



MINUTES OF JULY 19, 2016

REGULAR MEETING OF THE COVINA CITY COUNCIL/SUCCESSOR AGENCY TO THE COVINA REDEVELOPMENT AGENCY/COVINA PUBLIC FINANCING AUTHORITY/COVINA HOUSING AUTHORITY HELD IN THE COUNCIL CHAMBER OF CITY HALL, 125 EAST COLLEGE STREET, COVINA, CALIFORNIA

CALL TO ORDER

Mayor Stapleton called the Council/Agency/Authority meeting to order at 6:34 p.m. with all Councilmembers present. There were no public comments. Mayor Stapleton recessed the Council to closed session at 6:34 p.m.

ROLL CALL

Councilmembers Present: Walter Allen III, Peggy A. Delach, John C. King, Mayor Pro Tem/Vice-Chair Jorge A. Marquez, and Mayor/Chair Kevin Stapleton.

Councilmembers Absent: None.

Elected Members Present: City Clerk Mary Lou Walczak and City Treasurer Geoffrey Cobbett.

Staff Members Present: Interim City Manager Donald E. Penman, City Attorney Candice K. Lee, Interim Police Chief Kim Raney, Community Development Director Brian Lee, Public Works Director Siobhan Foster, Parks and Recreation/Library Director Amy Hall-McGrade, Human Resources Director Danielle Tellez, Finance Director Anita Agramonte, Interim Finance Director Dennis Swink, Acting Assistant Fire Chief Jim Enriquez, Assistant to the City Manager Angel Carrillo, and Chief Deputy City Clerk/Records Management Director Sharon F. Clark.

CLOSED SESSION

- A. G.C. § 54956.9(d)(4) – CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Initiation of litigation: One Matter

- B. G.C. § 54957.6 – CONFERENCE WITH LABOR NEGOTIATORS
Agency Designated Representative: Danielle Tellez, Human Resources Director
Employee Organizations: American Federation of State, County and Municipal Employees (AFSCME); Police Association of Covina (PAC); Police Management Group (PMG); and Police Supervisors of Covina (PSC)

- C. G.C. § 54957.6 – CONFERENCE WITH LABOR NEGOTIATORS
Agency Designated Representative: Danielle Tellez, Human Resources Director
Unrepresented Employees: Mid-Management, Supervisory and Professional, and Confidential and Technical Employees; and Executive Employees (excluding the City Manager)

RECONVENE AND CALL TO ORDER

Mayor Stapleton reconvened the meeting into open session at 7:35 p.m.

CLOSED SESSION REPORT

Mayor Stapleton announced that there was no reportable action taken.

PLEDGE OF ALLEGIANCE

Councilmember Allen led the Pledge of Allegiance.

INVOCATION

Covina Police Chaplain Truax gave the invocation.

PRESENTATIONS

Introduction of New Employees

Recently-hired City employees were introduced to Council and the community as follows:

- Human Resources Director Tellez introduced Senior Human Resources Analyst Sylvia Perez.
- Public Works Director Foster introduced Management Analyst Dorna Farhadi and Environmental Services Manager Sharon Gallant.
- Interim City Manager Penman introduced Finance Director Anita Agramonte.

National Night Out Proclamation

A proclamation declaring August 2, 2016, as National Night Out was read into the record and presented by Mayor Stapleton to Interim Police Chief Raney, who commented that this is Covina's 18th year of participation in this event and anyone interested in hosting an event should contact Covina Police Sergeant Gregg Peterson.

Parks and Recreation Month

Mayor Stapleton announced that July is National Parks and Recreation month, introduced a video presentation on some of the programs and services offered through the Parks and Recreation Department, and recognized Tony Nevarez and Patricia Harvey on behalf of the Covina Rotary Club for the Club's volunteer service and financial support for city programs. Acting Community Services Supervisor Krystal Smith shared thank you notes from children sponsored for Parks and Recreation classes by Covina Rotary Club.

