



CITY COUNCIL/SUCCESSOR AGENCY TO THE COVINA
REDEVELOPMENT AGENCY/COVINA PUBLIC FINANCING
AUTHORITY/COVINA HOUSING AUTHORITY JOINT MEETING
AGENDA

Tuesday, June 17, 2025, 7:30 p.m.
125 E. College Street, Covina, California
Council Chamber of City Hall

IMPORTANT NOTICE

Members of the public may begin entering the City Council Chamber 15 minutes prior to the scheduled start time of the meeting as listed above. During this time, and the duration of the meeting, members of the public will have access to the City Council Chamber and first floor restrooms only.

Members of the public may view the meeting live on the City's website at www.covinaca.gov or on local cable television, Spectrum Channel 29 and Frontier Channel 42. To view from the website, click [here](#) or scroll down on the home page and click "City Meetings", once on the page, click the highlighted word next to Video Library under the City Council Meeting Agendas and Minutes header. A live banner will appear at the start of the meeting.

Public Comments: Time is reserved during the Public Comments portion of the meeting for those in the audience who wish to address the City Council on items listed on the agenda (*e.g. Consent Calendar, Continued Business, and New Business items*) and items not listed in the agenda within the subject matter jurisdiction of the City Council, except for Public Hearing items. Members of the audience will have the opportunity to address the Council/Agency/Authority regarding Public Hearing items at the time the public hearing is held.

All communications are to be addressed directly to the City Council and not to the members of the audience. Each speaker is limited to a total of three (3) minutes, subject to the Mayor/Chairperson's discretion to amend time limits based on anticipated length of the meeting. A speaker's time may not be transferred to another speaker. State Law prohibits the Council/Agency/Authority from taking action on any item not on the agenda.

Meeting Assistance Information: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at cityclerk@covinaca.gov or 626-384-5430. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

JOINT MEETING—CLOSED SESSION 6:30 PM

CLOSED SESSION - WILL NOT BE HELD

JOINT MEETING—OPEN SESSION 7:30 PM

CALL TO ORDER

Council/Agency/Authority Members: Walter Allen, III, Patricia Cortez, John C. King, Mayor Pro Tem/Vice Chair Hector Delgado, and Mayor/Chair Victor Linares

ROLL CALL

PLEDGE OF ALLEGIANCE

Led by Mayor Pro Tem Delgado.

INVOCATION

Given by Covina Police Chaplain Ron Butler.

APPROVAL OF AGENDA

PRESENTATIONS

A. Pride Month

PUBLIC COMMENTS

This is the time and place for the general public to address the City Council/Agency/Authority on any item listed on the agenda (*e.g. Consent Calendar, Continued Business, and New Business items*) or not listed on the agenda, except for Public Hearing items. Members of the audience will have the opportunity to address the Council/Agency/Authority regarding Public Hearing items at the time the public hearing is held.

Each speaker is limited to a total of three (3) minutes, subject to the Mayor/Chairperson's discretion to amend time limits based on the anticipated length of the meeting.

COUNCIL/AGENCY/AUTHORITY COMMENTS

Council/Agency/Authority Members wishing to make any announcements of public interest or to request that specific items be added to future Council/Agency/Authority agendas may do so at this time.

CITY MANAGER COMMENTS

CONSENT CALENDAR

All matters listed under Consent Calendar are considered routine, and will be enacted by one motion. There will be no separate discussion on these items prior to the time the Council/Agency/Authority votes on them, unless a member of the Council/Agency/Authority requests a specific item be removed from the Consent Calendar for discussion.

CC 1. Minutes

Staff Recommendation:

Approve the Minutes of the May 6, 2025, Regular Meeting of the City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Housing Authority.

CC 2. Payment of Demands

Staff Recommendation:

Approve Payment of Demands in the amount of \$1,869,796.78.

CC 3. A Resolution Replacing the 2025-29 Capital Improvement Program (“CIP”) as Part of the 2024 Development Impact Fee (“DIF”) Nexus Study, with the 2026-30 CIP due to New Projects Identified and Proposed to be Partially Funded through DIFs

Staff Recommendation:

Adopt **Resolution CC 2025-65** Amending Exhibit B of Resolution CC 2024-57, by reference, replacing the previously adopted Fiscal Year 2025-2029 CIP with the recently adopted Fiscal Year 2026-2030 CIP due to the identification of one (1) new project “Alleyway Roadway Construction Project” proposed to be partially funded through DIFs and two (2) estimated start year to modifications, adjusting start year to FY26/27 for the “City Hall and Public Works Yard Master Plan and Design Project” and “Expansion of Citywide Public Safety Camera and Surveillance System Project”.

