



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, June 7, 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](http://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 **June 7, 2011**, meeting was posted on **June 2, 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.

*June 7, 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: Northeast Corner San Bernardino Road and Park Ave. (APN 8430-024-012)  
Negotiating parties: Hassen Development  
Agency negotiator: Community Development/CRA Deputy Director Robert Neiuber
- B. G.C. §54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATOR – Negotiations to include both price and terms:  
Property: 616 S. Shoppers Lane (APN 8451-001-032)  
Negotiating parties: James Nguyen  
Agency negotiator: Community Development/CRA Deputy Director Robert Neiuber
- C. G.C. §54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATOR – Negotiations to include both price and terms:  
Property: 626 and 620 S. Citrus (APN 8451-001-911)  
Negotiating parties: Greg Bozzani  
Agency negotiator: Community Development/CRA Deputy Director Robert Neiuber
- D. G.C. §54956.9 – CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
Name of Case: Robert Gilman, WCAB case No. VNO 0557215 v. City of Covina

**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 Allen

**INVOCATION**

Led by Covina Police Chaplain David Truax

**PRESENTATIONS**

- Presentation from the California High Speed Rail Authority (CHSRA)
- Presentation from the San Gabriel Valley Council of Governments on the Energy Upgrade California Los Angeles County Program
- Recognition of the Covina Relay for Life Coordinators

**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 summary minutes of the May 17, 2011 Joint Study Session Covina City Council/Redevelopment Agency/Public Finance Authority/Housing Authority with Covina Planning Commission.
- CC 2.** City Council to approve the minutes of the May 17, 2011 regular meeting of the City Council/ Redevelopment Agency/ Public Finance Authority/ Housing Authority.
- CC 3.** City Council to approve the Fiscal Year 2011-2012 maintenance contract with Caliber Commercial Pool Service in the amount of \$17,400 to maintain the Michael D. Antonovich Aquatic Center swimming pools and pool equipment.
- CC 4.** City Council to approve the Contract with West Coast Arborists, Inc., for Tree Trimming Services of City's park and street trees.
- CC 5.** City Council to receive and file the Fiscal Year 2010-2011 3rd Quarter Update major Funds Update and Mid-Year Update.
- CC 6.** City Council to award a contract for Covina Transit Operations Services to Diversified Transportation, LLC, dba, Tectrans, Incorporated.
- CC 7.** City Council to adopt **City Resolution No. 11-6970**, approving the destruction of obsolete Human Resources Department records.
- CC 8.** City Council to approve a second amendment to the Fuel Station Use Agreement with Covina Valley Unified School District.
- CC 9.** City Council to approve exception to the Covina Home Rehabilitation Loan/Grant Program and Handy-worker Program to allow expenditure of additional funds for necessary work and receive and file report on Community Development Block Grant (CDBG) program.
- CC 10.** City Council to approve the use of funds from the Community Development Block Grant (CDBG) funding allocation; grant award of \$50,000, between the City and The Cake Mamas, and authorize the City Manager or his designee to execute the documents necessary to complete the grant/loan transactions when all conditions are met.
- CC 11.** Redevelopment Agency to receive and file the annual report of the Economic Development Council for Fiscal Year 2010-2011 program budget for the Covina Economic Development Council (EDC).
- CC 12.** Redevelopment Agency to approve an Access Agreement with Russ Davis, Inc., Mary N. Davis, Richard R. Davis Family Trust and Paulette E. Davis, for usage of the property at 116 East San Bernardino Road for temporary operation of the Covina Farmers Market and Family Night and authorize the Executive Director to execute the agreement as well as increase subsidy to Farmers Market Operator.

## PUBLIC HEARING

**PH 1.** Public Hearing of the City Council to consider the City's proposed refuse rates and second reading to adopt **Ordinance No. 11-1994**, adjusting City of Covina July 1, 2011 – June 30, 2012 refuse rates.

Staff Recommendation:

- a) City Council to open the public hearing and take public testimony on the City's proposed refuse rates for the period of July 1, 2011 through June 30, 2012 and making automatic adjustments to the proposed rates in future years by the change in Consumer Price Index or 3%, whichever is greater; and
- b) If it is determined that a majority protest does not exist, adopt **Ordinance No. 11-1994**, setting refuse rates for the period of July 1, 2011 through June 30, 2012 and making automatic adjustments to the proposed rates in future years by the change in Consumer Price Index or 3%, whichever is greater.

