



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, January 18, 2011

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 **January 18, 2011** Regular City Council meeting was posted on **January 13, 2011** near the front entrance of the City Hall, 125 East College Street, Covina, in accordance with Section 54954.2(a) of the Government Code.

January 18, 2011

**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/Redevelopment Agency will adjourn to Closed Session for the following:

CLOSED SESSION

- A. G.C. §54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Designated Representative: Robert Neiuber, Comm. Development Director
Negotiations to include both price and terms:
- Greg Bozzani – 602 S. Citrus Avenue (APN 8451-001-911)
 - Al Sal Oil Company – 611 S. Citrus Avenue (APN 8453-001-001)
 - Enterprise – 635 S. Citrus Avenue (APN 8453-001-906 & 8453-001-900)
- B. G.C. 54956.9(b) – CONFERENCE WITH LEGAL COUNSEL
Anticipated Litigation: One (1)
- C. G.C. 54957.6 – CONFERENCE WITH LABOR NEGOTIATORS
Agency Designated Representative: Anthony Arroyo, H.R. Director
Employee Organization: Police Management Group
- D. G.C. 54956.9(a) – CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Name of Case: Badillo Heights, LLC v. City of Covina: Case No. BC 448983
- E. G.C. 54957 – PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Title: City Manager

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

To be led by the Covina Police Chaplain Dave Truax.

PRESENTATIONS

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 December 7, 2010 Regular Meeting of the City Council/Covina Redevelopment Agency/Covina Public Finance Authority.
- CC 2. City Council to approve the Minutes of the December 21, 2010 Regular Meeting of the City Council/Covina Redevelopment Agency/Covina Public Finance Authority.
- CC 3. City Council to approve Payment of Demands in the amount of \$3,384,467.06.
- CC 4. City Council to receive and file the Public Works Department Monthly Activity Report.
- CC 5. City Council to receive and file the report on the Finance Department Conferences and Training for the month of December 2010.
- CC 6. City Council to receive Covina Transit Survey and direct staff to prepare a Request for Proposal without the Covina Transit Metrolink Shuttle.
- CC 7. City Council to renew a Professional Services Agreement with Willdan Financial Services for Special District Administrative Services.
- CC 8. City Council to Award Bid for Sanitary Sewer Main Replacement and Water Main Replacements on Puente Street, Project Nos. S-1003- and W-1004.
- CC 9. City Council to approve the Water Utility Personnel Adjustments.
- CC 10. City Council to consider appointing Roxanne Medina to the Housing and Community Development Advisory Committee.
- CC 11. City Council to approve the renewal of Facility Use Agreements with AYSO-Region 602 and Covina Baseball Association.
- CC 12. City Council to approve the allocation of reserve funds for the repair of the Police Department's emergency generator and adopt **Resolution No. 11-6922**, amending the Central Equipment budget for fiscal year 2010-2011.
- CC 13. City Council to adopt **Resolution No. 11-6920**, entering into a Memorandum of Understanding with the San Gabriel Valley Council of Governments regarding the California Long-Term Energy Efficiency Strategic Plan and adopt **Resolution No. 11-6923**, amending the Environmental Protection budget for fiscal year 2010-2011.
- CC 14. Redevelopment Agency to approve Payment of Demands in the amount of \$3,505,496.52.
- CC 15. Redevelopment Agency to receive and file a report updating the progress of the Redevelopment Agency Implementation Plan.
- CC 16. Redevelopment Agency to receive and file a report on staff's attendance at the California Redevelopment Association Affordable Housing Conference.
- CC 17. Redevelopment Agency to adopt **Agency Resolution No. 11-650**, approving an Exclusive Right to Negotiate Agreement between the Covina Redevelopment Agency and Jules Boand and Alex Alvarez.

PUBLIC HEARING

PH 1. City Council to conduct a Public Hearing to consider application Conditional Use Permit 10-009, Variance 10-003 and Negative Declaration related to the wireless communication facility located at 121 North Grand Avenue and determine if the required findings can be justified.

