



City of Covina/ Covina Redevelopment Agency

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

REGULAR MEETING AGENDA

125 E. College Street, Covina, CA

Council Chambers of City Hall

Tuesday, August 17, 2010

6:30 p.m.

- **The City Council/Redevelopment Agency will meet in closed session from 6:30 p.m.-7:30 p.m.**
- As a courtesy to Council/Agency 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, and Redevelopment Agency 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/Agency Chair 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 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 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 unless listed on agenda, which has been posted not less than 72 hours prior to meeting.
- The Deputy City Clerk of the Covina City Council hereby declares that the agenda for the **August 17, 2010**, Regular City Council meeting was posted on August 12, 2010 near the front entrance of the City Hall, 125 East College Street, Covina, in accordance with Section 54954.2 (a) of the Government Code.

CITY COUNCIL/REDEVELOPMENT AGENCY

JOINT MEETING—CLOSED SESSION

6:30 p.m.

CALL TO ORDER

ROLL CALL

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

PUBLIC COMMENTS

The Public is invited to make comment on Closed Session items only at this time. To address the Council/Agency, 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 and Redevelopment Agency will adjourn to Closed Session for the following:

CLOSED SESSION

- A. G.C. 54956.9(b) – CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION
- B. G.C. 54957.6 – CONFERENCE WITH LABOR NEGOTIATORS
AGENCY DESIGNATED 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 (see attached)
- C. G.C. 54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATOR – NEGOTIATIONS TO INCLUDE BOTH PRICE AND TERMS:
- Covina Valley Unified School District – 120 East School Street (APN: 8430-027-900)
 - Covina Valley Unified School District – Vacant Land South Side Puente Street at Third Avenue (APN: 8444-021-904)
 - Mercy Moreno – 147-151 East College Street (APN: 8445-001-918)
 - Off Citrus – 114 E. Italia Street (APN 8445-001-905)
 - Hassen Imports Partnership – Northeast corner of San Bernardino Road and Park Avenue (APN 8430-024-012)

RECESS

CITY COUNCIL/REDEVELOPMENT AGENCY

JOINT MEETING—OPEN SESSION

7:30 p.m.

CALL TO ORDER

ROLL CALL

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

PLEDGE OF ALLEGIANCE

Led by Mayor Pro Tem King.

INVOCATION

Led by the Covina Police Chaplain David Truax.

PRESENTATIONS

Recognition of the 2010 Preschool Teacher of the Year Belen Lara.

Recognition of the Covina Hills Girls Softball for winning the 8 and Under Division District Championship.

Recognition of the Charter Oak Girls Softball 6 and Under Division All Star Team.

PUBLIC COMMENTS

To address the City Council/Redevelopment Agency, please complete a yellow Speaker Request card located at the entrance and give it to the City Clerk/Agency 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 Members from taking action on any item not on the agenda. Individual speakers are limited to five minutes each.

COUNCIL/AGENCY 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 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 votes on them, unless a member of the Council/Agency requests a specific item be removed from the consent calendar for discussion.