**PH 2.** Public Hearing of the City Council to consider resolutions authorizing the annexation of territory to City of Covina Community Facilities District No. 2007-1 (Public Services) (Annexation No. 3) and to call and hold a special election (451 E. Badillo).

Staff Recommendation:

- a) City Council to open the public hearing and take public testimony, and
- b) Adopt **City Resolution No. 11-6971**, authorizing the annexation of territory to Community Facilities District No. 2007-1 (Annexation No. 3) and authorizing the levy of special tax and submitting the levy of tax to the qualified electors; and
- c) Adopt **City Resolution No. 11-6972**, calling for a special election and submitting to the voters of Annexation No. 3 of the City of Covina, Community Facilities District No. 2007-1 (Public Services), propositions regarding the annual levy of special taxes within Annexation No. 3 to finance public services, and the establishment of an appropriations limit; and
- d) Adopt **City Resolution No. 11-6973**, making certain findings, certifying the results of an election and adding property to Community Facilities District No. 2007-1 (Public Services), Annexation No. 3.

**PH 3.** Public Hearing of the City Council to consider resolutions authorizing annexation of territory to City of Covina Community Facilities District No. 2007-1 (Public Services) (Annexation No. 4), and to call and hold a special election (McGill).

Staff Recommendation:

- a) City Council to open the public hearing and take public testimony, and
- b) Adopt **City Resolution No. 11-6974**, authorizing the annexation of territory to Community Facilities District No. 2007-1 (Annexation No. 4) and authorizing the levy of special tax and submitting the levy of tax to the qualified electors; and
- c) Adopt **City Resolution No. 11-6975**, calling a special election and submitting to the voters of Annexation No. 4 of the City of Covina, Community Facilities District No. 2007-1 (Public Services), proposition regarding the annual levy of special taxes within Annexation No. 4 to finance public services, and the establishment of an appropriations limit; and

- d) Adopt **City Resolution No. 11-6976**, making certain findings, certifying the results of an election and adding property to Community Facilities District No. 2007-1 (Public Services), Annexation No. 4.

**PH 4.** Public Hearing of the City Council to introduce, waiver further reading and adopt **Interim Urgency Ordinance No. 11-1993**, to extend Interim Urgency Nos. 10-1991 and 11-1992 for an additional sixty (60) days and continue for this period the moratorium on the issuance of permits and entitlements for new standalone wireless communications facilities.

Staff Recommendation:

- a) City Council to open the public hearing and take public testimony, and
- b) Adopt and issue this Agenda Item Commentary as the City Council Follow-up Report to the public describing the City's measures to alleviate the conditions which led to adoption of Interim Urgency Ordinance Nos. 10-1991 and 11-1992; and
- c) Adopt **Interim Urgency Ordinance No. 11-1993**, extending Interim Urgency Ordinance Nos. 10-1991 and 11-1992 and thereby extending the moratorium on the permitting and entitlements of new standalone wireless communications facilities for a period of sixty (60) days; and
- d) Direct staff to continue studying possible revisions to the City's existing zoning regulations to address new standalone wireless communications facilities.

**NEW BUSINESS**

**NB 1.** City Council to introduce and waive further reading of **Ordinance No. 11-1995**, to amend sections 9.48.010, 9.48.070, 9.48.130, 9.48.160, 9.48.220 AND 9.40.140 of the Covina Municipal Code, deleting Section 7.12.070 and adding sections 9.48.075-9.48.079, 9.48.085-9.48.089, 9.48.135-9.48.139, 9.48.155-9.48.159, 9.48.165-9.48.169, 9.48.225-9.48.229 AND 9.48.325 to the Covina Municipal Code relating to activities in public parks.

Staff Recommendation:

- a) City Council to introduce and waive further reading of **Ordinance No. 11-1995**, first reading of ordinance to amend sections 9.48.010, 9.48.070, 9.48.130, 9.48.160, 9.48.220 and 9.40.140 of the Covina Municipal Code, deleting section 7.12.070 and adding sections 9.48.075-9.48.079, 9.48.085-9.48.089, 9.48-135-9.48.139, 9.48.155-9.48.159, 9.48.165-9.48.169, 9.48.225-9.48.229 and 9.48.325 of the Covina Municipal Code relating to activities in public parks.

**NB 2.** City Council/Redevelopment Agency to receive and file the Preliminary Budget Documents for City of Covina and Covina Redevelopment Agency for fiscal year 2011-2012.

**ADJOURNMENT**

The Covina City Council/Redevelopment Agency/Covina Public Finance Authority/Covina Housing Authority will adjourn to its next regular meeting, **Tuesday, June 21, 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.