



City of Covina/Covina Redevelopment
Agency/Covina Public Finance
Authority/Covina Housing Authority
Mayor John King – Mayor Pro Tem Kevin Stapleton
Council Members Walt Allen, III – Peggy Delach – Bob Low

REGULAR MEETING AGENDA
125 E. College Street, Covina, California
Council Chamber of City Hall
Tuesday, April 19, 2011
6:30 p.m.

- **The City Council/Redevelopment Agency/Public Finance Authority/Housing 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 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. Services such as American Sign Language interpreters, a reader during the meeting, large print copies of the agenda and assisted listening devices are available. 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 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 may be 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/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 **April 19, 2011**, meeting was posted on **April 14, 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.

April 19, 2011

**CITY COUNCIL/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 Allen, Delach, Low, Mayor Pro Tem/Vice Chairperson Stapleton and Mayor/Chairperson King

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/Covina Housing Authority 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:
Property: Hassen Development – Northeast Corner San Bernardino Road and Park Avenue (APN 8430-024-012)
Agency Negotiator: CRA Director/Comm. Development Deputy Director Robert Neiuber

- B. G.C. §54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATOR – Negotiations to include both price and terms:
Property: Yenia Hsieh (APN 8431-028-004; 8431-028-005; 8431-028-007; 8431-028-008; 8431-028-017; 8431-028-018; 8431-028-021; 8431-028-022; 8431-028-025; 8431-028-026; 8431-028-027; 8431-028-028; 8431-028-029; 8430-025-018)
Agency Negotiator: CRA Director/Comm. Development Deputy Director Robert Neiuber

- C. G.C. §54957.6 – CONFERENCE WITH LABOR NEGOTIATOR
Agency Designated Representative: Anthony Arroyo, Human Resources Director
Employee Organizations: Executive Management Group, Police Management Group, Police Association of Covina, Mid-Management and Confidential Employees Group, City's Unaffiliated Employees and American Federation of State, County and Municipal Employees Group

- D. G.C. §54956.9 – CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Name of Case: The Johnson Sober Living House, et al. vs. City of Covina, et al., case number USDC - CV11-02809

RECESS

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

CALL TO ORDER

ROLL CALL

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

PLEDGE OF ALLEGIANCE

Led by Council Member Low.

INVOCATION

Led by Covina Police Chaplain Pat Cross.

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/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/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 of the March 15, 2011 Regular Meeting of the City Council/Covina Redevelopment Agency/Covina Public Finance Authority.

- CC 2. City Council to approve the minutes of the March 24, 2011 Special Meeting of the City Council/Covina Redevelopment Agency/Covina Public Finance Authority/Covina Housing Authority.
- CC 3. City Council to approve the summary minutes of the April 6, 2011 Strategic Plan Workshop.
- CC 4. City Council to receive and file the annual report of the Covina Public Financing Authority.
- CC 5. City Council to receive and file the Public Works Department Monthly Activity Report.
- CC 6. City Council to receive and file the report on Water Utility Billing and Automated Meter Reading Projects Status Updates.
- CC 7. City Council to receive and file the Strategic Plan updated at the April 6, 2011 Workshop.
- CC 8. City Council to accept the resignation letter from Jerry Tucker of the Cultural Arts Advisory Commission.
- CC 9. City Council to approve the re-appointment to the Cultural Arts Advisory Commission.
- CC 10. City Council to adopt and issue City Council Follow-up Report to the Public regarding City's measures to alleviate conditions which led to adoption of Interim Urgency Ordinance No. 10-1983 an 10-1985 – a moratorium on the issuance of permits for new massage establishments and massage technicians in the city of Covina.
- CC 11. City Council to authorize the Executive Director to execute a Grant Storm Drain Easement to The Olson Company for the Olson Citrus Walk Project and require the Olson Company to pay the appraised value of the easement.
- CC 12. City Council to approve the updated Certificate of Public Convenience and Necessity for Techtrans International, Incorporated, dba, Pomona Yellow Cab.
- CC 13. City Council to approve Payment of Demands in the amount of \$3,660,543.94.
- CC 14. City Council to adopt **Resolution No. 11-6955**, declaring its intention to authorize the annexation of territories to Community Facilities District No. 2007-1 (Public Services); and adopt **Resolution No. 11-6956**, adopting boundary maps showing territory proposed to be annexed in the future to Community Facilities District No. 2007-1 (Public Services).
- CC 15. Redevelopment Agency to approve Payment of Demands in the amount of \$415,058.57.
- CC 16. Redevelopment Agency to adopt **Agency Resolution No. 11-676**, reviewing the roof repair at the McGill Transitional House and continuing the emergency action to repair the roof pursuant to §22050 of the California Public Contract Code.

