MINUTES OF JANUARY 18, 2022
REGULAR MEETING OF THE COVINA CITY COUNCIL/SUCCESSOR AGENCY TO
THE COVINA REDEVELOPMENT AGENCY/COVINA PUBLIC FINANCING
AUTHORITY/COVINA HOUSING AUTHORITY HELD IN THE COUNCIL CHAMBER
OF CITY HALL, 125 EAST COLLEGE STREET, COVINA, CALIFORNIA AND
VIRTUALLY VIA ZOOM

This meeting was conducted in accordance with Assembly Bill 361, regarding the COVID-19
pandemic.

CALL TO ORDER/ROLL CALL
Mayor Marquez called the Council/Agency/Authority meeting to order at 6:31 p.m. with all
Councilmembers present except for Councilmember Linares.

PUBLIC COMMENTS – None.

CLOSED SESSION
Mayor Marquez recessed the Council to Closed Session at 6:31 p.m. for the following:

A. Government Code §54956.8 - CONFERENCE WITH REAL PROPERTY
NEGOTIATORS:
   Property: 100 - 112 N. Citrus Avenue
   Property Owner: Champion, Christopher CO TR
   Agency Negotiator: Chris Marcarello, City Manager
   Negotiating Parties: Brian K. Lee, Director of Community Development
   Under Negotiation: Price and Terms of Payment

RECONVENE AND CALL TO ORDER
Mayor Marquez called the Council/Agency/Authority meeting to order at 7:33 p.m. with all
Councilmembers present except Councilmember Linares.

ROLL CALL

Councilmembers Present: Walter Allen, III, John C. King, Mayor Pro Tem/Vice-Chair
Patricia Cortez, and Mayor/Chair Jorge A. Marquez.
Councilmembers Absent: Victor Linares.
Elected Members Present: City Clerk Mary Lou Walczak and City Treasurer Geoffrey Cobbett.

Elected Members Absent: None.

Staff Members Present: City Manager Chris Marcarello, City Attorney Candice K. Lee, Police Chief David Povero, Administrative Services Director Anita Agramonte, Community Development Director Brian Lee, Parks & Recreation/Library Services Director Lisa Evans, Public Works Director Andy Bullington, Deputy City Manager Angel Carrillo, and Chief Deputy City Clerk Nicole Alvarez.

PLEDGE OF ALLEGIANCE

Led by Councilmember Allen

INVOCATION

Given by Covina Police Chaplain David Truax

CLOSED SESSION REPORT

City Attorney Lee announced that direction was given to staff and no reportable action was taken.

PRESENTATIONS – None.

PUBLIC COMMENTS – None.

COUNCIL AGENCY AUTHORITY COMMENTS

Councilmember King wished everyone a wonderful rest of the month and commented on Martin Luther King Jr. Day.

Councilmember Allen commented in regards to Martin Luther King Jr. Day and thanked Public Works staff for the great job they did filling in potholes after the rain.

Mayor Pro Tem Cortez gave kudos to staff for the “Covina at Your Service” app where anyone can report issues and requests for service; and requested that staff promote the app on social media.

Mayor Marquez thanked the City of Covina and the County of Los Angeles for their leadership during this pandemic, in providing a COVID testing site at Wingate Park. Mayor Marquez reminded the community that currently that is the only legal COVID testing site in Covina and to beware of scams related to COVID testing sites asking for sensitive, confidential information. Mayor Marquez announced that Los Angeles Home Service Authority decided to postpone the Los Angeles County Homeless Count due to rising COVID cases to Tuesday, February 22, 2022; and provided information for those who have signed up and for those who want to sign up.

CITY MANAGER COMMENTS

City Manager Marcarello informed City Council that the State Library is going to award the City of Covina Public Library $160,000 for a mobile rec and read program; and provided kudos to the
Library staff for obtaining the grant. City Manager Marcarello also informed City Council that the park playground at Covina Park is progressing well and is anticipated to be completed at the end of the month.

CONSENT CALENDAR

Councilmember Allen pulled Consent Calendar item CC 9 for separate discussion.

A motion was made by Councilmember King, seconded by Mayor Pro Tem Cortez, to approve Consent Calendar items CC 1 – 8, and 10, as presented.

