MINUTES OF APRIL 19, 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 7:32 p.m. with all Councilmembers present.

ROLL CALL

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

INVOCATION

Given by Covina Police Chaplain Ron Butler

PRESENTATIONS – None.

PUBLIC COMMENTS

Diana Mullins commented in regards to Neil Polzin’s emailed public comment regarding campaign contributions at the last City Council meeting.
COUNCIL AGENCY AUTHORITY COMMENTS

Councilmember King commented on his attendance at the Easter Egg Hunt event and complimented the Parks & Recreation Department on a fantastic job.

Councilmember Linares echoed comments by Councilmember King regarding the Easter Egg Hunt event.

Mayor Pro Tem Allen commented on his attendance at the Easter Egg Hunt event.

Councilmember Marquez commented on his attendance at the following events: Water 101, YWCA Health Fair, and Easter Egg Hunt. He expressed that he is looking forward to “Summer Nights in the Park” and the Los Angeles County Fair.

Mayor Cortez commented on her attendance at the 212 Training Center event ran by the Man-e Moreno Foundation in which they presented her with a “Key of Influence”. Mayor Cortez indicated the key would be shared amongst City Council to be used at various events to promote the events on social media so that the youth and parents become aware of the programs offered by the 212 Training Center.

CITY MANAGER COMMENTS

City Manager Marcarello read a brief statement regarding an officer involved shooting that took place on April 9, 2022.

CONSENT CALENDAR

Councilmember Linares pulled Consent Calendar item CC 6 and Mayor Pro Tem Allen pulled Consent Calendar item CC 9 for separate discussion.

A motion was made by Councilmember King, seconded by Mayor Pro Tem Allen, to approve Consent Calendar items CC 1-5, 7-8, and 10-15 as presented. Councilmember Marquez voted aye but announced that he would be abstaining from Consent Calendar item CC 15.

Motion approved by roll call vote for Consent Calendar items CC 1-5, 7-8, and 10-14 as follows:

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

Motion approved by roll call vote for Consent Calendar item CC 15 as follows:

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

CC 1. City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority approved the Minutes of the March
CC 2. City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority approved the Minutes of the April 5, 2022, Regular Meeting of the City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority.

CC 3. City Council/Successor Agency to the Covina Redevelopment Agency approved Payment of Demands in the amount of $3,625,632.85.

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 March 31, 2022.

CC 5. City Council adopted on Second Reading Ordinance 22-04, Authorizing the Levy of Special Taxes in a Community Facilities District, Community Facilities District No. 2022-1 (Stormwater).

CC 7. City Council authorized the City Manager to execute the Exchange Agreement ("Exchange Agreement") and Lease Agreement ("Lease") between Bently Real Estate, LLC ("Bently") and the City of Covina ("City") for the Exchange of City Property (Approximately 416.9 Lineal Feet of Geneva Place Right-of-Way) and for the Lease of Bently Property Located at 401 N. Citrus Avenue, which Includes: (a) the City Vacating the Public Street on the City Property; (b) the Conveyance of the City Property by the City to Bently by Quitclaim Deed; (c) the Execution and Delivery of the Lease; (d) Bently Improvement of the 401 N. Citrus Ave.; and Other Considerations as Provided in the Exchange Agreement and Lease Agreement.

CC 8. City Council adopted Resolution CC 2022-39 approving the recordation of Tract No. 82874 - Covina Bowl located at 1060 West San Bernardino Road.

CC 10. City Council adopted Resolution CC 2022-40, a resolution of the City Council of the City of Covina declaring as exempt surplus land 20,000 square feet of real property owned by the City located at the southeast corner of the combined parcels of 601 East San Bernardino Road and 534 North Barranca Avenue in the City of Covina pursuant to Government Code Section 54221(F)(1)(D) and taking related actions.

CC 11. City Council adopted Resolution CC 2022-42 to amend the fiscal year 2021-2022 operating budget to reflect an increase of $247,000 in general fund revenue and appropriate $100,000 in general fund expenditures for professional consulting services for plan checks, inspections, and engineering services.

CC 12. City Council adopted Resolution CC 2022-43 authorizing the restructuring and reporting of funding for American Rescue Plan Act (ARPA) Programs/Projects in accordance to guidance outlined in the final rule displayed in Attachment B.

CC 13. City Council awarded a Professional Services Agreement to NBS Financial Consulting Group to Provide a City-Wide Comprehensive Development Impact Fee Study.

CC 14. City Council authorized the City Manager to execute the First Amendment to the Professional Service Agreement with Glendora Employment Agency, Inc. to provide temporary staffing services.
CC 15. City Council directed Staff to prepare a Letter of Opposition to Senate Bill (SB) 1044 (Durazo) for the Mayor's Signature.

