MINUTES OF MARCH 15, 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

Mayor Marquez called the Council/Agency/Authority meeting to order at 7:30 p.m. with all Councilmembers present.

ROLL CALL

Councilmembers Present: Walter Allen, III, John C. King, Victor Linares, Mayor Pro Tem/Vice-Chair Patricia Cortez, and Mayor/Chair Jorge A. Marquez.
Councilmembers Absent: None.
Elected Members Present: City Clerk Mary Lou Walczak.
Elected Members Absent: City Treasurer Geoffrey Cobbett.
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 Mayor Pro Tem Cortez

INVOCATION

Given by Covina Police Chaplain Chuck Cannizzaro

CITY COUNCIL REORGANIZATION

A. City Clerk to Conduct Election of Mayor
AMENDED

City Clerk Walczak declared the positions of Mayor and Mayor Pro Tempore vacant and opened nominations for Mayor. Councilmember Allen nominated Mayor Pro Tem Cortez for Mayor. The nomination was seconded by Councilmember Linares. Hearing no other nominations, City Clerk Walczak closed the nomination period and declared Mayor Pro Tem Cortez Mayor of the Covina City Council by acclamation.

B. **Incoming Mayor to Conduct Election of Mayor Pro Tempore**

Mayor Cortez called for nominations for the position of Mayor Pro Tempore. Councilmember King nominated Councilmember Allen for the position of Mayor Pro Tempore. The nomination was seconded by Councilmember Linares. Hearing no other nominations, Mayor Cortez closed the nomination period and declared Councilmember Allen Mayor Pro Tempore of the Covina City Council by acclamation.

**PRESENTATIONS**

A. **Recognition of Outgoing Mayor**

Certificates were presented to outgoing Mayor Marquez by the following: Carrie Lam, Representative of Congresswoman Grace Napolitano; Jamilex Rodriguez, representative of Senator Susan Rubio; Julissa Zepeda, representative of State Assemblymember Blanca Rubio; and Ryan Serrano, representative of Los Angeles County Board of Supervisor Hilda Solis. Certificates were presented to Mayor Cortez by the following: Jamilex Rodriguez, representative of Senator Susan Rubio, and Denaee Amaya, representative of State Assemblymember Blanca Rubio. A certificate was presented to Mayor Pro Tem Allen by Jamilex Rodriguez, representative of Senator Susan Rubio.

City Manager Marcarello, on behalf of the City, recognized outgoing Mayor Marquez for his leadership and love of the community. City Manager Marcarello expressed appreciation to his family for their sacrifice and presented outgoing Mayor Marquez with a token of appreciation.

Mayor Cortez, on behalf of Council, thanked outgoing Mayor Marquez for his service, dedication, enthusiasm, and leadership with the City and presented him with a gavel plaque.

**PUBLIC COMMENTS**

Bob Cruz, Regional Public Affairs Manager for Southern California Gas Company, complimented outgoing Mayor Marquez on a job well done and congratulated Mayor Cortez. Mr. Cruz said farewell to the City and introduced his replacement Lanae O’Shields. Ms. O’Shields commented that she is looking forward to the continued partnership and congratulated Mayor Cortez.

Robert and Nancy Rawlings requested support from City Council in their protest of the issuance of an alcoholic beverage license that is being requested by Goals Soccer.

Dora Gomez thanked outgoing Mayor Marquez for all he has done in the community and his support of Project 29:11; and welcomed Mayor Cortez.
COUNCIL AGENCY AUTHORITY COMMENTS

Mayor Cortez thanked Council for the opportunity to serve as Mayor and commented that it is an honor to serve with them. Mayor Cortez commented on St. Patty’s Day, thanked her family, friends, and representatives who were in attendance. Mayor Cortez also commented on being a woman in the Mayor seat and the second Latina woman in the Mayor seat. Mayor Cortez expressed her appreciation for the opportunity and all she is looking forward to. Mayor Cortez thanked Senator Susan Rubio, Assemblymember Blanca Rubio, and Congresswoman Grace Napolitano for their support in City projects. Mayor Cortez commented on the City’s strong financial footing and the unity of the City.

Mayor Pro Tem Allen commented on the team spirit of the Council. Mayor Pro Tem Allen commended outgoing Mayor Marquez for an outstanding job, expressed he will be missed and wished him well. Mayor Pro Tem Allen paid homage to outgoing Mayor Marquez’ wife Alma and his mom and dad. Mayor Pro Tem Allen congratulated Mayor Cortez and commended her for a well-deserved position; and expressed that he is looking forward to working with her as Mayor. Mayor Pro Tem Allen expressed similar concerns to Robert and Nancy Rawlings.

