



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, February 1, 2011**

6:30 p.m.

- **The City Council/Redevelopment Agency/Public Finance Authority 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 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 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 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 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 **February 1, 2011**, Regular City Council meeting was posted on **January 27, 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.

*February 1, 2011*

**CITY COUNCIL/REDEVELOPMENT AGENCY/  
COVINA PUBLIC FINANCE AUTHORITY  
JOINT MEETING—CLOSED SESSION  
6:30 p.m.**

**CALL TO ORDER**

**ROLL CALL**

Council/Agency/Authority 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/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 will adjourn to Closed Session for the following:**

**CLOSED SESSION**

- A. G.C. §54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
Designated Representative: Robert Neiuber, Comm. Development Director  
Negotiations to include both price and term:
- Enterprise – Vacant Land south side of Puente Street at Third Avenue (APN: 8444-021-904)
  - The Olson Company – 322 North Citrus Avenue (APN: 8430-027-017)
- B. G.C. §54957 – PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
Title: City Manager

**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, and Mayor/Chairperson Delach

## **PLEDGE OF ALLEGIANCE**

Led by Mayor Delach.

## **INVOCATION**

Led by Covina Police Chaplain Dave Truax.

## **PRESENTATIONS**

Recognition of the Sierra Vista Middle School teachers, staff and students for winning the Middle School Reading Competition.

Presentation by Bob Morales of the Upper San Gabriel Valley Water District.

## **PUBLIC COMMENTS**

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## **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 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/Authority requests a specific item be removed from the consent calendar for discussion.*

CC 1. City Council to adopt **Resolution No. 11-6924**, approving the Memorandum of Understanding between the City of Covina and the American Federation of State, County and Municipal Employees.

- CC 2. City Council to adopt **Resolution No. 11-6925**, amending the Fiscal Year 2010-2011 Public Works Department, Environmental Budget to reflect a change in account numbering for the Industrial Waste Program.
- CC 3. City Council/Redevelopment Agency to approve a Right of Entry Agreement with the Olson Company to perform soil remediation work on a portion of the Olson Citrus Walk project site located at 326 N. Citrus Avenue and authorize the Executive Director to execute said agreement.

### **CONTINUED PUBLIC HEARING**

CPH 1. City Council to conduct a Continued Public Hearing to consider application Conditional Use Permit 10-008, Variance 10-002 and Negative Declaration related to the wireless communication facility located at 1288 North Bonnie Cove Avenue and determine if the required findings can be justified.

Staff Recommendation:

- a) Conduct the Public Hearing and consider public testimony; and
- b) Continue the Public Hearing to the meeting of March 1, 2011.

CPH 2. City Council to conduct a Continued Public Hearing to consider application Conditional Use Permit 10-010, Variance 10-004 and Negative Declaration related to the wireless communication facility located at 1175 East Garvey Avenue and determine if the required findings can be justified.

Staff Recommendation:

- a) Conduct the Public Hearing and consider public testimony; and
- b) Continue the Public Hearing to the meeting of March 1, 2011.

### **NEW BUSINESS**

- NB 1. City Council and Redevelopment Agency to receive and file the Audit Report and Annual Financial and Compliance Report for Covina Redevelopment Agency for Fiscal Year ended June 30, 2010.
- NB 2. City Council to adopt **Resolution No. 11-6880**, in opposition to the State of California's Administration's proposal to abolish redevelopment agencies in California.
- NB 3. Covina Housing Authority to adopt **Authority Resolution 11-001**, approving the Financial Assistance and Cooperation Agreement by and between the Housing Authority, the City and the Covina Redevelopment Agency and encumbering the funds pursuant thereto.

### **ADJOURNMENT**

The Covina City Council/Redevelopment Agency/Covina Public Finance Authority will adjourn to its next regular meeting, **Tuesday, February 15, 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.