Mayor Stapleton honored Joelle Peelgren as the 2016 Los Angeles County Fair Covina's Hero for her volunteer service on Covina's Christmas Parade Committee; and recognized Bill McIntyre, Andy McIntyre, and Linda Logan of the McIntyre Company for generous donations including retail space for senior programming. Linda Logan acknowledged the City of West Covina for expediting the approval process.

PUBLIC COMMENTS

Leonard W. Rose, Jr. announced a give-away of school supplies at Covina Assembly of God church and commented on various religious services provided.

COUNCIL/AGENCY/AUTHORITY COMMENTS

Councilmember Allen commented that Covina and other local cities are fortunate to not have the problems which are being seen in other areas of the county, stressed the importance of obeying the instructions of officers, expressed his sadness about the officers recently killed and injured, solicited prayers for their families, and thanked Covina Police Department for continuing the great service to protect and serve the citizens of Covina. Interim Police Chief Raney responded that the support from the community has been outstanding.

Councilmember Delach concurred with Councilmember Allen's comments and a comment from a private citizen hoping enough has happened that change comes in a positive way; and concluded that if people just comply with the rules, everyone can live together in society, happily.

Councilmember King commented on the great summer programming available in Covina and on the culture of care and community-centricity in our great Police Department, and expressed his sadness for other parts of country.

Mayor Pro Tem Marquez and Councilmember King requested adjournment in memory of the fallen Dallas and Baton Rouge police officers.

Mayor Stapleton announced that public safety personnel, city government officials and civic leaders will participate in National Night Out on August 2, 2016, from 6:00 to 9:00 p.m. by traveling to National Night Out locations in the City to meet and greet residents in each neighborhood. He announced the following Covina Library events: "Eating Right Bunny Boo Boo and the Nutrition Magician" on Saturday, July 23, 2016, at 2:00 p.m., Fun Fridays at 4:00 p.m., and Summer Olympics 2016 from August 6 – 20; and Parks and Recreation events: Registration for Aquatics sessions 4 and 5, and Covina Park Summer Evening Entertainment Series featuring Stone Soul on Monday, July 25, 2016, at 7:30 p.m., Kid's Night Out with Walt Disney movie "Inside Out" on Tuesday, July 26, 2016, at 6:30 p.m., and Covina Concert Band on Thursday, July 28, 2016, at 7:30 p.m.

CITY MANAGER COMMENTS

Interim City Manager Penman announced that Anita Agramonte is the City's new Finance Director.

CONSENT CALENDAR

Mayor Pro Tem Marquez requested that Consent Calendar item CC 12 be pulled for separate discussion.

A motion was made by Councilmember Allen, seconded by Councilmember King, to approve Consent Calendar items CC 1 - 11 as presented.

Motion approved Consent Calendar items CC 1 – 11 as follows:

AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

- CC 1. City Council approved the Minutes of the June 21, 2016, Regular and July 12, 2016, Special Meetings of the City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Housing Authority.
- CC 2. City Council approved payment of City demands in the amount of \$3,521,966.66.
- CC 3. Successor Agency to the Covina Redevelopment Agency approved payment of Agency demands in the amount of \$78,505.32.
- CC 4. City Council: 1) Authorized the Interim City Manager to execute the Fourth Amendment to the Professional Service Agreement with Keolis Transit America, Inc. for Covina Transit Operations Services to extend the existing service contract for a period of eleven months at a rate of \$5,387 per month plus \$42.30 per Revenue Service Hour; 2) Approved 6,435 Revenue Service Hours for Covina Transit between August 7, 2016, to July 7, 2017; and 3) Approved a 10% contingency subject to Interim City Manager approval.
- CC 5. City Council: 1) Authorized the Interim City Manager to execute the Fourth Amendment to the Professional Services Agreement with Absolute Security International, Inc. for Security Services at the Covina Metrolink Station and Parking Complex to increase compensation in an amount not-to-exceed \$25,003.32; and 2) Approved a 1,372-hour increase in security hours at the Covina Metrolink Station and Parking Complex and 92-day increase of park restroom locking services between July 31, 2016, and October 31, 2016.
- CC 6. City Council adopted **Resolution No. 16-7502** establishing the 2016-2017 Article XIII B Appropriation Limit for the City of Covina.
- CC 7. City Council approved the exemption to the funding cap to the Covina Home Rehabilitation Loan/Grant Program (GPR) for a qualifying household.
- CC 8. City Council authorized the Interim City Manager to execute the First Amendment to the Professional Services Agreement with RKA Consulting Group for City Engineering Services to increase compensation in an amount not-to-exceed \$1,200,000.

