



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

CORRECTED AGENDA

SPECIAL MEETING AGENDA
125 E. College Street, Covina, California
Council Chambers of City Hall
Tuesday, January 25, 2011
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 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 25, 2011** Special City Council meeting was posted on **January 20, 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 25, 2011

**SPECIAL CITY COUNCIL
REDEVELOPMENT AGENCY/PUBLIC FINANCE AUTHORITY
JOINT MEETING—OPEN SESSION
6:30 p.m.**

CALL TO ORDER

ROLL CALL

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

PLEDGE OF ALLEGIANCE

Led by Mayor Delach.

INVOCATION

Led by the Covina Police Chaplain.

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. 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

NEW BUSINESS

NB 1. City Council to create the Covina Housing Authority under the California Housing Authority Law to maintain local control over housing responsibilities and the financial resources that are related thereto.

Staff Recommendation:

- a) City Council to adopt **Resolution No. 11-6926**, declaring that there is a need for a Housing Authority to function in the City, declaring that the members of the City Council shall be the Commissioners of the Housing Authority and designating the first interim chairman of the Housing Authority.

NB 2. Redevelopment Agency to consider repayment of Housing Set Aside loan by the Debt Service fund to Low/Moderate Housing fund.

Staff Recommendation:

a) Adopt **Agency Resolution No. 11-651**, approving and authorizing the repayment of the loan to the Low/Moderate Housing fund.

NB 3. Redevelopment Agency to consider repayment of Supplemental Educational Revenue Augmentation Fund (SERAF) loan by the Debt Service fund to the Low/Moderate Housing fund.

Staff Recommendation:

a) Adopt **Agency Resolution No. 11-652**, approving and authorizing the repayment of the loan to the Low/Moderate Housing fund.

JOINT NEW BUSINESS

JNB1. City Council/Redevelopment Agency to approve the Agreement for Services between the City of Covina and the Covina Redevelopment Agency with the Covina Housing Authority; and authorize the City Manager/Executive Director to enter into an agreement to encumber funds in current and future redevelopment housing set-aside and related housing bond funds to support affordable housing activities through Fiscal Year 2027.

Staff Recommendation:

- a) City Council/Redevelopment Agency to approve and authorize the City Manager/Executive Director to enter into an Agreement for Services between the City of Covina and the Covina Redevelopment Agency and the Covina Housing Authority; and
- b) City Council to adopt **Resolution No. 11-6928**, approving the Financial Assistance and Cooperation Agreement by and between the City, the Agency and the Housing Authority and encumbering funds pursuant thereto; and
- c) Agency to adopt **Resolution No. 11-656**, approving the Financial Assistance and Cooperation Agreement by and between the City, the Agency and the Housing Authority and encumbering funds pursuant thereto; and
- d) City Council/Redevelopment Agency to approve and authorize the City Manager/Executive Director to execute all related documents to encumber funds in current and future redevelopment housing set-aside and related housing bond funds to support affordable housing activities through Fiscal Year 2027.

JNB2. City Council/Redevelopment Agency to consider the repayment of loans by the Agency for Project Nos. One and Two to the City.

Staff Recommendation:

- a) City Council to adopt **Resolution No. 11-6927**, approving and authorizing the repayment of the loans to the City from the Covina Redevelopment Agency for Fiscal Year 2010-2011; and
- b) Redevelopment Agency to adopt **Resolution No. 11-653**, approving and authorizing the repayment of the loans to the City from the Covina Redevelopment Agency for Fiscal Year 2010-2011.

JNB3. City Council/Redevelopment Agency to authorize City Manager/Executive Director to execute an Agreement for Services between the City of Covina and the Redevelopment Agency of the City of Covina to encumber current and future redevelopment tax increment proceeds through Fiscal Year 2027 and related public and private bond funds to support current revitalization of neighborhoods throughout Project Area One, Project Area Two, and Project Area Two Amended Area; and Adopt resolution making certain findings regarding the construction of certain public improvements in all Redevelopment Project Areas.

Staff Recommendation:

- a) City Council/Redevelopment Agency to authorize the City Manager/Executive Director to execute a Agreement for Services between the City of Covina and the Redevelopment Agency of the City of Covina to encumber current and future redevelopment tax increment proceeds through Fiscal Year 2027 and related public and private bond funds to support current revitalization of neighborhoods throughout the two project areas; and
- b) City Council to adopt **Resolution No. 11-6929**, making certain findings regarding the construction of certain public improvements in all Redevelopment Project Areas; and
- c) Redevelopment Agency to adopt **Resolution No. 11-654**, making certain findings regarding the construction of certain public improvements in all Redevelopment Project Areas.

JNB4. City Council/Redevelopment Agency to authorize City Manager/Executive Director to execute a Agreement for Services between the City of Covina and the Redevelopment Agency of the City of Covina to encumber current and future redevelopment tax increment proceeds through Fiscal Year 2027 and related public and private bond funds to support revitalization of neighborhoods throughout Project Area One, Project Area Two, and Project Area Two Amended Area; and Adopt resolution making certain findings regarding the construction of certain public improvements in all Redevelopment Project Areas.

Staff Recommendation:

- a) City Council/Redevelopment Agency to authorize the City Manager/Executive Director to execute a Agreement for Services between the City of Covina and the Redevelopment Agency of the City of Covina to encumber current and future redevelopment tax increment proceeds through Fiscal Year 2027 and related public and private bond funds to support revitalization of neighborhoods throughout the two project areas; and
- b) City Council to adopt **Resolution No. 11-6930**, making certain findings regarding the construction of certain public improvements in all Redevelopment Project Areas; and
- c) Redevelopment Agency to adopt **Resolution No. 11-655**, making certain findings regarding the construction of certain public improvements in all Redevelopment Project Areas.

JNB5. City Council/Redevelopment Agency to authorize the City Manager/Executive Director to execute an Agreement for Services between the City of Covina and the Redevelopment Agency of the City of Covina to provide Neighborhood Preservation services including Code Enforcement, Building, and Planning for 10 years.

Staff Recommendation:

- a) City Council/Redevelopment Agency to authorize the City Manager/Executive Director to execute an Agreement for Services between the City of Covina and the Redevelopment Agency of the City of Covina to provide Neighborhood Preservation services including Code Enforcement, Building, and Planning for 10 years; and
- b) City Council to adopt **Resolution No. 11-6931**, authorizing an Agreement for services between the City of Covina and Redevelopment Agency for the City's provision of Neighborhood Preservation Services, including Code Enforcement, Building, and Planning for 10 years; and
- c) Redevelopment Agency to adopt **Resolution No. 11-657**, authorizing an Agreement for services between the City of Covina and Redevelopment Agency for the City's provision of Neighborhood Preservation Services, including Code Enforcement, Building, and Planning, for ten years and authorizing the use of set aside funds for such purposes.

ADJOURNMENT

The Covina City Council/Redevelopment Agency/Covina Public Finance Authority will adjourn to the next Regular Meeting to be held on **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.