Councilmember Marquez encouraged residents to view the “State of the City” online at wearcovina.com. Councilmember Marquez commented that it’s been a pleasure to work with Mayor Cortez and wished her luck.

Councilmember Linares commended outgoing Mayor Marquez on his service, love for the City and career path. Councilmember Linares commented on his history with Mayor Cortez and expressed that he is proud of her and looking forward to this year.

Councilmember King commended outgoing Mayor Marquez and expressed that he’s proud of how he led the City through the pandemic and congratulated him as outgoing Mayor. Councilmember King thanked outgoing Mayor Marquez’ wife Alma, daughter Matilda, and entire Marquez family for raising a great son and their sacrifice to let him be a part of everything the City does. Councilmember King commented on Mayor Cortez’ professionalism, heart for the community, and strengths. Councilmember King commented on the great team the City has with Council and staff and all the good that is going on in the City. Councilmember King expressed his pride in Mayor Cortez as Mayor and commented that it is well earned and deserved.

CITY MANAGER COMMENTS – None.

CONSENT CALENDAR

Councilmember King requested to pull Consent Calendar item CC 10.

A motion was made by Councilmember Linares, seconded by Mayor Pro Tem Allen, to approve Consent Calendar items CC 1 – 9 and 11 – 15 as presented.

Motion approved by roll call vote for Consent Calendar items CC 1 – 9 and 11 – 15 as follows:

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

CC 1. City Council/Successor Agency to the Covina Redevelopment Agency approved the Payment of Demands in the amount of $2,167,594.66.

CC 2. City Council/Successor Agency to the Covina Redevelopment Agency received and filed the Monthly Investment Report of Treasurer to the City Council and Successor Agency to the Covina Redevelopment Agency for February 2022.

CC 3. City Council awarded the Demolition Project for City-owned Properties located at 593 & 611 East San Bernardino Road (Former Covina Trading Post Property) to (1) Converse Consultants to prepare the Report and Monitoring of Asbestos and Lead-Based Paint Survey in the Amount of $29,850, and (2) to Precision Contracting for Building Demolition in the Amount of $66,800 and authorized the City Manager to execute the Contracts; and established a contingency allowance of $25,000 for unforeseen conditions that require mitigation services, if needed.

CC 4. 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 5. City Council accepted the work performed by FS Contractors, Inc. and; authorized the City Clerk to file a Notice of Completion for the Downtown Parking Lot No. 4 Renovation Project Combined with Downtown Trash Enclosure Project

CC 6. City Council authorized the City Manager to execute the Third Amendment to the Professional Services Agreement with PMAM Corporation for alarm tracking and billing.

CC 7. City Council:

1. Approved plans and specifications for the Miscellaneous Repair Concrete Project - 321 E. Front Street;
2. Awarded a contract for the Miscellaneous Repair Concrete Project - 321 E. Front Street to Gentry Brothers, Inc. and Greentech Landscape, Inc. as the lowest responsive and responsible bidders in amounts not-to-exceed $119,521 and $41,910, respectively, and authorized the City Manager to execute the contracts; and
3. Authorized a contingency amount of $15,000.00 for any unforeseen construction expenses.

CC 8. City Council accepted the work performed by Precision Contracting, Inc.; and authorized the City Clerk to file a Notice of Completion for the Covina Recreation Village Project Asbestos and Lead Base Paint Abatement Services

CC 9. City Council received and filed the 2021 Annual Housing Element Progress Report.

CC 11. City Council adopted City Resolution CC 2022-24, declaring intention to authorize the annexation of territory to Community Facilities District No. 2007-1 (Public
Services); and adopted City Resolution CC 2022-25, adopting boundary map showing territory proposed to be annexed in the future to Community Facilities District No. 2007-1 (Public Services); and set the Public Hearing date for May 3, 2022 (342 S. Fourth Avenue, Covina/Annexation 30)

CC 12. City Council adopted Resolution CC 2022-26 authorizing the City Manager to execute all documents and agreements for projects funded through the State of California Department of Transportation (Caltrans) on behalf of the City of Covina.

CC 13. City Council adopted Resolution CC 2022-27 accepting a donation from the Champion Family Foundation in the amount of $9,000 and increasing the Police Department FY 2021-22 revenue and expenditure budget; and approved the implementation of a drone program with the purchase of a drone or Unmanned Aerial System (UAS) for the Police Department in the amount of $9,000.

CC 14. City Council received and filed the SB 341 Compliance Report on the Housing Successor Agency low and moderate income housing asset fund.

CC 15. City Council authorized the City Manager to sign a "Piggyback" Contract Authorization Letter with Ocean Blue Environmental Services, Inc for Hazardous Waste Disposal Services; and authorized the City Manager to sign a Professional Services Agreement outlining a three (3) year contract with Ocean Blue Environmental Services, Inc for Hazardous Waste Disposal Services in an amount not-to-exceed $50,000 per year with an option for two (2) additional one-year terms.