- CC 9. City Council authorized the Interim City Manager to execute the revised Third Amendment to the Contract for Park Landscape Maintenance Services with Landcare USA, LLC.
- CC 10. City Council approved a Lease Agreement between the City and WLM-CCC, LLC for building space for Senior Citizen Programs coordinated by the Parks & Recreation Department.
- CC 11. City Council set a public hearing date of August 16, 2016, for the consideration of Tentative Tract Map (TPM) 73588, 26 industrial condominium units within 3 buildings totaling 99,272 square feet on 4.3 acres of land located generally at 777 Edna Place Avenue—APN: 8429-006-017 and 018.

CONSENT CALENDAR ITEM PULLED FOR SEPARATE DISCUSSION

- CC 12. First Amendment to Professional Services Agreement with Covina Irrigating Company for Water System and Water Quality Consulting Services.

Mayor Pro Tem Marquez asked for and received verification from Public Works Director Foster that this contract is for no more than six months, and is just to add an Operator to the fee schedule that wasn't included in the original budget.

A motion was made by Mayor Pro Tem Marquez, seconded by Councilmember Allen, to approve Consent Calendar item CC 12 as presented.

Motion approved Consent Calendar item CC 12 as follows:

- AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON**
- NOES: NONE**
- ABSTAIN: NONE**
- ABSENT: NONE**

- CC 12. City Council authorized the Interim City Manager to execute the First Amendment to the Professional Services Agreement with Covina Irrigating Company for Water System and Water Quality Consulting Services.

PUBLIC HEARINGS

Mayor Stapleton requested a motion to consider Public Hearing item PH7 next in order to accommodate those present to speak on the item.

A motion was made by Councilmember Delach, seconded by Councilmember King, to reorder the agenda to consider Public Hearing item PH7 next.

Motion approved reordering of the agenda as follows:

- AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON**
- NOES: NONE**
- ABSTAIN: NONE**
- ABSENT: NONE**

PH 7. Ordinance No. 16-2057 - Zoning Code Amendment (ZCA) 16-002, a request to amend Section 17.54.030(S)(T)(U) of Chapter 17.04 to Title 17 (Zoning Ordinance) of the Covina Municipal Code to eliminate the distance requirement of 1,000 feet for on-site wine tasting in conjunction with a winery and on-site beer tasting in conjunction with a small brewery, which affects properties Citywide..

The staff report was presented by Community Development Director Lee.

Mayor Stapleton opened the public hearing.

Councilmember King asked what lessons have been learned from the Alostia Brewing Company experience and whether Covina would be viewed as more or less restrictive compared to other communities. Community Development Director Lee responded that Alostia Brewing Company, and microbreweries in general, are not a beer bar, but rather part of the foodie movement, that beer is brewed onsite, tasted and consumed onsite, and possibly purchased to take offsite. He explained that in neighboring cities, most microbreweries are operating very responsibly, calls for service are very low, and to nurture this growing economic industry attracts millennial consumers making it inviting to invest in the community. He pointed out that the conditional-use permit (CUP) mechanism is still intact and requires an analysis of the operator's business plan, that proposals are evaluated in a public forum, and that any CUP is only as good as the operator who must be vetted properly. He concluded that there are cities within the San Gabriel Valley with very successful microbreweries which attract patrons from miles away and become a regional business, and recommended letting the free market provide volume with the CUP mechanism in place.

Linda Logan, Brian Secaida, Victor Linares, Brent Cruz, Lourdes Meraz and Sylvia Merez spoke in favor of Zoning Code Amendment 16-002, and commented on their willingness to travel to microbreweries and their desire to see them as new businesses to benefit the City and bring in younger consumers.