- CC 1. City Council to approve the Minutes of the Tuesday, July 20, 2010 Regular City Council/Redevelopment Agency Meeting.
- CC 2. City Council to adopt **Resolution No. 10-6865**, delegating authority to Risk Manager, to act on behalf of the City of Covina with regard to Official Matters of CSAC EIA.
- CC 3. City Council to adopt **Resolution No. 10-6870**, requiring members of the City of Covina General Employee Unit (AFSCME) and members of the Unaffiliated employee group to pay 3% of the Employer Paid Member Contribution to PERS.
- CC 4. City Council to approve the tentative agreement between the City of Covina and AFSCME.
- CC 5. City Council to approve a title change for the position of Management Analyst in Human Resources.
- CC 6. City Council to adopt **Resolution No. 10-6876**, authorizing budget adjustments for Fiscal Year 2009 – 2010.
- CC 7. City Council to approve authorization of a financing team to begin process of issuing water revenue bonds in fiscal year 2010 – 2011.
- CC 8. City Council to approve Payment of Demands in the amount of \$4,750,904.29.
- CC 9. City Council to receive and file the Quarterly Report of the Treasurer for the Quarter Ended June 30, 2010.
- CC 10. City Council to receive and file the Public Works Department Monthly Activity report.
- CC 11. City Council to adopt **Resolution No. 10-6868**, acknowledging the City's participation in Los Angeles County's expanded Recycling Market Development Zone (RMDZ) program.
- CC 12. City Council to adopt **Resolution No. 10-6871**, adopting policies and procedures for the operation of the City's water utility.
- CC 13. City Council to receive and file City of Covina Bicycle Network Study and approve development of Covina Bicycle Master Plan to apply for Fiscal Year 2010 – 2013 California Bicycle Transportation Account Funding.

CONSENT CALENDAR CONT.

- CC 14. City Council to determine that note terms, agreement terms and program requirements are satisfied for the following CDBG Special Economic Development Program participants: Jimmy Roman, doing business as Fonda Don Chon and Raquel Olamendi and Maria Olamendi doing business as Olamendi's Zona Roza; authorize removal of the loan/grant restrictions, and authorize the City Manager or his designee to execute related documents.
- CC 15. Redevelopment Agency to approve Payment of Demands in the amount of \$2,766,988.11.
- CC 16. Redevelopment Agency to receive and file the Quarterly Report of the Treasurer for the Quarter Ended June 30, 2010.
- CC 17. Redevelopment Agency to approve the agreement between the Covina Redevelopment Agency and Adaya Asset Corporation, owner of industrial unit located at 850 East Edna Place, Covina, CA for 105 days while Covina Valley Unified School District obtains entitlements for Welding School, which the Covina Redevelopment Agency will relocate from Olson Citrus Walk Project site to 850 East Edna Place.
- CC 18. Redevelopment Agency to approve a partial funding of the request by Covina Center for the Performing Arts (CCPA) for Agency assistance with royalties, fees, and production expenses.
- CC 19. City Council:
- a.) Set Public Hearing for September 7, 2010 for Vacation of School Street and Alley that runs north and south between School and Italia Streets; and
 - b.) Adopt **Resolution No. 10-6873**, declaring its intention to vacate portions of the public right-of-way known as School Street commencing at the intersection of Citrus Avenue and School Street and running easterly for approximately 263 feet and a 13 foot wide public alley running northerly approximately 250 feet, pursuant to Street and Highway Code Section 8300 ET SEQ. and directing City Clerk to administratively set the hearing date, time and place and to publish and post required notices for Olson Citrus Walk Project.

PUBLIC HEARING

PH 1. Fiscal Year 2010-2011 Refuse Collection Rates and Charges.

Staff Recommendation:

- a.) Conduct the public hearing and if it is determined that a majority protest does not exist;
- b.) Adopt **Resolution No. 10-6869**, setting the City's refuse collection rates and charges for residential and commercial customers for 2010-2011, retroactive to July 1, 2010.

PUBLIC HEARING CONT

PH 2. Consider Approval of Covina's Local Development Report for Los Angeles County's Congestion Management Program.

Staff Recommendation:

- a.) Conduct the public hearing; and
- b.) Adopt **Resolution No. 10-6866**, finding the City to be in conformance with the Congestion Management Program (CMP) and adopting the CMP Local Development Report, in accordance with California Government Code Section 65089.

JOINT PUBLIC HEARING

JPH 1. Joint Public Hearing to Extend Sublease and Commercial Agreements with Seidner Enterprises LLC and RJS Financial Inc. for Bert's Mega Mall located at 1151-1211 N. Azusa Avenue, Covina CA.

