



MINUTES OF SEPTEMBER 20, 2016
JOINT STUDY SESSION MEETING OF THE COVINA CITY COUNCIL/ SUCCESSOR AGENCY TO THE COVINA REDEVELOPMENT AGENCY/COVINA PUBLIC FINANCING AUTHORITY/COVINA HOUSING AUTHORITY HELD IN THE COMMUNITY ROOM OF COVINA PUBLIC LIBRARY, 234 NORTH SECOND AVENUE, COVINA, CALIFORNIA

CALL TO ORDER

Mayor Stapleton called the Council/Agency/Authority meeting to order at 5:00 p.m.

ROLL CALL

Councilmembers Present: Walter Allen III, Peggy A. Delach, John C. King (arrived 5:07 p.m.), Mayor Pro Tem/Vice-Chair Jorge A. Marquez, and Mayor/Chair Kevin Stapleton.

Councilmembers Absent: None.

Elected Members Present: City Treasurer Geoffrey Cobbett.

Elected Members Absent: City Clerk Mary Lou Walczak.

Staff Members Present: Interim City Manager Don Penman, City Attorney Candice K. Lee, Interim Police Chief Kim Raney, Public Works Director Siobhan Foster, Community Development Director Brian Lee, Finance Director Anita Agramonte, Parks and Recreation/Library Director Amy Hall-McGrade, and Chief Deputy City Clerk/Records Management Director Sharon F. Clark.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilmember Delach.

REORDERING OF THE AGENDA

Mayor Stapleton announced that the agenda would be reordered to consider New Business item NB 2, Covina Senior and Community Center Update, first.

PUBLIC COMMENTS

Bobbie Walker commented on issues regarding Dial-a-ride service. Mayor Stapleton responded that Council was not able to enter into a discussion per the Brown Act since the item was not agendaized, and directed Ms. Walker to Public Works Director Foster for assistance.

Linda Dang submitted a speaker card but declined to speak.

In response to a question from an attendee, Interim City Manager Penman stated that the former Kmart site is a possibility for the senior center and more detail would be given during tonight's meeting.

COUNCIL/AGENCY/AUTHORITY COMMENTS – None.

CITY MANAGER COMMENTS – None.

NEW BUSINESS

NB 2. Covina Senior and Community Center Update.

The item was introduced by Interim City Manager Penman. The staff report and a PowerPoint presentation were presented by Public Works Director Foster who gave a brief summary of the sites which had been considered and explained that the options had been narrowed to four sites: Kelby Park, Covina Woman's Club, Covina iTEC (Innovation, Technology, and Event Center), and an Inter-Community Hospital partnership. She presented opportunities and challenges involved for each of the four sites, explained the role of the architects contracted by the City and financing options for the project, and requested Council input on the site location alternatives.

Interim City Manager Penman explained that Successor Agency funds from the former redevelopment agency could only be spent in certain ways outside the Project Area 1 geographic area.

Council discussion included what funds were available for each site; the cost estimate for a new building; the possibility of receiving funds from the County; the challenges of a partnership with Inter-Community Hospital including an increased timeline and the need to show public benefit to use project area funds; which properties the City controls; the challenges of funding in stages for the iTEC site; and the desire to go ahead with demolition of the old senior center in Kelby Park.

Public Works Director Foster explained that the City had issued a Request for Proposals (RFP) for asbestos and lead paint abatement related to demolition at Kelby Park and is in the process of reviewing the proposals received; and that while the demolition is taking place, the assessment of the Covina Woman's Club site can go forward at a cost of \$20,000 with a timeframe of eight weeks.

Interim City Manager Penman commented that the asbestos abatement is a legal requirement; and that while the assessment of the Woman's Club renovation cost is progressing, a comparison of the costs of building a new building can be done.

Councilmember Allen commented that with the money available in Project Area 1 plus grants from the County, there would be about \$7.3 million available which makes it worth keeping the door open with the hospital to build a nice facility and help with operating costs.

Cathy Solorzano commented that she hopes her 91-year old father will get to see senior center built in his lifetime and she would like to see the seniors brought back to Covina from the temporary location in Azusa, suggested the Vita-Pakt property as a site option, and stated she wants to go to Kelby Park.

Barbara Fraisl expressed concerns with locating the senior center in the old Kmart site, stated that it is not a good idea to have seniors around young people in a bus terminal, and that she prefers other proposals than the Kmart property.