CONSENT CALENDAR ITEMS PULLED FOR SEPARATE DISCUSSION

CC 6. City of Covina Draft Child Care Pilot Program and Business Capital Assistance Programs

Staff Recommendation:
Receive and file the draft program documents and information, and work through the City Attorney's office to finalize program compliance with the American Rescue Plan of 2021 (ARPA) funding requirements.

Councilmember Linares wanted to highlight this item and thank staff for a great job. Councilmember Marquez added that this is very beneficial for families. Mayor Cortez expressed her appreciation for staff maximizing the use of ARPA funds.

A motion was made by Councilmember Linares, seconded by Councilmember King, to approve Consent Calendar item CC 6 as presented.

Motion approved by roll call vote for Consent Calendar item CC 6 as follows:
AYES: KING, LINARES, MARQUEZ, ALLEN, CORTEZ
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

CC 9. Confirm and Approve Appointment to the Planning Commission

Staff Recommendation:
Confirm and approve Mayor Pro Tem Allen's appointment of Rosie Richardson to the Planning Commission for an unexpired term ending June 30, 2024.

Mayor Pro Tem Allen expressed his excitement for his nomination of Rosie Richardson to the Planning Commission due to the resignation of Brad Manning; and provided a brief overview of her active involvement in the City of Covina.

A motion was made by Mayor Pro Tem Allen, seconded by Councilmember Marquez, to approve Consent Calendar item CC 9 as presented.

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

CONTINUED PUBLIC HEARINGS

CPH 1. Adoption of Resolution CC 2022-41 for the Intention of Vacation of Portion of Geneva Place between Citrus Avenue and Third Avenue and a Public Alley located East Side of 141 West Geneva Place
The agenda report was provided by Community Development Director Lee.

Questions included the definition of "warm shell" building and if the agreement regarding Geneva ensures the development of 401 Citrus.

The following public comment was provided in-person:
Jeff Tuck, Bently Real Estate Representative, informed Council that he was available to answer any questions and expressed that it's important to Bently Real Estate to move forward with the vacation of Geneva.

Mayor Pro Tem Allen commented that he would like this to be completed.

Mayor Cortez closed the public hearing.

A motion was made by Councilmember King, seconded by Mayor Pro Tem Allen, to adopt City Resolution CC 2022-41 declaring its intention and order the vacation of approximately 417 lineal feet of the portion of Geneva Place between Citrus Avenue and Third Avenue and the Public Alley approximately 20 feet by 157 feet, located East of 141 West Geneva Place.

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. Ordinance 22-05 Adopting a Military Equipment Use Policy in Accordance with Assembly Bill 481

The agenda report was provided by Police Chief Povero.

Mayor Cortez opened the public hearing.

There were no public comments; therefore, Mayor Cortez closed the public hearing.

Council provided comments of support and praise for the Covina Police Department.

A motion was made by Mayor Pro Tem Allen, seconded by Councilmember King, to waive full reading, read by title only, and introduce for first reading Ordinance 22-05, entitled "Adopting a Military Equipment Use Policy in Accordance with Assembly Bill 481.

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

City Attorney Lee read the title of Ordinance 22-05 into record.
CONTINUED BUSINESS

CB 1. Evaluation of Establishment of Local Cannabis Program

Staff Recommendation:
That the City Council discuss the work completed by the Ad-Hoc Committee and provide further direction.

The agenda report and PowerPoint presentation were presented by the following members of the Ad-Hoc Committee: City Manager Marcarello, Deputy City Manager Carrillo, Richards Watson Gershon (RWG) Attorney Maricela Marroquin, Police Chief Povero, Councilmember King, and Mayor Cortez.

City Manager Marcarello clarified that Council is not being asked to make a final decision tonight on whether to create a local program or not, but they are being presented with several different alternatives to consider.

Questions and comments included, local control, challenges in Jurupa Valley, looking at local communities, lobbying, integrity standards, risks to the City, compliments for a comprehensive report, crime rates, and concerns.

Mayor Pro Tem Allen requested that more research be done to look at the downside of having marijuana dispensaries, in regards to youth, marijuana addiction, enforcement, and crime.

Public Comments provided via Zoom:

Mark Ramos, President of United Food and Commercial Workers (UFCW) Local 1428, and Michaela Martin, commented in support of a local cannabis program.

Councilmember Marquez clarified his comment regarding integrity standards.

Discussion followed regarding cannabis dispensaries.

A motion was made by Councilmember King, seconded by Councilmember Linares, to move forward with the establishment of a local program, including consideration of related actions at future Council/Planning Commission meetings.

Motion approved by roll call vote for Continued Business CB 1 as follows:

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

NEW BUSINESS – None.

ADJOURNMENT

At 9:16 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, May 3, 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 3rd day of May, 2022:

Walter Allen, III, Mayor Pro Tem/Vice Chair