Building owner Bill McIntyre spoke in favor of the zoning code amendment, stated his facility has adequate parking and is nicer than other microbreweries that are doing great business, and that applicants should be scrutinized in the CUP process.

Patricia Cortez submitted a speaker card but was not present to speak.

Mayor Stapleton closed the public hearing.

Councilmember King inquired if the synergy grows with additional establishments and from neighboring communities. Community Development Director Lee replied that there is not an infinite pool, but it is a growing field and could evolve into a cluster of microbreweries, that craft beer is the equivalent of a wine-tasting tour and like businesses tend to gravitate together, and that staff is not proposing anything different than other communities with this code amendment.

Councilmember Allen stated he is in favor of the zoning code amendment and is happy to see this project coming in.

A motion was made by Councilmember Allen, seconded by Mayor Pro Tem Marquez, to waive full reading, read by title only, and introduce for first reading **Ordinance No. 16-2057** entitled, “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, AMENDING SUBSECTIONS S., T., AND U. OF SECTION 17.54.030 (USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT) OF CHAPTER 17.54 (LIGHT MANUFACTURING ZONE) OF TITLE 17 (ZONING) OF THE COVINA MUNICIPAL CODE TO ELIMINATE THE ONE THOUSAND FOOT DISTANCE REQUIREMENT BETWEEN ON-SITE BEER AND WINE TASTING IN CONJUNCTION WITH CRAFT MICRO-BREWERIES AND ARTISAN WINE-MAKING IN THE M-1 ZONE.”

Motion approved Public Hearing item PH 7 as follows:

AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

RECESS AND RECONVENE

Mayor Stapleton recessed the meeting at 8:54 p.m. and reconvened at 9:00 p.m.

PUBLIC HEARINGS

PH 1. Public Hearing – Adopt Resolution Confirming the Engineer’s Report Dated June 21, 2016 and Ordering the Levying of Assessments on the Covina Landscaping District No. 1 for Fiscal Year 2016-17.

Mayor Stapleton opened the public hearing.

The staff report was presented by Public Works Director Foster.

There was no public comment; therefore, Mayor Stapleton closed the public hearing.

A motion was made by Councilmember King, seconded by Councilmember Allen, to adopt **Resolution No. 16-7498** confirming the Engineer’s Report dated June 21, 2016 and ordering the levying of assessments on the Covina Landscaping District No. 1 for fiscal year 2016-17.

Motion approved Public Hearing item PH 1 as follows:

AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

PH 2. Public Hearing – Adopt Resolution Confirming the Engineer’s Report Dated June 21, 2016, and Ordering the Levying of Assessment on the Covina Lighting District No. 1978-1979 for Fiscal Year 2016-17.

Mayor Stapleton opened the public hearing.

The staff report was presented by Public Works Director Foster.

Mayor Stapleton commented that there is a move by Los Angeles County for a joint powers authority (JPA) for energy production and asked whether Council can get a report on it. Public Works Director Foster responded that she had only learned about it initially, but can research and prepare a report. Interim City Manager Penman added that there is an information session coming up and the plan is to have a staff member attend to learn more about it, that it may provide an opportunity to purchase power directly at lower energy costs, but there is much work to be done, and Council will be kept informed. Mayor Stapleton commented that the Council of Governments (COG) is working on it and it may be possible to contact them.

There was no public comment; therefore, Mayor Stapleton closed the public hearing.

A motion was made by Councilmember Delach, seconded by Mayor Pro Tem Marquez to adopt **Resolution No. 16-7499** confirming the Engineer's Report dated June 21, 2016, and ordering the levying of assessments on the Covina Lighting District No. 1978-1979 for fiscal year 2016-17.

Motion approved Public Hearing item PH 2 as follows:

AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

PH 3. Public Hearing – Adopt Resolutions Approving the Engineer's Report for Levying Assessment on the Vehicle Parking District No. 1 for Fiscal Year 2016-17 and Confirming the Engineer's Report Dated June 21, 2016, and Ordering the Levying and Collection of Assessments for Vehicle Parking District No. 1 for Fiscal Year 2016-17.

