



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

AMENDED

(Elected city clerk application added)

REGULAR MEETING AGENDA

125 E. College Street, Covina, California

Council Chamber of City Hall

Tuesday, May 3, 2011

6:30 p.m.

- **The City Council/Redevelopment Agency/Public Finance Authority/Housing Authority 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 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. Services such as American Sign Language interpreters, a reader during the meeting, large print copies of the agenda and assisted listening devices are available. 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 counter 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 may be 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/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 Deputy City Clerk of the Covina City Council hereby declares that the agenda for the **May 3, 2011**, meeting was posted on **April 28, 2011** 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.

May 3, 2011

**CITY COUNCIL/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, Delach, Low, Mayor Pro Tem/Vice Chairperson Stapleton and Mayor/Chairperson King

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 gives 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/Covina Public Finance Authority/Covina Housing Authority 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:
Property: Hassen Development – Northeast Corner San Bernardino Road and Park Avenue (APN 8430-024-012)
Agency Negotiator: CRA Director/Comm. Development Deputy Director Robert Neiuber

- B. G.C. §54956.9 – CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Name of Case: The Johnson Sober Living House, et al. vs. City of Covina, et al., case number USDC - CV11-02809

RECESS

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

CALL TO ORDER

ROLL CALL

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

PLEDGE OF ALLEGIANCE

Led by Council Member Delach

INVOCATION

Led by Covina Police Chaplain David Truax

PRESENTATIONS

- Presentation from Covina Rotary Club to Parks & Recreation Department
- Proclamation – Municipal Clerks Week
- Proclamation – Building Safety Month
- Proclamation – National Police/Peace Officer’s Memorial Day
- Presentation from Covina Irrigating Company and the Metropolitan Water District on the cost and supply of water in Covina and the Los Angeles Area

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 City Council/Redevelopment Agency/Public Finance Authority/Housing Authority Agendas may do so at this time.

CITY MANAGER COMMENTS

- Provide an update on applications received for elected City Clerk appointment and provide direction for process for selection.

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/Housing 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 of the April 5, 2011 regular meeting of the City Council/Covina Redevelopment Agency/Covina Public Finance Authority.

- CC 2. City Council to approve the first amendment to the Professional Services Contract with Tyler Technologies.
- CC 3. City Council to approve the Letter of Engagement with Macias Gini O'Connell, LLP, for auditing services for fiscal year ending June 30, 2011.
- CC 4. City Council to approve Amendment No. 2 to the July 1, 2009, agreement between the City of Covina and LA Works for the Community Development Block Grant-Recovery (CDBG-R) program.
- CC 5. City Council to award a contract for Metrolink Complex Security Services to Absolute Security International, Incorporated.
- CC 6. City Council to make determination of satisfaction of note and program requirements and terms for program participants of the Community Development Block Grant (CDBG) Special Economic Development Program.
- CC 7. City Council to adopt **City Resolution No. 11-6933**, supporting reasonable, practicable and economically achievable stormwater Municipal National Pollutant Discharge Elimination System (NPDES) and Total Maximum Daily Load (TMDL) requirements.
- CC 8. City Council to adopt **City Resolution No. 11-6947**, approving the Memorandum of Understanding between the City of Covina and the Police Management Group.
- CC 9. City Council to adopt **City Resolution No. 11-6958**, confirming the continued existence of an emergency at the City-owned Rancho Simi potable water reservoir under §22050 of the California Public Contract Code.
- CC 10. City Council to adopt **City Resolution No. 11-6959**, declaring its intention to authorize the annexation of territories to Community Facilities District No. 2007-1, also known as Annexation No. 4 (Public Services); and adopt **City Resolution No. 11-6960**, adopting boundary maps showing territory proposed to be annexed in the future to Community Facilities District No. 2007-1, also known as Annexation No. 4 (Public Services).
- CC 11. Redevelopment Agency to adopt **City Agency Resolution No. 11-677**, confirming the continued existence of an emergency at the Agency-owned McGill Transitional House pursuant to Section 22050 of the California Public Contract Code.

PUBLIC HEARING

- PH 1. City Council to introduce, waive further reading and adopt **Interim Urgency Ordinance No. 11-1986**, to extend Interim Urgency Ordinance Nos. 10-1983 and 10-1985 for an additional 3 months and continue for this period the moratorium on the issuance of new permits for massage establishments and massage technicians and on the transfer of certain massage permits to new locations within the City of Covina.

Staff Recommendation:

- a) Council to open the public hearing and take public testimony, and
- b) Adopt **Interim Urgency Ordinance No. 11-1986**, extending Interim Urgency Ordinance Nos. 10-1983 and 10-1985 for an additional 3 months and continue for this period the moratorium on the issuance of new permits for massage establishments and massage technicians and on the transfer of certain massage permits to new locations within the City of Covina.
- c) Direct staff to continue studying possible revisions to the City's existing massage regulations in light of the passage of Senate Bill 731 and return a draft ordinance to the City Council for its consideration.

NEW BUSINESS

NB 1. City Council/Redevelopment Agency to adopt the following resolutions related to the Fiscal Year 2010-2011 Supplemental Educational Revenue Augmentation (SERAF) payment.

Staff Recommendation:

- a) City Council to adopt **City Resolution No. 11-6961**, authorizing a report to the Los Angeles County Auditor declaring the Redevelopment Agency's intent to suspend payments to low and moderate income housing fund for fiscal year 2010-2011 to provide for the fiscal year 2010-2011 SERAF payment; and
- b) Redevelopment Agency to adopt **Agency Resolution No. 11-678**, of the Covina Redevelopment Agency deferring the 2010-2011 low and moderate income housing fund deposit and approving a loan from the Housing Fund to pay for the Fiscal Year 2010-2011 SERAF payment.

NB 2. City Council to re-introduce and waive further reading of **Ordinance No. 10-1980**, amending Title 5 of the Covina Municipal Code, Business Licenses and Regulations, pertaining to rental housing.

Staff Recommendation:

- a) Re-introduce **Ordinance No. 10-1980**, amending Title 5, Business Licenses and Regulations, pertaining to rental housing; and
- b) Schedule second reading and consideration of adoption of **Ordinance No. 10-1980** for the regular City Council meeting of June 7, 2011.

ADJOURNMENT

The Covina City Council/Redevelopment Agency/Covina Public Finance Authority/Covina Housing Authority will adjourn to a Joint Study Session meeting with the Planning Commission regarding zoning code update, on **Tuesday, May 17, 2011** at 6:00 p.m. in the Council Chamber. The next regular City Council/Redevelopment Agency/Covina Public Finance Authority/Covina Housing Authority will meet on **Tuesday, May 17, 2011** at 7:00 p.m. for closed session and at 7:30 p.m. for open session in the Council Chamber of City Hall, 125 East College Street, Covina, California, 91723.