Staff Recommendation:

- a) Open the Public Hearing and consider public testimony; and
- b) Consider application CUP 10-009, a Conditional Use Permit for the construction and operation of a 50-foot high, monopine-type wireless communication facility and associated equipment; and
- c) Consider application VAR 10-003, a Variance for a) the setbacks of the communication facility from Grand Avenue and from Badillo Street and b) the distance of the communication facility from existing similar facilities on a separate property to the southeast; and
- d) Close the Public Hearing and determine if the required findings can be made and approve or deny the application and related environmental document.

PH 2. City Council to conduct a Public Hearing to consider the Housing and Community Development Advisory Committee's recommendation for funding applications for Fiscal Year 2011-2012 Community Development Block Grant (CDGB) program budget.

Staff Recommendation:

- a) Open the Public Hearing and consider public testimony; and
- b) Approve the 2011-2012 Community Development Block Grant Program budget as recommended with the provision that allocations be proportionally adjusted based on the final allocation as determined by the Community Development Commission, with a maximum of 15% of funding allocated for public service programs, and 10% of funding allocated for administration; and
- c) Authorize the City Manager or his designee to execute documents related to the 2011-2012 Community Development Block Grant.

PH 3. City Council to conduct a Public Hearing to consider the approval of the Police Chief's recommendations for expenditures under Citizen's Option for Public Safety ("COPS") revenues.

Staff Recommendation:

- a) Open the Public Hearing and consider public testimony; and
- b) Approve the Police Chief's recommendation for use of the State's Citizen's Option for Public Safety (COPS) grant funds.

PH 4. City Council to conduct a Public Hearing to consider **Interim Urgency Ordinance No. 11-1992**, extending a moratorium adopted by Urgency Ordinance No. 10-1991 on the development of new standalone wireless communication facilities.

Staff Recommendation:

- a) Open the Public Hearing and consider public testimony; and

- b) City Council to introduce, waive further reading and adopt **Interim Urgency Ordinance No. 11-1992**, extending Interim Urgency Ordinance No. 10-1991, thereby extending the moratorium on the permitting of new standalone wireless communications facilities for a period of 150 days; and
- c) Direct staff to continue studying possible revisions to the City's existing zoning regulations to address new standalone wireless communications facilities.

JOINT PUBLIC HEARING

JPH 1. City Council/Redevelopment Agency to conduct a Continued Joint Public Hearing to consider a Lease Agreement with Enterprise Rent-A-Car Company of Los Angeles, LLC, for property located at 635 S. Citrus Avenue, Covina, California.

Staff Recommendation:

- a) Open the Public Hearing and consider public testimony; and
- b) Continue the Joint Public Hearing to the City Council/Redevelopment Agency meeting of February 15, 2011.

NEW BUSINESS

- NB 1. City Council to enter into a Professional Services Agreement with Tyler Technologies for Software Services and Support, subject to final negotiation of term by City Attorney.
- NB 2. City Council to renew a Business License and Certificate of Public Convenience and Necessity for Express Transportation Systems, dba, AAA Yellow Cab.
- NB 3. City Council to approve the Covina Parking Study Goals and Objectives.
- NB 4. City Council to approve Amendment No. 1 to the City's Water Utility Billing System Agreement with Global Water Management, LLC.
- NB 5. City Council to adopt **Resolution No. 11-6921**, approving a Financing Agreement for Automated Meter Reading and Geographic Information Systems and Authorizing Change Order No. 1.

ADJOURNMENT

The Covina City Council/Redevelopment Agency/Covina Public Finance Authority will adjourn to its next regular meeting, **Tuesday, February 1, 2011** at 6:30 p.m. for closed session and at 7:30 p.m., for open session in the Council Chambers of City Hall, 125 E. College Street, Covina, California 91723.