CONSENT CALENDAR ITEM PULLED FOR SEPARATE DISCUSSION

CC 10. Acceptance of Grant Funds from the State of California Department of Parks and Recreation for the Covina Recreation Village Project and to Appropriates the Necessary Funds

Staff Recommendation:
Adopt Resolution CC 2022-23 amending the Fiscal Year 2021-2022 Operating Budget to accept $4,845,229 from the State of California Department of Parks and Recreation and appropriate the funds for the purpose of construction services for the Covina Recreation Village Project.

Councilmember King wanted to highlight this item and thank Assemblymember Rubio and Senator Susan Rubio for their hand in helping making this happen.

A motion was made by Councilmember King, seconded by Mayor Pro Tem Allen, to approve Consent Calendar item CC 10 as presented.

Motion approved by roll call vote for Consent Calendar item CC 10 as follows:

AYES: KING, LINARES, MARQUEZ, ALLEN, CORTEZ
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE
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 Cortez declared the public hearing open.

The agenda report was presented by Community Development Director Lee.

There were no public comments.

A motion was made by Councilmember Marquez, seconded by Councilmember Linares, to continue the Public Hearing to the meeting of April 19, 2022.

Mayor Pro Tem Allen commented on his dissatisfaction of the length of time this item has taken due to the other party.

Motion approved by roll call vote for Continued Public Hearing item CPH 1 as follows:
AYES: KING, LINARES, MARQUEZ, ALLEN, CORTEZ
NOES:  NONE
ABSTAIN:  NONE
ABSENT:  NONE

PUBLIC HEARINGS

PH 1. Consideration of Resolutions CC 2022-28, CC 2022-29 and CC 2022-30, Authorizing Annexation of Territory to City of Covina Community Facilities District No. 2007-1 (Public Services) (Annexation No. 31), and to Call and Hold a Special Election (316 S. Barranca Avenue, Covina)

Mayor Cortez opened the public hearing.

The agenda report was presented by Community Development Director Lee.

There were no public comments, nor did anyone wish to submit a written protest.

Mayor Cortez closed the public hearing.

City Clerk Walczak confirmed that no written protest had been received and therefore, a majority did not exist; and that all landowners in the proposed annexation territory had submitted consent and waivers to hold the special election today.

Mayor Cortez had announced that because a majority protest did not exist, it was appropriate for the City Council to consider resolutions annexing the territory and calling a special election within the annexation area.
A motion was made by Councilmember King, seconded by Mayor Pro Tem Allen, to adopt Resolution CC 2022-28, authorizing the annexation of territory to Community Facilities District No. 2007-1 (Annexation No. 31) and authorizing the levy of a special tax and submitting the levy of tax to the qualified electors.

Motion approved by roll call vote for Resolution CC 2022-28 as follows:
AYES: KING, LINARES, MARQUEZ, ALLEN, CORTEZ
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

A motion was made by Councilmember Linares, seconded by Councilmember Marquez, to adopt Resolution CC 2022-29, calling a special election and submitting to the voters of Annexation No. 31 of City of Covina Community Facilities District No. 2007-1 (Public Services), propositions regarding the annual levy of special taxes within Annexation No. 31 to finance public services, and the establishment of an appropriations limit.

Motion approved by roll call vote for Resolution CC 2022-29 as follows:
AYES: KING, LINARES, MARQUEZ, ALLEN, CORTEZ
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

City Clerk Walczak confirmed that the ballots had been received and at the Mayor’s request proceeded to canvass the ballots.

City Clerk Walczak completed the canvassing of the ballots and reported that:

- On Proposition A, one (1) vote was cast in support of the proposition and 0 votes were cast in opposition to the proposition; therefore, Proposition A was approved with 100% vote in favor.
- On Proposition B, one (1) vote was cast in support of the proposition and 0 votes were cast in opposition to the proposition; therefore, Proposition B was approved with 100% vote in favor.

A motion was made by Councilmember Marquez, seconded by Councilmember King, to adopt Resolution CC 2022-30, making certain findings, certifying the results of an election and adding property to Community Facilities District No. 2007-1 (Public Services), Annexation No. 31.

Motion approved by roll call vote for Public Hearing item PH 1 as follows:
AYES: KING, LINARES, MARQUEZ, ALLEN, CORTEZ
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

CONTINUED BUSINESS - None.
AMENDED

NEW BUSINESS – None.

ADJOURNMENT

At 8:31 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, April 5, 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 17th day of May, 2022:

[Signature]
Patricia Cortez, Mayor/Chair