Staff and Agency Recommendation:

- a.) Conduct the public hearing; and
- b.) Adopt **Agency Resolution No. 10-635**, making certain findings pursuant to Health & Safety Code Section 33433 and approving a Sublease; and
- c.) Adopt **Agency Resolution No. 10-636**, approving a Commercial Lease by and between the Redevelopment Agency and RJS Financial Inc., a California Corporation; and
- d.) Adopt **Resolution No. 10-6872**, making certain findings pursuant to Health and Safety Code Section 33433 and approving Sublease and Commercial Lease Agreements.

NEW BUSINESS

NB 1. Amendment of Exclusive Waste Collection Franchise Agreement

Staff Recommendation:

Adopt **Resolution No. 10-6867**, approving Amendment No. 10 to the Exclusive Waste Collection Franchise Agreement with Arakelian Enterprises, Inc., adjusting refuse collection and recycling fees for fiscal year 2010-2011 and fixing the Integrated Waste Management Fee for fiscal year 2010-2011.

CONTINUED BUSINESS

CB 1. Update of the City of Covina Strategic Plan.

Staff Recommendation:

Receive and file the updated City of Covina Strategic Plan from the June 7, 2010 Strategic Planning Meeting.

CONTINUED BUSINESS CONT

CB 2. Appointment to the Housing & Community Development Advisory Committee.

Staff Recommendation:

Appoint applicant Woody Dahlen to the Housing & Community Development Advisory Committee.

CB 3. Designation of voting delegate and alternate for the League of California Cities Annual Conference.

Staff Recommendation:

Designate a voting delegate and alternate from those members who will be attending the 2010 League of California Cities Annual Conference.

ADJOURNMENT

The Covina City Council/Redevelopment Agency will adjourn to the next Regular Meeting to be held on **Tuesday, September 7, 2010 at 6:30 p.m.** in the Council Chambers of City Hall, 125 E. College Street, Covina, CA 91723.

UNAFFILIATED MANAGEMENT

Mid-Management

Supervisory, and Professional

Accountant
Accounting Supervisor
Administrative Services Supervisor
Assistant City Librarian
Benefits Coordinator
Building Official
City Planner
Community Relations Supervisor
Community Services Supervisor
Computer Systems Analyst
Environmental Services Manager
Equipment Supervisor
Finance Manager
Human Resources Manager
Information Technology Manager
Library Circulation Supervisor
Management Analyst
Management Analyst Trainee
Marketing Manager
Network Supervisor
Parks Maintenance Supervisor
Police Records Supervisor
Pool Manager
Principal Librarian
Public Safety Communications Supervisor
Public Works Manager
Public Works Superintendent
Recreation Services Supervisor
Redevelopment Manager
Risk Manager
Senior Accountant
Senior Management Analyst
Senior Planner
Senior Services Supervisor
Street Maintenance Supervisor
Supervising Civil Engineer
Water Services Supervisor

Confidential

Administrative Secretary
Administrative Technician
Business License Technician
Deputy City Clerk
Executive Assistant to the City Manager
Executive Assistant to the Police Chief
Finance Technician
Personal Computer Support Technician
Senior Administrative Technician
Senior Finance Technician

Executives

Assistant to the City Manager
Assistant City Manager
Chief Deputy City Clerk
Chief of Police
Director of Community
Development/Deputy Director CRA
Director of Finance
Director of Library Services
Director of Parks & Recreation
Director of Public Works
Director of Human Resources
Public Information Supervisor

PART-TIME UNAFFILIATED

Administrative Intern
Asst Pool Mgr
Background Investigator
Building Maintenance Assistant
Community Resources Aide
Community Resources Aide/Library Page
Shelver
Community Resources Assistant I
Community Resources Assistant II
Community Resources Specialist
Duplicating Assistant
Engineering Intern
Library Clerk
Lifeguard
Lifeguard/Instructor
Overnight Parking Enforcement Officer
Park Maintenance Assistant
Planning Aide
Police Aide Clerical
Police Cadet
Student Aid