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

Tuesday, October 20, 2026, 6:30 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.

Remote Public Comments: *Access the meeting remotely by calling in using the following information:*
Dial: +1 669 900 6833
Webinar ID: 844 0875 6943

- *To request to speak during public comment, please press star-nine (*9) on your phone to raise your hand.*
- *Staff will announce the last four digits of your phone number when it is your turn to speak and unmute the microphone (audio only); speaker must be present when called to speak.*
- *Please state your first and last name and city of residence at the beginning of your remarks for the record.*
- *The microphone will be muted by staff when you have completed your comments or three (3) minutes have expired, whichever occurs first.*

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

CALL TO ORDER
Council/Agency/Authority Members: Drew Aleman, Walter Allen, III, Victor Linares, Mayor Pro Tem/Vice Chair Patricia Cortez, and Mayor/Chair Hector Delgado

PUBLIC COMMENTS - CLOSED SESSION
The public is invited to comment on Closed Session items only at this time.

CLOSED SESSION
The City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority will adjourn to closed session for the following:

A. Government Code §54956.9(d)(1) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Covina Responsible and Compliant Retail, LLC v. City of Covina, et. al.

B. Government Code §54956.9(d)(1) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Case Name: Victor Miranda Guzman and Maria Miranda v. City of Covina, et al.

LASC Case No.: 25PSCV01578

RECESS

JOINT MEETING—OPEN SESSION 7:30 PM

RECONVENE AND CALL TO ORDER
Council/Agency/Authority Members: Drew Aleman, Walter Allen, III, Victor Linares, Mayor Pro Tem/Vice Chair Patricia Cortez, and Mayor/Chair Hector Delgado

ROLL CALL

PLEDGE OF ALLEGIANCE
Led by Councilmember Aleman.

INVOCATION
Given by Covina Police Chaplain Steve Martinez.

APPROVAL OF AGENDA

PRESENTATIONS

A. Code Enforcement Officer Week

B. Domestic Violence Awareness Month

C. Breast Cancer Awareness Month

D. Red Ribbon Week

CLOSED SESSION REPORT

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 April 21, 2026, 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 $9,621,282.89.

CC 3. City of Covina Investment Report for Month Ended August 31, 2026

Staff Recommendation:
Receive and File.

CC 4. Professional Services Agreement with Fehr & Peers to Develop the Covina Citywide Comprehensive Safety Action Plan (“CSAP”)

Staff Recommendation:
Approve the Professional Services Agreement with Fehr & Peers for an amount not-to-exceed $390,000 to develop the Covina Citywide Comprehensive Safety Action Plan.

CC 5. Master Licensing Agreement – Symbium Corp.

Staff Recommendation:

Authorize the City Manager to execute the master licensing agreement with Symbium Corp. to provide Building & Safety online permitting services software.

CC 6. Adoption of Ordinance 26-05

Staff Recommendation:
That the City Council adopt **Ordinance 26-05**, entitled "Amending Title 17 (Zoning) of the Covina Municipal Code by Replacing it in its Entirety and Adopting the Zoning Code Update as a New Title 17 (Zoning) of the Covina Municipal Code, and Making a Determination of Exemption Under the California Environmental Quality Act ("CEQA")".

CC 7. Adoption of Ordinance 26-06

Staff Recommendation:
That the City Council adopt **Ordinance 26-06**, entitled "An Ordinance of the City Council of the City of Covina, California, Approving Zone Change (ZCH) 26-1, Amending the City's Official Zoning Map by Consolidating Existing Commercial and Industrial Zones with Three New Commercial Zones and One New Industrial Zone, Eliminating Two Agricultural Zones and One Recreation Residential Zone, Renaming Existing Public Parks and Los Angeles County Park to a New Park Zone, and Changing One Parcel from the A-1 Agriculture Zone to the R-1-20,000 Single-Family Estate Residential Zone, with the List of Assessors Parcel Numbers Attached Hereto as Exhibit A, and Making a Determination of CEQA Exemption".