CC 4. Second Amendment to Professional Services Agreement with Interwest Consulting Group

Staff Recommendation:

Approve Second Amendment to Professional Services Agreement with Interwest Consulting Group for Specialized Community Development and Planning Services.

CC 5. Professional Services Agreement with Evan Brooks Associates, Inc., for Grant Support Services

Staff Recommendation:

Approve Professional Services Agreement with Evan Books Associates for an amount no-to-exceed \$75,000 for on-call grant supportive services.

CC 6. Fifth Amendment to Agreement Between the City of Covina and Social Vocational Services, Inc. (SVS) for Cleaning City Park Areas and Restrooms

Staff Recommendation:

Authorize the City Manager to execute a Fifth Amendment to Agreement Between the City of Covina and Social Vocational Services, Inc. (SVS) for Cleaning City Park Areas and Restrooms, in an amount not-to-exceed \$32,412 for a one-year period between July 1, 2025 and June 30, 2026.

CC 7. Adopt Joint Tax Sharing Resolution Approving and Accepting Negotiated Exchange of Property Tax Revenues Resulting from Annexation of Specific Property Located at 1029 East Covina Hills Road into Los Angeles County Sanitation District No. 22

Staff Recommendation:

Adopt the joint tax sharing resolution, City Council **Resolution CC 2025-66**, approving and accepting the negotiated exchange of property tax revenues resulting from the annexation of a specific property located at 1029 East Covina Hills Road into Los Angeles County Sanitation District No. 22.

CC 8. Closed Circuit Television (CCTV) Video Inspection of Sewer Collection System – Project No. S2401 – Final Acceptance and Filing Notice of Completion

Staff Recommendation:

1. Accept the work performed by Empire Pipe Cleaning & Equipment, Inc.; and
2. Authorize the City Clerk to file a Notice of Completion for the Closed Circuit Television (CCTV) Video Inspection of Sewer Collection System – Project No. S2401.

CC 9. Badillo Street Resurfacing Project – Project No. P2506 – Final Acceptance and Filing Notice of Completion

Staff Recommendation:

1. Accept the work performed by Gentry Brothers, Inc.; and
2. Authorize the City Clerk to file a Notice of Completion for the Badillo Street Resurfacing Project – Project No. P2506.

CC 10. Street Residential Resurfacing Project – Project No. P2505 – Final Acceptance and Filing Notice of Completion

Staff Recommendation:

1. Accept the work performed by Gentry Brothers, Inc.; and
2. Authorize the City Clerk to file a Notice of Completion for the Street Residential Resurfacing Project – Project No. P2505.

CC 11. Third Amendment to Professional Services Agreement with PCAM, LLC (dba Parking Company of America) for Transit Operations Services for the Covina Dial-a-Ride Program

Staff Recommendation:

1. Authorize the City Manager to execute the Third Amendment to the Professional Services Agreement with PCAM, LLC for a two-year extension in an amount not-to-exceed \$484,692 for FY 2026 and \$499,278 for FY 2027; and
2. Authorize the City Manager to execute a Professional Services Agreement to extend the On-Call Fleet Maintenance and Repair Services to June 30, 2026 in an amount not-to-exceed \$230,000 annually.

CC 12. Adoption of Ordinance 25-03

Staff Recommendation:

Adopt **Ordinance 25-03** Entitled, “Approving Zone Change (ZCH) 25-2, and Amending the City’s Official Zoning Map for 340 Parcels from the Existing Rd Residential Zone (Multifamily Rd 1250 And Rd 1500) to High Density Residential Zone (HDR), and the List of Assessors Parcel Numbers are Attached Hereto as Exhibit A, and Making a Finding of Exemption Pursuant to CEQA Guidelines Section 15061(B)(3)”.

CC 13. Adoption of Ordinance 25-02

Staff Recommendation:

Adopt **Ordinance 25-02** Entitled, “Amending Chapter 2.54 (Public Projects) of Title 2 (Administration and Personnel) of the Covina Municipal Code, Revising Procedures and Requirements for Bidding of Public Works Projects, and Finding this Ordinance to be Exempt Under the California Environmental Quality Act (CEQA)”.

CC 14. Confirmation of Mayor’s Appointments to Intergovernmental Agencies

Staff Recommendation:

Approve the Mayor’s appointments of delegates and alternates to Intergovernmental Agencies.