Mayor Stapleton opened the public hearing.

The staff report was presented by Public Works Director Foster.

There was no public comment; therefore, Mayor Stapleton closed the public hearing.

A motion was made by Councilmember Delach, seconded by Councilmember Allen to: 1) Adopt **Resolution No. 16-7500** confirming the Engineer's Report for levying assessment on the Vehicle Parking District No. 1 for fiscal year 2016-17; and 2) Adopt **Resolution No. 16-7501** confirming the Engineer's Report dated June 21, 2016, and ordering the levying and collection of assessments for Vehicle Parking district No. 1 for Fiscal Year 2016-17.

Motion approved Public Hearing item PH 3 as follows:

AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

PH 4. Adoption of FY 2016-17 Budget and Capital Improvement Program.

Mayor Stapleton opened the public hearing.

The staff report was presented by Interim City Manager Penman.

Councilmembers Allen and King expressed concern about eliminating a paramedic due to a paramedic squad possibly having to come from a further distance to respond to calls for service, and stated their reluctance to approve a budget including that cut.

Acting Assistant Fire Chief Enriquez explained that Covina is currently the only one of 58 cities that has an assessment engine, that there are no quantifiable facts available as to whether an assessment engine makes a difference, that there will always be a paramedic squad responding even if there is not an assessment engine, and that the only places in the County that maintain an assessment engine is where a paramedic team is distantly located, such as in rural areas.

Councilmember Delach, Mayor Pro Tem Marquez, and Mayor Stapleton expressed agreement with the Interim City Manager's proposed budget cuts, including the assessment engine.

In response to Councilmember King's inquiry as to what a 1% cut across the board would look like, Interim City Manager Penman responded that if the 70% of the budget allotted to public safety is not touched, it would cause 5-10% cuts among all the other departments.

In response to Mayor Stapleton's inquiry as to how much the fire contract increased this year, Interim Finance Director Swink replied that the increase is historically approximately 2.7% a year.

Interim City Manager Penman responded to Councilmember Delach's question about potential savings for a full year, by explaining a \$201,000 savings was figured for a 10-month time period, due to the time required to implement the change.

Speaker Markece P. asserted the support of some Public Works employees and agreement with the Interim City Manager's proposed budget cuts, expressed dissatisfaction with recent labor negotiations, stated there is no more to cut in Public Works, and concluded that if Council doesn't cut the fire contract provision, they will still provide support, but would like support in return.

Mayor Stapleton closed the public hearing.

A motion was made by Councilmember Delach, seconded by Mayor Pro Tem Marquez to:

1) Adopt **Resolution No. 16-7503** approving the City of Covina budget for July 1, 2016 through June 30, 2017, and authorize the Interim City Manager's recommended budget cuts #1 -#7 from the staff report as follows:

1. Cancel Rice Englander and Associates contract – Savings \$33,000.
2. Cancel Cornerstone Communications contract – Savings \$84,000.
3. Reduce newsletter distribution to four issues annually – Postage and printing savings of \$18,440.
4. Reduce City Hall lobby staffing from two to one and to review possibility of use of volunteers – Savings \$24,000.
5. Reduce City council conference budget – League Conference held locally - \$2,000
6. Further reduce City Manager consulting budget - \$5,000
7. Cut Legal notices and publications in Public Information - \$3,700.

And, in addition:

- Eliminate the Assessment Engine as part of the contract with the Los Angeles County Fire Department – estimated annual savings of \$201,630 (\$16,802 monthly).
- Authorize a selective, slowed hiring process.

2) Adopt **Resolution No. 16-7504** approving the Fiscal Year 2017-2021 Capital Improvement Program and the Fiscal Year 2017 Capital Improvement Program Budget.

Motion approved Public Hearing item PH 4 as follows:

AYES: DELACH, MARQUEZ, STAPLETON
NOES: ALLEN, KING
ABSTAIN: NONE
ABSENT: NONE

PH 5. Resolution No. 16-7497 Town Center Specific Plan Amendment (TCSPA) No. 16-001, a request to amend the Permitted Uses and Conditionally-Permitted Uses allowed within the Town Center Specific Plan.