CC 8. Adoption of Ordinance 26-07

Staff Recommendation:
That the City Council adopt **Ordinance 26-07**, entitled "An Ordinance of the City Council of the City of Covina, California, Approving Zoning Code Amendment (ZCA) 26-4 Amending the Covina Municipal Code Provisions Related to Accessory Dwelling Units (Including Chapter 17.69 of Title 17 (Zoning)) to Align the Code with Standards Set Forth Under California State Laws (Government Code Sections 66310-66342) Relating to Accessory Dwelling Units and Junior Accessory Dwelling Units; and Making a Determination of Exemption Under the California Environmental Quality Act ("CEQA")".

CC 9. Second Amendment to Tyler Technologies Professional Service Agreement – Residential Access

Staff Recommendation:
Approve second amendment to Professional Services Agreement ("PSA") with Tyler Technologies for the implementation of the Residential Access portal, Tyler One, and Enterprise ERP Payments.

CC 10. Consideration to Utilize Grant Funding to Implement a Drone as First Responder Program

Staff Recommendation:

1. Authorize the City Manager or his designee to sign agreements to purchase and implement the Drone First Response System with Axon Enterprise; and
2. Suspend competitive bid requirements in the best interest of the City to implement the recommended program, pursuant to Covina Municipal Code Section 2.20.175.

CC 11. Carryover of Encumbrances and Continuing Appropriations from Fiscal Year 2025-26 to Fiscal Year 2026-27 & Amending the FY 25-26 Parks Capital

Improvement Budget

Staff Recommendation:

1. Adopt **Resolution CC 2026-119** approving the Carryover of Encumbrances and Continuing Appropriations from Fiscal Year 2025-26 to Fiscal Year 2026-27; and

2. Adopt **Resolution CC 2026-120** Amending the Fiscal Year 2025-26 Parks Capital Improvement Budget.

CC 12. City-wide Speed Hump Installation Project (Elspeth Way, Armel Drive, Calvados Avenue and Fenimore Avenue)

Staff Recommendation:

1. Approve Recommendation from the Transportation and Mobility Advisory Commission for the installation of speed humps on Elspeth Way from Badillo Street to San Bernardino Road, Armel Drive from Badillo Street to Puente Avenue, Calvados Avenue from Cypress Street to Edna Place, and Fenimore Avenue from Cypress Street to Edna Place; and

2. Award a Minor Construction and Maintenance Agreement to G.M. Sager Construction Co., Inc. as the lowest responsive, responsible bidder in an amount not-to-exceed $65,730 and authorize the City Manager to execute the agreement.

CC 13. Glendora Avenue Resurfacing Project – Project No. P2708 – Award of Contract to Gentry Brothers, Inc. in the Amount of $710,040

Staff Recommendation:

1. Approve plans and specifications for the Glendora Avenue Resurfacing Project – Project No. P2708;

2. Award a contract for the Glendora Avenue Resurfacing Project – Project No. P2708 to Gentry Brothers, Inc. as the lowest responsive and responsible bidder in the amount of $710,040 and authorize the City Manager to execute the contract;

3. Authorize a contingency amount of $71,004 (approximately 10% of construction costs) for any unforeseen construction expenses;

4. Award a Professional Services Agreement (PSA) to CEJ Engineers, Inc. for Engineering Services, Construction Management & Inspection Services for an amount not-to-exceed $155,500 and authorize the City Manager to execute the agreement; and

5. Adopt **Resolution CC 2026-108** appropriating an additional $100,000 from available Proposition C Fund – Fund Balance for use towards the project.

CC 14. Barranca Avenue Striping Modifications

Staff Recommendation:

Approve the proposed striping modifications to Barranca Avenue between Edna Place and Cypress Street.

CC 15. Covina Public Works Yard Roof Replacement Project – Final Acceptance and Filing Notice of Completion

Staff Recommendation:

1. Accept the work performed by Titans Roofing Corporation; and

2. Authorize the City Clerk to file a Notice of Completion for the FY27 Covina Public Works Yard Roof Replacement Project.