CC 15. Barranca Avenue Street Resurfacing Project – Project No. P2507 & Cienega Avenue Street Resurfacing Project – Project No. P2508 – Final Acceptance and Filing Notice of Completion

Staff Recommendation:

1. Accept the work performed by Gentry Brothers, Inc.; and
2. Authorize the City Clerk to file a Notice of Completion for the Barranca Avenue Street Resurfacing Project – Project No. P2507 & Cienega Avenue Street

CC 16. County of Los Angeles Department of Public Health Public Health Services Contract

Staff Recommendation:

Authorize the City Manager to execute the Public Health Services contract with the County of Los Angeles.

CC 17. Authorize Side Letter Agreements between the City of Covina and the Police Association of Covina (PAC) and the Police Supervisors of Covina (PSC)

Staff Recommendation:

That the City Council adopt **Resolution CC 2025-71** and **Resolution CC 2025-72**, authorizing the following organizational changes:

1. Authorize the City Manager to execute a side letter agreement between the City and the Police Association of Covina (PAC) Bargaining Unit to establish a temporary double overtime pay for Public Safety Dispatchers.
2. Authorize the City Manager to execute a side letter agreement between the City and the Police Supervisors of Covina (PSC) Bargaining Unit to revise Article 11.4: Overtime and establish a temporary double overtime pay.

CC 18. Resolutions Relating to the Annexation of Territory to CFD 2007-1, Declaring Intention to Authorize Annexation, Adopting Boundary Map, and Setting the Public Hearing Date for August 5, 2025 (342 N. Hollenbeck Avenue, Covina//Annexation 39)

Staff Recommendation:

1. Adopt City **Resolution CC 2025-69**, declaring intention to authorize the annexation of territory to Community Facilities District (CFD) No. 2007-1 (Public Services); and
2. Adopt City **Resolution CC 2025-70**, adopting boundary map showing territory proposed to be annexed in the future to Community Facilities District No. 2007-1 (Public Services).

CC 19. Increase FY 2024-25 Workers' Compensation Fund Appropriations

Staff Recommendation:

Adopt **Resolution CC 2025-73** Increasing Workers' Compensation Fund Fiscal Year 2024-25 Budgeted Appropriations by \$175,000.

CC 20. Approval of First Amendment to the Professional Services Agreement (PSA) between the City of Covina and Ocean Blue Environmental Services, Inc for Hazardous Waste Disposal Services

Staff Recommendation:

1. Authorize the City Manager to execute the First Amendment to the Professional Services Agreement with Ocean Blue Environmental Services, Inc for Hazardous Waste Disposal Services, extending the contract two additional fiscal years between July 1, 2025 through June 30, 2027; and
2. Authorize a CPI increase of \$4,000 per fiscal year for a new not-to-exceed amount of \$54,000 per fiscal year.
3. Adopt **Resolution CC 2025-68**, appropriating \$4,000 from Environmental Services Fund – Fund Balance for use towards the PSA for Hazardous Waste Disposal Services.

PUBLIC HEARINGS

PH 1. Adoption of Urgency Ordinance Extending Ordinance 25-01, Establishing a Moratorium on Battery Energy Storage Systems (BESS) Facilities within City Limits for a Period of 10 Months and 15 Days

Staff Recommendation:

Request the City Council adopt **Ordinance 25-04**, an urgency measure, extending Ordinance 25-01, establishing a moratorium on the acceptance and processing of any new entitlement applications and/or issuing any permit for new Battery Energy Storage Systems (BESS) within the city limits.

PH 2. Public Hearing for the Financing and/or Refinancing of Capital Facilities for the Emanate Health

Staff Recommendation:

Conduct a public hearing under the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) in connection with the proposed bonds by the California Statewide Communities Development Authority (CSCDA) in an amount not to exceed \$90,000,000 for the purpose of financing and/or refinancing certain revenue bonds for Emanate Health; and adopt **Resolution CC 2025-67**.

NEW BUSINESS

NB 1. Breathe Clean Covina Public Health Campaign – Introduction of Ordinance 25-05 Amending Chapter 9.48 (Conduct in Parks)

Staff Recommendation:

That the City Council waive full reading and introduce **Ordinance 25-05**, entitled “An Ordinance of the City Council of the City of Covina Updating Chapter 9.48 (Conduct in Parks) of the Covina Municipal Code, and Finding the Ordinance to be Exempt Under the California Environmental Quality Act (CEQA)”.

ADJOURNMENT

The Covina City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority will adjourn to its next regular meeting of the Council/Agency/Authority scheduled for Tuesday, July 1, 2025, at 6:30 p.m. for closed session and at 7:30 p.m. for open session inside the Council Chamber at City Hall, located at 125 East College Street, Covina, California, 91723.