MINUTES OF APRIL 5, 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 Cortez called the Council/Agency/Authority meeting to order at 6:34 p.m. Councilmember Linares joined the meeting at 6:35 p.m. and Councilmember King had an excused absence.

PUBLIC COMMENTS – None.

CLOSED SESSION

Mayor Cortez recessed the Council to Closed Session at 6:35 p.m. for the following:

A. Government Code § 54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: 114 E. Italia Street
Covina Agency Negotiator: Chris Marcarello, City Manager
Negotiating Properties: The Mena Co., dba "Giovanni's"
Under Negotiation: Price and Terms of Payment

RECONVENE AND CALL TO ORDER

Mayor Cortez called the Council/Agency/Authority meeting to order at 7:30 p.m. Councilmember Linares joined the meeting via Zoom at 7:31 p.m. Councilmember King had an excused absence.

ROLL CALL

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

COUNCIL/CSA/CPFA/CHA MINUTES Page 1 of 7 Tuesday, April 5, 2022
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, Acting Assistant Fire Chief Carl Flores and Chief Deputy City Clerk Nicole Alvarez.

PLEDGE OF ALLEGIANCE

Led by Mayor Pro Tem Allen

INVOCATION

Given by Covina Police Chaplain Ron Butler

CLOSED SESSION REPORT

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

PRESENTATIONS

A. Police Department Volunteer Appreciation

Police Chief Povero recognized the Police Department Volunteers for all that they do for the community and provided a brief overview of the services they provide. Police Chief Povero gave thanks and farewell wishes to volunteers Michele Langston and Gary Daste. Police Captain Ric Walczak, on behalf of the Covina Police Department, presented volunteers Langston and Daste with a plaque to express appreciation for the many hours of service they have provided.

B. National Telecommunications Week - April 10 - 16, 2022

Police Chief Povero read into record a proclamation declaring the week of April 10 – 16, 2022, to be National Public Safety Telecommunicators Week in the City of Covina in honor of the men and women whose diligence and professionalism keep our city and citizens safe; and presented it to Communications Supervisor Monique Avila.

PUBLIC COMMENTS

The public comment below was submitted via email and was read into record by City Clerk Walczak.

Neil Polzin commented on implementing campaign finance reform.

COUNCIL AGENCY AUTHORITY COMMENTS

Councilmember Marquez commented on the Chalk Art Festival in partnership with the autism community and the new park. Councilmember Marquez announced the YWCA San Gabriel Valley Health and Wellness Fair on April 15, 2022, 101 South Barranca Avenue, Covina, CA 91723, from 10am – 3pm. Councilmember Marquez commented on his attendance at a grand opening for
Positive Behavioral Steps that help with the quality of life for individuals diagnosed with developmental disabilities. Lastly, he commented on a meeting he had with the staff of Supervisor Hilda Solis regarding some of the Blue Ribbon Commission items for Los Angeles Homeless Services Authority dealing with homelessness.

Mayor Pro Tem Allen congratulated volunteers Michele Langston and Gary Daste on their retirement. He commented on the National Telecommunications Week proclamation and thanked the Covina Police dispatchers for their work. Mayor Pro Tem Allen commented on his attendance at the KARE Youth League annual event at the Angel’s stadium. Mayor Pro Tem Allen requested staff bring back an item for Council consideration at the next meeting opposing Senate Bill (SB) 1044 regarding state of emergency retaliation.

Councilmember Linares had no comments.

Mayor Cortez commented on her attendance at the Chalk Art Festival.

**CITY MANAGER COMMENTS** – None.

**CONSENT CALENDAR**

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

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

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

CC 1. City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority approved the Minutes of the March 1, 2022, 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 approved the Payment of Demands in the amount of $4,637,044.71.

CC 3. City Council:

1. Approved the Mayor’s designation of delegates and alternates to Intergovernmental Agencies and City of Covina Boards & Commissions;
2. Adopted Resolution CC 2022-38 appointing City representatives, Mayor Patricia Cortez as delegate, and Mayor Pro Tem Walter Allen, III, as alternate, to the City Selection Committee; and
3. Appointed voting delegate Councilmember Jorge A. Marquez and alternate Mayor Patricia Cortez, to represent the City at the Southern California Association of Governments General Assembly in May 2022.

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 adopted Resolution CC 2022-31, authorizing the submission of an application to the California Infrastructure and Economic Development Bank (IBank) related to financing for the Covina Center of the Performing Arts in the amount of $2,140,000; and authorized the City Manager to execute an agreement with the California Infrastructure and Economic Development Bank for all matters pertaining to the Financing Application and all related documents.

CC 6. City Council adopted Resolution CC 2022-32 authorizing the City Manager or his designee to apply for and execute grant application documents under the High Frequency Communication Equipment (FH) Program.

CC 7. City Council awarded a Professional Services Agreement for Covina Recreation Village Project Civil Engineering Services to Elie Farah, Inc. as the responsible bidder in the amount of $38,050 and authorized the City Manager to execute the Contract; and established a 10% contingency allowance of $3,805 for additional services, if needed.