Motion approved by roll call vote for Consent Calendar items CC 1 – 8, and 10, as follows:

AYES: ALLEN, KING, CORTEZ, MARQUEZ
NOES: NONE
ABSTAIN: NONE
ABSENT: LINARES

CC 1. City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority approved the Minutes of the December 21, 2021, Regular Meeting of the City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Housing Authority.

CC 2. City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority approved the Minutes of the January 4, 2022, Regular Meeting of the City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Housing Authority.

CC 3. City Council/Successor Agency to the Covina Redevelopment Agency approved the Payment of Demands in the amount of $4,637,044.71.

CC 4. City Council/Successor Agency to the Covina Redevelopment Agency received and filed the Quarterly Report of the Treasurer to the City Council and Successor Agency to the Covina Redevelopment Agency for the Quarter Ended December 31, 2021.

CC 5. City Council approved the Recognized Obligation Payment Schedule (ROPS 22-23) covering July 1, 2022, through June 30, 2023.

CC 6. City Council approved and made the following findings so that meetings of the City Council and the City’s Other Legislative Bodies are authorized to meet remotely in accordance with AB 361’s special Brown Act requirements for teleconference meetings: (1) the City Council has reconsidered the circumstances of the COVID-19 state of emergency; and (2) state and local officials continue to recommend measures to promote social distancing.

CC 7. City Council approved the amendment to the agreement with Jan's Towing Inc., for towing services and authorized the City Manager or his designee to extend the agreement to June 30, 2022.

CC 8. City Council authorized the City Manager to execute a Professional Services Agreement between the City of Covina and Blue Violet Networks (BVN) in an amount
not-to-exceed $156,731.69 for procurement, installation and servicing of a Voice Over Internet Protocol (VoIP) System including three (3) years of full maintenance support.

CC 10. City Council:
   1. Authorized staff to pursue the escheatment of unclaimed funds to the City in the amount of $15,113.79 and approve the transfer of any available funds remaining unclaimed to be recognized as revenue in the General Fund in accordance with the Escheat of Unclaimed Property Policy; and
   2. Authorized staff to approve the write-off of delinquent accounts in the amount of $37,776.95 in accordance to the Accounts Receivable Allowance and Write Off of Uncollectible Accounts Policy.

CONSENT CALENDAR ITEMS PULLED FOR SEPARATE DISCUSSION

CC 9. Resolutions CC 2022-04 and Resolution CC 2022-05, Accepting and Allocating Grant Funds for the City of Covina Recreation Village from the California Natural Resources Agency for the City of Covina Recreation Village, and Approving the Submission of the Project Information Package, and Authorizing the City Manager to Execute the Grant Agreement and all Related Documents, and Designating the City Manager as Agent

Staff Recommendation:
   1. Adopt Resolution CC 2022-04, approving the acceptance of General Fund Grant Funds for the City of Covina Recreation Village from the California Natural Resources Agency for the City of Covina Recreation Village, and approving the submission of the Project Information Package, and authorizing the City Manager to execute the grant agreement and all related documents, and designating the City Manager as Agent; and
   2. Adopt Resolution CC 2022-05, amending the Fiscal Year 2021-2022 Parks Capital Improvement Program Budget to accept $2,500,000 from the California Natural Resources Agency and appropriate the funds to accounts 4600-CNRG-42190-P2202 and 4600-CNRG-55100-P2202 for the purpose of design and construction services for the Covina Recreation Village Project.

Councilmember Allen gave a shout out to staff, thanked Senator Susan Rubio for getting the funds to move this project forward, and expressed his excitement for the project.

Mayor Marquez echoed Councilmember King’s usual comment encouraging residents to read the Consent Calendar to check out all the good things happening in Covina.

A motion was made by Councilmember Allen, seconded by Councilmember King, to approve Consent Calendar item CC 9 as presented.

Motion approved by roll call vote for Consent Calendar item CC 9 as follows:
   AYES: ALLEN, KING, CORTEZ, MARQUEZ
   NOES: NONE
   ABSTAIN: NONE
   ABSENT: LINARES
CONTINUED PUBLIC HEARINGS

CPH 1. A Continued Public Hearing for Notice of Intent to Vacate a Portion of Geneva Place between Citrus Avenue and 3rd Avenue and a Strip of Public Alley located at East Side of 141 West Geneva Place

Mayor Marquez declared the public hearing open.