Mayor Stapleton opened the public hearing.

The staff report was presented by Community Development Director Lee, who requested adoption of the revised resolution which had been distributed.

Councilmember King expressed reservations about food court and jewelry mart uses and inquired about other communities where these uses have worked. Community Development Director Lee provided the Tustin Jewelry Mart in downtown Tustin as an example of shared space with independent contractors.

In response to Councilmember Allen’s statement that he doesn’t want to see another swap meet in Covina, Community Development Director Lee replied that wording is very specific to prevent that type of use.

Councilmember Delach expressed a preference for medical uses to be allowed, except on Citrus Avenue, or to be allowed by the conditional-use permit (CUP) process rather than as a permitted use in order to have a good mix of businesses. Community Development Director Lee responded that uses will be addressed during the reassessment of the Downtown Specific Plan and can be amended during that process, that approving this amendment would provide a small window of opportunity for vacant storefronts on Citrus Avenue to be populated, that the CUP process is usually for public safety or interface challenges or concerns, and that medical and physical therapy uses operationally do not have impact on adjacent properties.

Councilmember Delach expressed concern that empty buildings will be completely utilized by medical uses when the main walking thoroughfare should be a mix of retail and restaurant components. Councilmember Allen replied that we need a mixture of different kinds of uses; we have vacant buildings and need flexibility and creativity; physical therapy use will drive foot traffic that will patronize other downtown businesses; and we should not design to be too restrictive.

In response to Mayor Stapleton’s question about a provision for what percentage of space is open to what mix of businesses, Community Development Director Lee replied that the ordinance under consideration does not contain that provision, that the provision could be crafted but is challenging because it must be quantifiable, and would be more appropriate to consider during the reassessment of the specific plan.

Councilmember Delach stated her desire to make medical and physical therapy use a conditional use for now until the reassessment provides more information.

Mayor Stapleton stated that physical therapy is its own destination and physical therapists don't need to be located on Citrus Avenue.

Physical Therapist Sean Callahan explained that he would like to come back to Covina, but zoning is so restrictive he hasn't been able to; gave details of his business and his search for a large-enough location in Covina; and concluded he wants to be in downtown Covina but is afraid the landlord won't wait much longer.

Mayor Stapleton closed the public hearing.

Councilmember King stated that he doesn't want to impose a CUP requirement on physical therapy businesses; that patients will patronize other neighboring businesses and supplement daytime use.

A motion was made by Councilmember King, seconded by Mayer Pro Tem Marquez to adopt City Council **Resolution No. 16-7497** approving modifications to Permitted Uses and Conditionally Permitted Uses within the Covina Town Center Specific Plan Focused Activity Areas 4 and 5 (TCSP-4 and TCSP-5).

Mayor Stapleton stated he is concerned about no limitation to limit other uses, that the downtown is supposed to produce revenue from retail uses, and he is not in favor of change that doesn't produce revenue.

Motion approved Public Hearing item PH 5 as follows:

AYES: ALLEN, KING, MARQUEZ
NOES: DELACH, STAPLETON
ABSTAIN: NONE
ABSENT: NONE

PH. 6 Ordinance No. 16-2058 - Zone Change (ZCH) 16-001, a City Council-initiated request to change the zoning classification for the property located at 731 North Grand Avenue (APN 8429-006-006) on the northwest corner of Grand Avenue and Edna Place from C-2 "Neighborhood Shopping Center" to C-4 "Highway Commercial."

Mayor Stapleton opened the public hearing.

The staff report was presented by Planning Consultant Nancy Fong.

Speaker Don Cook spoke in favor of the zone change, and stated that if it is approved, there will likely be a signed contract with Hertz Rental Car by the end of the month for the identified corner, with anticipated revenue of \$300,000 - \$500,000 per month and 30-40 employees.

Mayor Stapleton closed the public hearing.