CC 8. City Council adopted Resolution CC 2022-36, amending the Fiscal Year 2021-22 Operating Budget to accept and appropriate $150,000 in grant reimbursable funds and establish the Local Early Action Planning Grant (LEAP) project for the purpose of facilitating housing development in the City of Covina.

CC 9. City Council awarded a Professional Services Agreement for Planning Services to Fehr & Peers to prepare the Covina Active Streets and Multimodal Connectivity Plan (CASMCP), a project awarded to the City of Covina by the California Department of Transportation (Caltrans) through the FY21-22 Sustainable Transportation Planning Grant Program.

CC 10. City Council authorized the City Manager to execute the Side Letter Agreement between the City of Covina and the Police Association of Covina (PAC) Bargaining Group, revising Article 10.3.B. Salary Upon Promotion

CC 11. City Council adopted Resolution CC 2022-37, 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 authorizing the City Manager to execute the grant agreement and all related documents, and designating the City Manager as Agent, and rescinding Resolution CC 2022-04.

CONTINUED PUBLIC HEARINGS – None.

PUBLIC HEARINGS

PH 1. Public Hearing and Resolution Establishing the Formation of a Community Facilities District, Community Facilities District No. 2022-1 (Stormwater)

Staff Recommendation:
1. Adopt Resolution CC 2022-33 Establishing the Formation of a Community Facilities District; and
2. Adopt Resolution CC 2022-34 Calling a Special Election for a Community Facilities District; and
3. Adopt Resolution CC 2022-35 Declaring Results of a Special Landowner Election and Directing the Recording of a Special Tax Lien; and
4. Waive full reading, read by title only, and introduce the first reading Ordinance 22-04, "An Ordinance of the City Council of the City of Covina, California, Authorizing the Levy of Special Taxes in a Community Facilities District - City of Covina Community Facilities District No. 2022-1 (Stormwater)."

The agenda report was provided by Management Analyst Alana Spector.

There were questions regarding the confirmation of the location of the property, sunset date, Municipal Separate Storm Sewer System (MS4) permit requirement, and the system with filtration.

Mayor Cortez opened the public hearing.

City Clerk Walczak confirmed that she is in possession of the proof of publication for the hearing.

There were no protests, comments, or questions from the public, therefore Mayor Cortez closed the public hearing.

City Clerk Walczak confirmed that there is one landowner within the proposed Community Facilities District (CFD) and that since no written protests had been received a majority protest does not exist.

A motion was made by Mayor Pro Tem Allen, seconded by Councilmember Marquez, to adopt Resolution CC 2022-33 establishing the formation of a Community Facilities District.

Motion approved by roll call vote for Resolution CC 2022-33 as follows:

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

A motion was made by Councilmember Marquez, seconded by Mayor Pro Tem Allen to adopt Resolution CC 2022-34 Calling a Special Election for a Community Facilities District.

Motion approved by roll call vote for Resolution CC 2022-34 as follows:

AYES: LINARES, MARQUEZ, ALLEN, CORTEZ
NOES: NONE
ABSTAIN: NONE
ABSENT: KING
A motion was made by Councilmember Linares, seconded by Councilmember Marquez, to adopt Resolution CC 2022-35 Declaring Results of a Special Landowner Election and Directing the Recording of a Special Tax Lien

Motion approved by roll call vote for Resolution CC 2022-35 as follows:

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

A motion was made by Councilmember Marquez, seconded by Mayor Pro Tern Allen, to waive full reading, read by title only, and introduce the first reading Ordinance 22-04, "An Ordinance of the City Council of the City of Covina, California, Authorizing the Levy of Special Taxes in a Community Facilities District - City of Covina Community Facilities District No. 2022-1 (Stormwater)."

Motion approved by roll call vote for the introduction of Ordinance 22-04 as follows:

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

City Attorney Lee read the title of Ordinance 22-04 into record.

CONTINUED BUSINESS – None.

NEW BUSINESS

NB 1. Ordinance 22-03, Approving an Urgency Ordinance Establishing Regulations Pertaining to Two-unit Residential Developments and Urban Lot Splits in Single Family Residential Zones

A brief overview regarding Senate Bill (SB) 9 was provided by Community Development Director Lee. The agenda report and PowerPoint presentation were provided by Community Development Consultant Nancy Fong.

There were questions regarding an earthquake fault zone, local historical districts, lot size split, and consequence if not approved.

Mayor Pro Tem Allen commented on his disappointment with these types of bills that diminish local control.

There were no public comments.

A motion was made by Councilmember Marquez, seconded by Mayor Pro Tem Allen, for staff to adopt, read by title only, and waive further reading of Urgency Ordinance 22-03, entitled, "An Urgency Ordinance of the City Council of the City of Covina, California, Establishing Regulations
Pertaining to Two-unit Residential Developments and Urban Lot Splits in Single Family Residential Zones and Declaring the Urgency Thereof."

Motion approved by roll call vote for New Business NB 1 as follows:

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

ADJOURNMENT

At 8:25 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 19, 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:

Georgiana Nicole Alvarez, CMC, CPMC
Chief Deputy City Clerk

Approved this 19th day of April, 2022:

Patricia Cortez, Mayor/Chair