The agenda report was presented by City Manager Marcarello.

There were no public comments.

A motion was made by Councilmember King, seconded by Councilmember Allen, to continue the Public Hearing to the meeting of February 15, 2022.

Motion approved by roll call vote for Continued Public Hearing item CPH 1 as follows:

AYES: ALLEN, KING, CORTEZ, MARQUEZ
NOES: NONE
ABSTAIN: NONE
ABSENT: LINARES

PUBLIC HEARINGS

PH 1. City Council Election District Public Hearing #5 – Regarding the Transition from At-Large to By-District Elections and Final Adoption of an Ordinance Adding a New Title 4 (Municipal Elections) to the Covina Municipal Code Providing for the Election of Five City Councilmembers by Districts, Establishing the Boundaries and Identification Number of Each District, and Establishing the Election Order of Each District, and Making a Determination of Exemption Pursuant to CEQA

Mayor Marquez opened the public hearing.

A brief overview was presented by City Manager Marcarello. A PowerPoint presentation was presented by Chris Skinnell from Nielsen Merksamer and Tyrone Peter from Willdan.

Diana Mullins commented in favor of the map and districts selected by City Council.

Neil Polzin expressed his disappointment in the map selected by City Council and encouraged them to select another map. Mr. Polzin thanked Councilmember King and Councilmember Linares for meeting with him before last week’s meeting.

The following public comments were submitted via email and were read by City Clerk Walczak:

Mike Netter and Dale Quasny expressed their opposition to being forced to vote by districts and expressed their support for Map 2. Ms. Quasny also requested a more complete and inclusive communication system from Covina on important matters.
Mayor Marquez closed the public hearing.

Councilmember Allen commented in response to comments made by Neil Polzin.

Mayor Marquez reopened the public hearing in response to notification from Chief Deputy City Clerk Alvarez that there were two hands raised on Zoom wanting to provide public comment.

Scott Rafferty (via Zoom) commented on the map selected, expressed that this will fix communication issues, and congratulated City Council for the reform indicating that it will work well for the City. Mr. Rafferty also commented regarding comments made by City Council at a previous Council meeting and wished them well.

Dale Quasny asked for clarification regarding if a Councilmember is elected only by voters that live within their district; if we can determine where the lawyers are coming from and who is paying them; and if we can determine if the speakers providing public comments are actually from Covina, where they are getting their information and if they are getting paid to represent a group. Ms. Quasny spoke in favor of Council listening to residents of Covina rather than non-residents.

Mayor Marquez closed the public hearing.

Councilmember King clarified that a candidate or a councilmember that gets elected has to live within that district and would represent the district in which they live. Councilmember King expressed his disappointment in comments made by Neil Polzin. He expressed his comfort in his map choice and his disappointment in not having an at-large election process.

Mayor Pro Tem Cortez thanked staff, and the consultants, for all the work they did in going through this process. She also thanked all the residents that came out, provided comments, submitted maps, and walked through this process with the City. Mayor Pro Tem Cortez commented that residents overwhelmingly did not want the City to move to districts out of fear that it would divide the City, but she hopes that will not happen and the City can get back to business and move forward. Mayor Pro Tem Cortez commented in response to comments made by Neil Polzin and Scott Rafferty.

Mayor Marquez commented in agreement with Council not wanting to move to districts and indicated that he would have rather waited one election cycle at the very least. Mayor Marquez expressed his support for the selection of Map 3.

A motion was made by Councilmember Allen, seconded by Councilmember King to adopt Ordinance 22-01 entitled, “An Ordinance of the City Council of the City of Covina, California, Adding a New Title 4 (Municipal Elections) to the Covina Municipal Code Providing for the Election of Five City Councilmembers by Districts, Establishing the Boundaries and Identification Number of Each District, and Establishing the Election Order of Each District, and Making a Determination of Exemption Pursuant to the California Environmental Quality Act.”

**Motion approved by roll call vote for Public Hearing item PH 1 as follows:**

**AYES:** ALLEN, KING, CORTEZ

**NOES:** MARQUEZ

**ABSTAIN:** NONE

**ABSENT:** LINARES
PH 2. Consideration of Fiscal Year 2022-2023 Community Development Block Grant (CDBG) Program Budget

Mayor Marquez opened the public hearing.