A motion was made by Councilmember King, seconded by Councilmember Allen, to waive full reading, read by title only, and introduce for first reading **Ordinance No. 16-2058** entitled, "AN ORDINANCE OF THE CITY OF COVINA, CALIFORNIA, APPROVING ZONE CHANGE (ZCH) 16-001, TO CHANGE THE ZONING CLASSIFICATION OF REAL PROPERTY LOCATED AT 731 NORTH GRAND AVENUE (APN: 8429-006-006) ON THE NORTHWEST CORNER OF GRAND AVENUE AND EDNA PLACE FROM C-2 'NEIGHBORHOOD SHOPPING CENTER' TO C-4 'HIGHWAY COMMERCIAL,' AND MAKING A DETERMINATION OF EXEMPTION UNDER CEQA."

Motion approved Public Hearing item PH 6 as follows:

AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

CONTINUED BUSINESS – None.

NEW BUSINESS

NB 1. Submittal of Water Supply Reliability Certification and Data Submission Form – Affirm Water Conservation Standard of 20%, as submitted by Interim City Manager to State Water Resources Control Board.

The staff report was presented by Public Works Director Foster. There was no public comment.

A motion was made by Councilmember Delach, seconded by Councilmember King to affirm the Interim City Manager's submission of a 20% water conservation standard to the State Water Resources Control Board.

Motion approved New Business item NB 1 as follows:

AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

NB 2. Designation of Voting Delegate and Alternates for the League of California Cities Annual Conference which includes the Annual Business Meeting - October 5 - 7, 2016.

The staff report was presented by Assistant to the City Manager Carrillo. There was no public comment.

In answer to Mayor Stapleton's inquiry, it was established that Councilmembers Allen and King and Mayor Stapleton plan to attend the conference.

A motion was made by Councilmember King, seconded by Mayor Stapleton, that Councilmember Allen be designated as the voting delegate, Mayor Stapleton as the first alternate, and Councilmember King as the second alternate; and that the Chief Deputy City Clerk be directed to submit the required "Voting Delegate Form" to the League's Sacramento Office no later than Friday, September 23, 2016.

Motion approved New Business item NB 2 as follows:

AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

NB 3. Award contract to MIG, Inc., for providing planning, urban design, community outreach, environmental, economic analysis and engineering services for updating the Town Center Specific Plan.

The staff report was presented by Community Development Director Lee. There was no public comment.

A motion was made by Councilmember King, seconded by Councilmember Allen, to award contract to MIG, Inc. for providing planning, urban design, community outreach, environmental, economic analysis and engineering services for updating the Town Center Specific Plan; and authorize the Interim City Manager to execute the Professional Services Agreement with MIG, Inc.

Motion approved New Business item NB 3 as follows:

AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

NB 4. Professional Services Agreement with Murray and Associates to conduct an executive search recruitment for the position of City Manager.

The staff report was presented by Interim City Manager Penman who clarified that Bob Murray will personally conduct the search. There was no public comment.

A motion was made by Councilmember Allen, seconded by Councilmember King, to approve a Professional Services Agreement with Murray and Associates Executive Search firm to conduct an executive search recruitment for the position of City Manager.

Motion approved New Business item NB 4 as follows:

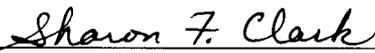
AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

ADJOURNMENT

At 10:28 p.m., the meeting of the Covina City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority was adjourned in memory of the fallen Dallas and Baton Rouge police officers to its next regular meeting of the Council/Agency/Authority scheduled for Tuesday, August 16, 2016, at 5:00 p.m. for Study Session in the Covina Library Community Room at 234 N. Second Avenue, Covina,

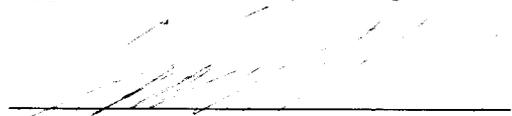
California, 91723; and at 6:30 p.m. for closed session and 7:30 p.m. for open session in the Council Chamber, 125 East College Street, Covina, California, 91723.

Respectfully submitted:



Sharon F. Clark, CMC
Chief Deputy City Clerk

Approved this 16th day of August, 2016:



Kevin Stapleton, Mayor/Chair