



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

REGULAR MEETING AGENDA  
125 E. College Street, Covina, California  
Council Chamber of City Hall  
**Tuesday, May 17, 2011**  
7:00 p.m.

- **The City Council/Redevelopment Agency/Public Finance Authority/Housing Authority will meet in closed session from 7:00 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](http://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 17, 2011**, meeting was posted on **May 12, 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 17, 2011*

**CITY COUNCIL/REDEVELOPMENT AGENCY/  
COVINA PUBLIC FINANCE AUTHORITY/COVINA HOUSING AUTHORITY  
JOINT MEETING—CLOSED SESSION  
7:00 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 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/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: Northeast Corner San Bernardino Road and Park Ave. (APN 8430-024-012)
  - Negotiating parties: Hassen Development
  - Agency negotiator: Community Development/CRA Deputy Director Robert Neiuber
  
- B. G.C. §54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATOR – Negotiations to include both price and terms:
  - Property: 616 S. Shoppers Lane (APN 8451-001-032)
  - Negotiating parties: James Nguyen
  - Agency negotiator: Community Development/CRA Deputy Director Robert Neiuber
  
- C. G.C. §54956.9(b) – CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
  - Significant exposure to litigation
  - Number of Potential cases: 1 (one)
  
- D. G.C. §54956.9(c) – CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
  - Initiation of litigation
  - Number of Potential cases: 1 (one)

**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 Mayor King

**INVOCATION**

Led by Covina Police Chaplain David Truax

**PRESENTATIONS**

- Recognition of the Covina Police Department's Baker to Vegas Team
- Presentation – Miss Covina 2011 and Miss Covina Teen 2011
- Recognition of National Public Works Week
- Proclamation – 57th Anniversary of Brown v. Board of Education
- Presentation by State Advocate Tony Rice and Federal Advocate David Turch

**APPOINTMENT TO OFFICE**

1. Appoint City Clerk to fill the vacancy term of the office from the date of appointment to March 5, 2013.

**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

### 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 19, 2011 regular meeting of the City Council/ Redevelopment Agency/ Public Finance Authority/Housing Authority.
- CC 2. City Council to approve the minutes of the May 3, 2011 regular meeting of the City Council/ Redevelopment Agency/Public Finance Authority/Housing Authority.
- CC 3. City Council to approve payment of Demands in the amount of \$4,484,812.80.
- CC 4. City Council to receive and file the monthly Strategic Plan update.
- CC 5. City Council to receive and file the quarterly report of the Treasurer for the quarter ended March 31, 2011.
- CC 6. City Council to receive and file the Public Works Department Monthly Activity Report.
- CC 7. City Council to receive and file water utility billing and automated meter reading projects status updates.
- CC 8. City Council to receive and file an update on recommendation to improve customer service.
- CC 9. City Council to review the City's Industrial Waste and Fats, Oils and Grease (FOG) controls and regulations.
- CC 10. City Council to approve Change Notice 11-001 with the City of Inglewood to add Secondary Delinquent Parking Citation Collection Services to existing service agreement.
- CC 11. City Council to approve City of Covina Change Notice 11-002 with the City of Inglewood to add Revenue Enhancing Web Systems to existing services agreement.
- CC 12. City Council to award and execute the Professional Services Agreement with Barr & Clark for lead-based paint and asbestos containing materials consulting services and authorize the City Manager or his designee to execute the agreement.
- CC 13. City Council approval and acceptance of Road Deed for alley widening purposes at 451 East Badillo Street.
- CC 14. City Council to adopt **City Resolution No. 11-6951**, declaring its intention to levy and collect assessments on "Vehicle Parking District No. 1" for the 2011-2012 Fiscal Year and appointing a time and place for hearing protests in relation thereto.

**CC 15.** City Council to adopt the following:

- a) Adopt **City Resolution No. 11-6962**, ordering the City's Licensed Engineer to prepare and file a report for levying assessments within the "Covina Landscaping District No. 1" for the 2011-2012 Fiscal Year; and
- b) Adopt **City Resolution No. 11-6963**, approving the City Engineer's report and declaring its intention to levy and collect assessments on "The Covina Landscaping District No. 1" for the 2011-2012 Fiscal Year and appointing a time and place for hearing protests in relation thereto.

**CC 16.** City Council to adopt the following:

- a) Adopt **City Resolution No. 11-6964**, ordering the City's Licensed Engineer to prepare and file a report for levying assessments within the "Covina Lighting District No. 1978-1979" for the 2011-2012 Fiscal Year; and
- b) Adopt **City Resolution No. 11-6965**, approving the City Engineer's report and declaring its intention to levy and collect assessments on the "Covina Lighting District No. 1978-1979" for the 2011-2012 Fiscal Year and appointing a time and place for hearing protests in relation thereto.

**CC 17.** Redevelopment Agency to adopt **Agency Resolution No. 11-679**, reviewing and terminating Agency Resolution No. 11-669, which authorized entering into emergency contracts for work at the Agency-owned McGill Transitional House.

**CC 18.** Redevelopment Agency to approve Payment of Demands in the amount of \$1,834,007.84.

**CC 19.** Redevelopment Agency to receive and file the quarterly report of the Treasurer for the quarter ended March 31, 2011.

## **PUBLIC HEARING**

**PH 1.** City Council to adopt resolutions forming City of Covina Community Facilities District No. 2007-1 (Public Services), Annexation No. 2, and to call and hold a special election.

### **Staff Recommendation:**

- a) Council to open the public hearing and take public testimony, and
- b) Adopt **City Resolution No. 11-6966**, authorizing the annexation of territory to Community Facilities District No. 2007-1 and authorizing the levy of a special tax and submitting the levy of tax to the qualified electors; and
- c) Adopt **City Resolution No. 11-6967**, calling a special election and submitting to the voters of Annexation No. 2 of City of Covina Community Facilities District No. 2007-1 (Public Services), propositions regarding the annual levy of special taxes within Annexation No. 2 to finance public services, and the establishment of an appropriations limit; and
- d) Adopt **City Resolution No. 11-6968**, making certain findings, certifying the results of an election and adding property to Community Facilities District No. 2007-1 (Public Services), Annexation No. 2.

## **NEW BUSINESS**

**NB 1.** City Council to approve the Street Tree Master Plan Update.

**NB 2.** City Council to introduce and waive further reading of **Ordinance No. 11-1994**, setting the City's refuse collection rates for residential, commercial and industrial customers for the period of July 1, 2011 through June 30, 2012, effective July 1, 2011.

### **Staff Recommendation:**

a) City Council to introduce and waive further reading of **Ordinance No. 11-1994**, first reading of ordinance setting the City's refuse collection rates for residential, commercial and industrial customers.

**NB 3.** City Council to receive and file report regarding potential fiscal impact resulting from State Legislative Action.

## **ADJOURNMENT**

The Covina City Council/Redevelopment Agency/Covina Public Finance Authority/Covina Housing Authority will adjourn to its next regular meeting, **Tuesday, June 7, 2011** at 6:30 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.