CC 16. COPS Technology and Equipment Grant

Staff Recommendation:

1. Approve **Resolution CC 2026-118** accepting the 2026 COPS Technology and Equipment Grant award in the amount of $1,031,000 and amend the FY 2026-27 Police Revenue and Expenditure budget for the same amount; and
2. Authorized City Manager or his designee to sign all documents necessary to be in compliant with grant award.

CC 17. Purchase Agreement/Purchase Order Authorization for One (1) New 2026 Toyota Camry LE, One (1) New 2026 Toyota Tacoma SR5, and One (1) New 2026 Toyota RAV4 LE, for the Covina Police Department Fleet

Staff Recommendation:
Authorize the City Manager to execute a Purchase Agreement/Purchase Order with Toyota of West Covina for the purchase of one (1) new 2026 Toyota Camry LE, and one (1) new 2026 Toyota Tacoma SR5 and Toyota of Claremont for one (1) new 2026 Toyota RAV4 LE for a total, combined not to exceed value of $113,518.79.

PUBLIC HEARINGS

PH 1. Consideration of Resolutions Authorizing Annexation of Territory to City of Covina Community Facilities District No. 2007-1 (Public Services) (Annexation No. 41), and to Call and Hold a Special Election (136 West Center Street, Covina)

Staff Recommendation:

1. City Council to open the public hearing and consider public testimony and close the public hearing; and
2. Adopt **Resolution CC 2026-109**, authorizing the annexation of territory to Community Facilities District No. 2007-1 (Annexation No. 41) and authorizing the levy of a special tax and submitting the levy of tax to the qualified electors; and
3. Adopt **Resolution CC 2026-110**, calling a special election and submitting to the voters of Annexation No. 41 of City of Covina Community Facilities District No. 2007-1 (Public Services), propositions regarding the annual levy of special taxes within Annexation No. 41 to finance public services, and the establishment of an appropriations limit; and
4. Adopt **Resolution CC 2026-111** making certain findings, certifying the results of an election and adding property to Community Facilities District No. 2007-1 (Public Services), Annexation No. 41.

PH 2. Consideration of Resolutions Authorizing Annexation of Territory to City of Covina Community Facilities District No. 2007-1 (Public Services) (Annexation No. 42), and to Call and Hold a Special Election (627 S. Fenimore Avenue, Covina)

Staff Recommendation:

1. City Council to open the public hearing and consider public testimony and close the public hearing; and
2. Adopt **Resolution CC 2026-112**, authorizing the annexation of territory to Community Facilities District No. 2007-1 (Annexation No. 42) and authorizing the levy of a special tax and submitting the levy of tax to the qualified

electors; and

3. Adopt **Resolution CC 2026-113**, calling a special election and submitting to the voters of Annexation No. 42 of City of Covina Community Facilities District No. 2007-1 (Public Services), propositions regarding the annual levy of special taxes within Annexation No. 42 to finance public services, and the establishment of an appropriations limit; and

4. Adopt **Resolution CC 2026-114** making certain findings, certifying the results of an election and adding property to Community Facilities District No. 2007-1 (Public Services), Annexation No. 42.

PH 3. Consideration of Resolutions Authorizing Annexation of Territory to City of Covina Community Facilities District No. 2007-1 (Public Services) (Annexation No. 43), and to Call and Hold a Special Election (244 East College Street, Covina)

Staff Recommendation:

1. City Council to open the public hearing and consider public testimony and close the public hearing; and

2. Adopt **Resolution CC 2026-115**, authorizing the annexation of territory to Community Facilities District No. 2007-1 (Annexation No. 43) and authorizing the levy of a special tax and submitting the levy of tax to the qualified electors; and

3. Adopt **Resolution CC 2026-116**, calling a special election and submitting to the voters of Annexation No. 43 of City of Covina Community Facilities District No. 2007-1 (Public Services), propositions regarding the annual levy of special taxes within Annexation No. 43 to finance public services, and the establishment of an appropriations limit; and

4. Adopt **Resolution CC 2026-117** making certain findings, certifying the results of an election and adding property to Community Facilities District No. 2007-1 (Public Services), Annexation No. 43.

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, November 3, 2026, 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.