



City of Covina/Successor Agency to the
Covina Redevelopment Agency/
Covina Public Finance Authority/
Covina Housing Authority

Mayor Kevin Stapleton – Mayor Pro Tem Walt Allen, III
Council Members Peggy Delach – John King – Bob Low

REGULAR MEETING AGENDA
125 E. College Street, Covina, California
Council Chamber of City Hall
Tuesday, July 17, 2012
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 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. 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's Office 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 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/Successor Agency to the Covina 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 **July 17, 2012** meeting was posted on **July 12, 2012** 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.

July 17, 2012

**CITY COUNCIL/SUCCESSOR AGENCY TO THE
COVINA 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 Delach, King, Low, Mayor Pro Tem/Vice Chairperson Allen and Mayor/Chairperson Stapleton

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/Successor Agency to the Covina Redevelopment Agency/Covina Public Finance Authority/Covina Housing Authority will adjourn to Closed Session for the following:

CLOSED SESSION

- A. G.C. §54957.6 – CONFERENCE WITH LABOR NEGOTIATORS
Agency representative: Anthony Arroyo, Human Resources Director
Employee Organizations: A.F.S.C.M.E. – American Federation of State, County & Municipal Employees
P.A.C. – Police Association of Covina
P.M.G. – Police Management Group
Executive Group
Unaffiliated Employees
- B. G.C. §54956.9(a) – CONFERENCE WITH LEGAL COUNSEL – Existing Litigation
Name of case: Vic Lupu v. City of Covina, et al.
Case No. ADJ2946516, ADJ4063928, ADJ2542134 and ADJ3000265

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

RECONVENE/CALL TO ORDER

ROLL CALL

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

PLEDGE OF ALLEGIANCE

Led by Mayor Pro Tem Allen

INVOCATION

Led by Covina Police Chaplain David Truax

PRESENTATIONS

Proclamation – August 7, 2012 as Covina National Night Out

Proclamation – August 18, 2012 as Pat Allen Day in Downtown Covina

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/Successor Agency to the Covina 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/Successor Agency to the Covina 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 from the July 3, 2012 regular meeting of the City Council/Successor Agency to the Covina Redevelopment Agency/Public Finance Authority/Housing Authority.

- CC 2. City Council to receive and file the water utility billing and automated meter reading projects quarterly status update.
- CC 3. City Council to receive and file the Public Works Department monthly activity report.
- CC 4. City Council to receive and file the monthly strategic plan objectives update.
- CC 5. City Council to approve the payment of demands in the amount of \$2,828,585.56.
- CC 6. City Council to consider approval of use of funds from the Community Development 2012-2013 Block Grant (CDBG) funding allocation through the Special Economic Development Program for Maria M. Moreno, dba, Oh! Sweet Mercy, and Mariposa Grill and Cantina, Inc., dba, as Mariposa Grill and Cantina, located at 225 N. Citrus Avenue and 241 E. Rowland Street, Covina, respectively.
- CC 7. City Council to determine the satisfaction of note and program requirements and terms for the program participants of the Community Development Block Grant (CDBG) Special Economic Development Program.
- CC 8. Successor Agency to the Covina Redevelopment Agency to approve the payment of demands in the amount of \$1,040,407.82.

PUBLIC HEARING

- PH 1. City Council/Covina Housing Authority to conduct a public hearing to consider the amended and restated disposition and development agreement between the Authority and Maria Mercy Moreno for the property located at 147-151 E. College Street, Covina.

Staff Recommendation:

- 1) City Council to open the hearing and consider public testimony; and
- 2) City Council to adopt Covina Housing Authority **Resolution No. 12-005**, approving that certain amended and restated disposition and development agreement between the Covina Housing Authority and Maria Mercy Moreno and the sale of real property by the Covina Housing Authority pursuant to that certain revised and restated disposition and development agreement for the property at 147-151 E. College Street, Covina.

- PH 2. City Council to conduct a public hearing for the formation of Citywide Lighting District No. 1, consider all oral and written protests, close the public hearing, order the tabulation of assessment ballots and continue the item to the August 7, 2012 Council meeting to consider the formation of Citywide Lighting District No. 1.

Staff Recommendation:

- 1) City Council to open the hearing and consider all oral and written protests to the proposed assessments for the Citywide Street Lighting District No. 1; and
- 2) City Council to close the public hearing, direct staff and Willdan Financial Services (the "Tabulation Official") to tabulate all assessment ballots submitted, and not

- withdrawn, at the City Council Chambers starting at 9:00 a.m. on July 18, 2012, and calculate whether a majority protest exists; and
- 3) City Council to continue the item to the August 7, 2012 meeting of the City Council, and direct staff to report back to the City Council with the tabulation results and a recommendation to either approve or abandon the formation of the Citywide Lighting District No. 1 based on the results of the ballot tabulation.

ADJOURNMENT

The Covina City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Finance Authority/Covina Housing Authority will adjourn to a special meeting on **Tuesday, August 7, 2012** at 6:00 p.m. in the Council Chamber located inside of City Hall, 125 East College Street, Covina, California, 91723.