PUBLIC HEARING

PH 1. City Council to consider application Conditional Use Permit 11-003, Variance 11-001 and Negative Declaration related to the wireless communication facility located at 410 West Badillo Street and determine if the required findings can be justified.

Staff Recommendation:

- a) Council to open the public hearing and take public testimony, and
- b) Consider application CUP 11-003, a Conditional Use Permit for the construction and operation of a 50-foot high, monopine-type wireless communication facility and associated equipment; and
- c) Consider application VAR 11-001, a Variance for the setbacks of the communication facility from Badillo Street.
- d) Close the Public Hearing, determine if the required findings can be made. If the Council wishes to approve the application and related environmental document, it can do so this evening. If the Council wishes to deny the application, the Council should continue this matter to allow staff the time to prepare the appropriate resolution for denial.

PH 2. City Council/Redevelopment Agency to authorize the transfer of Redevelopment Agency properties described as Assessor Parcel Numbers 8445-009-910, Lots 13 and 14, and 8445-009-910 Lot 15, from the Agency to the City.

Staff Recommendation:

- a) Council/Agency to open the joint Public Hearing and take public testimony, and
- b) City Council to adopt **City Resolution No. 11-6957**, approving the transfer of certain real properties owned by the Covina Redevelopment Agency within the Covina Revitalization Redevelopment Project No. Two to the City of Covina pursuant to California Health Safety Code Sections 33430, 33431 and 33445 and making certain findings with regard thereto; and
- c) Covina Redevelopment Agency to adopt **Agency Resolution No. 11-674**, approving the transfer of certain agency owned real properties within the Covina Revitalization Redevelopment Project No. Two to the City of Covina pursuant to California Health and Safety Code Sections 33430, 33431 and 33445 and making certain findings with regard thereto.

NEW BUSINESS

NB 1. City Council to adopt **City Resolution No. 11-6954**, declaring the emergency, authorizing the waiver of bidding requirements, and approving the repair of the City-owned Rancho Simi potable water reservoir under Section 22050 of the California Public Contract Code.

NB 2. City Council to adopt **City Resolution No. 11-6953**, to amend the Fiscal Year 2010-2011 Public Works Department, Transit Operations Operating Budget to Reflect an Appropriation of \$104,000 from Proposition A Reserve Funds for Emergency Technology Assistance Program Project F-1115 at the Metrolink Parking Structure.

NB 3. Redevelopment Agency consideration of approval of the Environmental Blight Remediation Business Loan Program.

Staff Recommendation:

- a) Redevelopment Agency to adopt **Agency Resolution No. 11-675**, to establish an Environmental Blight Remediation Business Loan Program to provide financial assistance to qualifying businesses in Project Area One and Project Area Two and to amend the fiscal year 2010-2011 Covina Redevelopment Agency budget to reflect an appropriation of \$160,000 from project funds to fund such program and making certain findings under Health and Safety Code Sections 33020 and 33021.

ADJOURNMENT

The Covina City Council/Redevelopment Agency/Covina Public Finance Authority/Covina Housing Authority will adjourn to its next regular meeting, **Tuesday, May 3, 2011** at 6:30 p.m. for closed session and at 7:30 p.m. for open session in the Council Chamber of City Hall, 125 East College Street, Covina, California, 91723.