a portion of parcel 8444-021-904 and making certain findings pursuant to California Health and Safety Code §33433 in connection with the Covina Redevelopment Agency's sale of property acquired with tax increments funds.

NEW BUSINESS

- NB1. City Council to introduce and waive further reading of **Ordinance No. 10-1987**, amending Title 11 of the Covina Municipal Code pertaining to Controls in Public Rights-of-Way.
- NB2. City Council to consider Council Member initiated appeal of two Planning Commission Decisions.

JOINT NEW BUSINESS

- JNB 1. City Council and Redevelopment Agency to approve Shopper's Lane Improvements Final Concept Design.

ADJOURNMENT

The Covina City Council/Redevelopment Agency/Covina Public Finance Authority will adjourn to **Tuesday, November 30, 2010** at 6:30 p.m. for a special meeting in the Council Chambers of City Hall, 125 E. College Street, Covina, California 91723.