Maxine Smith commented that impacted parking in the Downtown area is a problem.

Don Smith cautioned to beware the temptation for federal or state money, stated he doesn't want Adams Park impacted, and concluded he wants the senior center in Kelby Park.

Councilmember King stated that Council hasn't decided anything yet and is still talking it through. In response to a comment from Don Smith that all councilmembers voted in favor of Covina Park as the location, Councilmember King responded the City is looking for money as it doesn't have enough to build, and that all councilmembers are trying to find the right location and funding that makes sense.

Linda W. commented on safety concerns at Covina Park, and stated that she doesn't want the senior center at the Kmart site either as she feels it is not safe for seniors.

Mayor Stapleton reminded attendees that tonight's meeting is to get input; for people to get the same information as Council receives.

Judy Korelle inquired about the empty Albertsons building as a possible location for the senior center. Mayor Stapleton explained that the City can't afford private sector prices.

In response to Councilmember Delach's request for a show of hands as to preference for various locations, about half of the attendees indicated a preference for Kelby Park, four for Covina Woman's Club, and two for Inter-Community Hospital. Councilmember Delach suggested selling part of Kelby Park to the developer for combination with the Vita-pakt property to make his development bigger and using the proceeds for a new center in Kelby Park, commenting that there is currently not enough money to build at Kelby Park.

Lynn G. commented that most seniors don't have faith in the Council; they have received misinformation; 17-acre Taylor Park wasn't considered because the City has a concept for a gymnasium there; information comes out in bits and pieces; and requested one spokesperson to inform them.

RECESS AND RECONVENE

Mayor Stapleton recessed the meeting at 5:54 p.m. and reconvened at 6:00 p.m. with all councilmembers present.

NEW BUSINESS

NB 1. Interviews of Applicants to Various City Advisory Boards and Commissions.

The City Council conducted interviews of the following applicants:

- Susan Zermeno – Planning Commission
- Nick Lopez – Traffic Advisory Commission
- Pedro Ramirez, Jr. – Youth Accountability Board

NB 3. Current Projects Update.

The staff report was presented by Community Development Director Lee.

In response to questions from Councilmember King and Mayor Pro Tem Marquez, Community Development Director Lee explained that the Azo Vino appeal to Council concerns the nature of live entertainment which is currently defined as dancing and a DJ; on whether the person is visual to the patrons; and that there had been a discussion of the Planning Commission on how to define a person with an iPad changing music.

Mayor Stapleton interjected that because an appeal has been filed, it should not be discussed in this forum, and discussion needs to stick to the update on projects.

Community Development Director Lee commented that the current project list is in no particular order, that some items may drop off and some may be added, and that higher profile projects are included.

Council discussion included the status of abatement at the former Dodge dealership property and the steps required if the City performs the abatement. City Attorney Lee reminded Council that the study session is for staff to provide information and gather questions from Council so staff may return with additional information; that the agenda needs to be detailed enough so the public can tell what is going to be discussed.

Mayor Stapleton commented that if councilmembers have questions, he would like to have report at the October 4, 2016, regular meeting regarding properties on the list, so Council can discuss and give direction. Community Development Director Lee stated he understands properties of sensitivity and will prepare additional information.

Councilmember Allen expressed his hope that there is not a problem with Dial-a-Ride and requested staff follow-up.

ADJOURNMENT

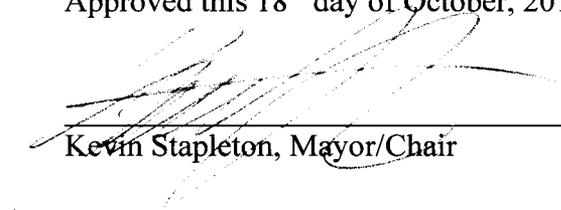
At 6:21 p.m., the meeting of the Covina City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority was adjourned to its next regular meeting of the Council/Agency/Authority scheduled for Tuesday, September 20, 2016, at 6:30 p.m. for closed session and at 7:30 p.m. for open session in the Council Chamber, 125 East College Street, Covina, California, 91723.

Respectfully submitted:



Sharon F. Clark, CMC
Chief Deputy City Clerk

Approved this 18th day of October, 2016:



Kevin Stapleton, Mayor/Chair