The agenda report was provided by Community Development Director Lee.

There were questions regarding the process of when the City reaches a population of 50,000.

There were no public comments.

Mayor Marquez closed the public hearing.

A motion was made by Councilmember Allen, seconded by Councilmember King, to:
1. Approve the Fiscal Year 2022-2023 CDBG program budget as recommended in Column C of the Table on Attachment A with the provision that: a) the allocation be adjusted based on the final allocation as determined by the Los Angeles County Development Authority (LACDA), with a maximum of 15 percent of funding allocated for public service programs; and
2. Adopt Resolution CC 2022-01, authorizing the allocation of the Forty Eighth Year CDBG funds for FY 2022-2023; and
3. Authorize the City Manager or his designee to execute the documents related to the FY 2022-2023 CDBG funds.

Motion approved by roll call vote for Public Hearing item PH 2 as follows:

AYES: ALLEN, KING, CORTEZ, MARQUEZ
NOES: NONE
ABSTAIN: NONE
ABSENT: LINARES


Mayor Marquez opened the public hearing.

The agenda report and PowerPoint presentation were provided by Community Development Director Lee.
Questions included feedback received; outreach to surrounding neighbors; air rights; if condos are equipped with battery storage, electrical vehicle charging, and solar energy; parking, and price for units.

There were no public comments.

Mayor Marquez closed the public hearing.

A motion was made by Mayor Pro Tem Cortez, seconded by Councilmember King, to:

1. Adopt Resolution CC 2022-02 approving an Addendum to the Certified Environmental Impact Report (SCH NO. 2016051053), a General Plan Amendment (GPA) 21-1 to change the land use designation from “General Commercial” to “High Density Residential/Transit Oriented Development,” and a Covina Forward Specific Plan (CFSP) Amendment 21-1 to change the zoning from “Institutional” to “Transit Oriented Development (TOD),” for property located at 155 E. Covina Boulevard - APN: 8406-019-097 and;

2. Adopt Resolution CC 2022-03 approving an Addendum to the Certified Environmental Impact Report (SCH No. 2016051053) Tentative Tract Map (TTM) 83343, and Site Plan Review (SPR) 21-87, for the construction of five (5) three-story townhouse buildings, totaling 38 units with 2-car attached garages on approximately 1.5 acres of land, located at 155 E. Covina Boulevard - APN: 8406-019-097.

Motion approved by roll call vote for Public Hearing item PH 3 as follows:

AYES: ALLEN, KING, CORTEZ, MARQUEZ
NOES: NONE
ABSTAIN: NONE
ABSENT: LINARES

CONTINUED BUSINESS – None.

NEW BUSINESS

NB 1. Community Feedback Related to Smoke-Free Regulations at Multi-Family Residential Properties

Staff Recommendation:
That the City Council consider public feedback and provide direction related to further actions related to this topic.

The agenda report was provided by City Manager Marcarello.

Questions and discussion included enforcement process and regulations; incentives; lease/rental clause; and educational program(s).

Elsa Greno expressed that she is glad that Council is discussing the issue and concerns that were raised; informed that there are cessation resources; reminded Council that personal matters can become community matters in multi-housing; and encouraged Council to continue to have these discussions.
A motion was made by Councilmember Allen, seconded by Councilmember King for staff to do additional research on other ways to mitigate the problem with smoking.

_Amotion approved by roll call vote for New Business item NB 1 as follows:_

**AYES:** ALLEN, KING, CORTEZ, MARQUEZ

**NOES:** NONE

**ABSTAIN:** NONE

**ABSENT:** LINARES

**ADJOURNMENT**

At 9:00 p.m., 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, February 1, 2022**, at 6:30 p.m. for closed session and 7:30 p.m. for open session inside the Council Chamber at City Hall, located at 125 East College Street, Covina, California, 91723.

Respectfully Submitted:

[Signature]
Georgianna Nicole Alvarez, CMC, CPMC
Chief Deputy City Clerk

Approved this 1st day of February, 2022:

[Signature]
Jorge A. Marquez, Mayor/Chair