



City of Covina/Covina Redevelopment  
Agency/Covina Public Finance Authority  
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, California

Council Chambers of City Hall

**Tuesday, December 21, 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/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 City Council, Redevelopment Agency, and Public Finance 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 City Council/Covina Redevelopment Agency/Covina Public Finance 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 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/Public Finance 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 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/Public Finance 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 **December 21, 2010** Regular City Council meeting was posted on **December 16, 2010, 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.

*December 21, 2010*

**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. §54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATOR -  
NEGOTIATIONS TO INCLUDE BOTH PRICE AND TERMS:  
DESIGNATED REPRESENTATIVE: Robert Neuber, Comm. Development Director
  - Greg Bozzani – 602 S. Citrus Avenue (APN 8451-001-911)
  
- B. G.C. 54956.9(b) – CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED  
LITIGATION: ONE (1)

**RECESS**

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

**CALL TO ORDER**

**ROLL CALL**

Council/Agency/Authority 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**

1. Presentation to Home Depot for their community work at the Covina Development Center & Library and Recreation Hall.

## **PUBLIC COMMENTS**

*To address the City Council/Redevelopment Agency/Public Finance 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 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 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 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 November 30, 2010 Special Meeting of the City Council/Covina Redevelopment Agency/Covina Public Finance Authority.
- CC 2. City Council to receive and file Payment of Demands in the amount of \$3,307,359.96.
- CC 3. City Council to receive and file Public Works Department Monthly Activity Report.
- CC 4. City Council to receive and file a report on the X-it Poll Data for the Survey Tools located at City Hall.
- CC 5. City Council to receive and file a report on the status of the Los Angeles Regional Interoperability Communications System.

- CC 6. City Council to approve a Memorandum of Agreement for the Los Angeles Regional Integrated Law and Justice Project among the Regional Terrorism Intelligence and Integration System Participating Agencies.
- CC 7. City Council to receive and file a report concerning Wireless Facilities Moratorium pursuant to California Government Code, Section 65858(d).
- CC 8. City Council to adopt **Resolution No. 10-6913**, approving the destruction of certain obsolete records from the City Clerk's Office.
- CC 9. City Council to adopt **Resolution No. 10-6916**, supporting the Covina Irrigating Company's Ultraviolet/Chloramine Water Treatment System Improvement Project.
- CC 10. City Council to approve an Amendment to Consulting Services Agreement with RC Kemp Consulting Services, LLC.
- CC 11. City Council/Redevelopment Agency to consider directing staff to look at ways to reduce the cost of outdoor sales and events requiring Administrative Conditional Use Permits for licensed Covina businesses.
- CC 12. City Council/Redevelopment Agency to adopt **Agency Resolution No. 10-648**, approving and adopting the Annual Report for the Covina Redevelopment Agency Project No. 1 and 2 for Fiscal Year Ended June 30, 2010.
- CC 13. Redevelopment Agency to receive and file Payment of Demands in the amount of \$742,055.83.
- CC 14. Redevelopment Agency approval of an Agreement for Professional Services for consultant services to prepare a Redevelopment Project Area Study for Covina Revitalization Redevelopment Project No. 1 and No. 2.
- CC 15. Redevelopment Agency to amend the Relocation and Lease Termination Settlement Offer/Settlement Agreements with Candy Connection as part of the Olson Citrus Walk Project.

### **JOINT PUBLIC HEARING**

- JPH1. City Council/Redevelopment Agency to conduct a Joint Public Hearing to amend Disposition and Development Agreement with Olson Land Project LLC, for the Olson Citrus Walk Project.

#### **Staff Recommendation:**

- a) Open the Public Hearing and consider public testimony; and
- b) Adopt **City Resolution No. 10-6914**, approving a First Amendment to the 2010 Disposition and Development Agreement between the Redevelopment Agency of the City of Covina and Olson Land Projects, LLC; and
- c) Adopt **Agency Resolution No. 10-647**, approving a First Amendment to the 2010 Disposition and Development Agreement between the Redevelopment Agency of the City of Covina and Olson Land Projects, LLC.

- JPH2. City Council/Redevelopment Agency to conduct a Joint Public Hearing to consider a Lease Agreement with Enterprise Rent-A-Car Company of Los Angeles, LLC, for property located at 635 S. Citrus Avenue, Covina, California.

Staff Recommendation:

- a) Open the Public Hearing and consider public testimony; and
- b) Adopt **City Resolution No. 10-6917**, making certain findings pursuant to Health and Safety Code §33433 and approving a Lease Agreement for real property located at 635 South Citrus Avenue, Covina, California.
- c) Adopt **Agency Resolution No. 10-649**, making certain findings pursuant to Health and Safety Code §33433 and approving a Lease Agreement for real property located at 635 South Citrus Avenue, Covina, California.

**NEW BUSINESS**

- NB 1. City Council to receive and file the update on employee parking issues related to the Aurora Hospital Construction Project.
- NB 2. City Council to adopt **Resolution No. 10-6919**, adopting a policy regarding reasonable accommodation in zoning practices pursuant to Federal and State Fair Housing Laws.
- NB 3. City Council to adopt **Resolution No. 10-6918**, providing for the appointment to the Offices of this City that were to be elected on Tuesday, March 8, 2011.

**ADJOURNMENT**

The Covina City Council/Redevelopment Agency/Covina Public Finance Authority will adjourn to **Tuesday, January 18, 2011** at 6:30 p.m. for closed session and at 7:30 p.m., for open session in the Council Chambers of City Hall, 125 E. College Street, Covina, California 91723.