



REGULAR MEETING AGENDA
125 E. College Street, Covina, California
Council Chamber of City Hall and Virtual Meeting
Tuesday, November 16, 2021

IMPORTANT NOTICE

This meeting is being conducted in accordance with Assembly Bill 361, regarding the COVID-19 pandemic.

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, hover over the Departments & Services tab until the drop-down menu appears and click on City Council Video Library under the City Council header. A live banner will appear at the start of the meeting.

Public Comments:

During the meeting, there will be an opportunity for the public to speak. Public testimony is limited to five (5) minutes per speaker, unless, for good cause, the Mayor/Chairperson amends the time limit; a speaker's time may not be transferred to another speaker. State Law prohibits the Council/Agency/Authority Members from taking action on any item not on the agenda. Those wishing to speak on a LISTED AGENDA ITEM will be heard when that item is addressed.

In Person:

To address the Council/Agency/Authority please complete a yellow speaker request card located at the entrance of the Council Chamber and give it to the City Clerk. Your name will be called when it is your turn to speak.

Remotely via Zoom:

Access the meeting remotely via Zoom with one of the following devices:

Computer or Smart Device:

<https://us02web.zoom.us/j/82605953583?pwd=Sm94Ymk3OWNJN25KTnBCR0dDZm44dz09>

Telephone:

*Dial: +1 669 900 6833 US
Meeting ID: 826 0595 3583
Passcode: 912346*

1. To request to speak during public comment, please click the “Raise Hand” button on the Zoom toolbar “Reactions” tab.

Note:

Computer / Smart Device Users: The “raise hand” feature is in the reactions tab.
Telephone Users: Press star-nine (*9) on your phone to raise your hand.

2. Staff will announce your name as listed on Zoom or 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.
3. Please state your first and last name and city of residence at the beginning of your remarks for the record.
4. The microphone will be muted by staff when you have completed your comments or five (5) minutes have expired, whichever occurs first.

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.

**CITY COUNCIL/SUCCESSOR AGENCY TO THE COVINA
REDEVELOPMENT AGENCY/COVINA PUBLIC FINANCING
AUTHORITY/COVINA HOUSING AUTHORITY
JOINT MEETING—CLOSED SESSION
6:30 PM**

CALL TO ORDER

ROLL/CALL

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

PUBLIC COMMENTS

The public is invited to comment on Closed Session items only at this time. To address the Council/Agency/Authority please complete a yellow speaker request card located at the entrance and give it to the City Clerk. Your name will be called when it is your turn to speak. Individual speakers are limited to five minutes each, unless, for good cause, the Mayor/Chairperson amends the time limit.

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 § 54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: 542 N. Cabernet Drive, Covina

Agency Negotiator: Chris Marcarello, Executive Director, Covina Housing Authority
Negotiating Parties: Brian Lee, Community Development Director
Under Negotiation: Geoffrey Scott, Owner
Price and Terms of Payment

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

Property: Vacation of Geneva Place - Right of Way 401 N. Citrus Avenue, Covina
Agency Negotiator: Chris Marcarello, City Manager
Negotiating Parties: Bentley Real Estate, LLC (Hassen)
Under Negotiation: Price and Terms of Payment

RECESS

**CITY COUNCIL/SUCCESSOR AGENCY TO THE COVINA
REDEVELOPMENT AGENCY/COVINA PUBLIC FINANCING
AUTHORITY/COVINA HOUSING AUTHORITY
JOINT MEETING—OPEN SESSION
7:30 PM**

RECONVENE AND CALL TO ORDER

ROLL/CALL

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

PLEDGE OF ALLEGIANCE

Led by Councilmember King

INVOCATION

Given by Covina Police Chaplain David Truax

PRESENTATIONS

- A. Upper San Gabriel Valley Municipal Water District Water Supply and Conservation Update

PUBLIC COMMENTS

To address the Council/Agency/Authority please complete a yellow speaker request card located at the entrance and give it to the City Clerk. Your name will be called when it is your turn to speak. Those wishing to speak on a LISTED AGENDA ITEM will be heard when that item is addressed. Those wishing to speak on an item NOT ON THE AGENDA will be heard at this time. State Law prohibits the

Council/Agency/Authority Members from taking action on any item not on the agenda. Individual speakers are limited to five minutes each, unless, for good cause, the Mayor/Chairperson amends the time limit.

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
[2021 11 02 Minutes CC DRAFT](#)

CC 2. Payment of Demands

Staff Recommendation:

Approve Payment of Demands in the amount of \$2,682,047.81.

[Agenda Report - Payment of Demands OCT 15 - OCT 28 2021 - Pdf](#)

CC 3. Monthly Investment Report of the Treasurer to the City Council and Successor Agency to the Covina Redevelopment Agency for October 2021

Staff Recommendation:

Receive and File.

[Agenda Report - Monthly Investment Report Ended October 31, 2021 - Pdf](#)

CC 4. Ordinance 21-08 Establishing a Mandatory Organic Waste Disposal Reduction Ordinance – Second Reading and Adoption

Staff Recommendation:

Adopt on second reading **Ordinance 21-08** entitled, “An Ordinance of the City Council of the City of Covina, California, Amending the Covina Municipal Code by Adding Chapter 8.10 (Mandatory Organic Waste Disposal Reduction) to Title 8 (Health and Safety), and Making a Determination of Exemption under CEQA.”

[Agenda Report - Ord 21-08 Organic Waste Disposal - 2nd Reading & Adoption - Pdf](#)

CC 5. Request to Cancel the Regular City Council Meeting of December 7, 2021

Staff Recommendation:

That City Council approve the cancelation of the City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority regular scheduled joint meeting of December 7, 2021.

[Agenda Report - Cancel December 7, 2021 City Council Meeting - Pdf](#)

- CC 6. Approve and Make AB 361 Findings for Special Brown Act Requirements for Teleconference Meetings

Staff Recommendation:

Approve and make 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.

[Agenda Report - AB 361 Findings - Special Brown Act Requirements for Teleconference Mtgs - Pdf](#)

- CC 7. Contract Service Agreement between the City of Covina and Golden Bell Products, Inc. for the Maintenance of 1,750 City-Owned Sanitary Manholes in a Not-to-Exceed Amount of \$40,687.50

Staff Recommendation:

Authorize the City Manager to execute a Contract Service Agreement between the City of Covina and Golden Bell Products, Inc. for the maintenance and fumigation of 1,750 City-owned sanitary manholes in a not-to-exceed amount of \$40,687.50.

[Agenda Report - Contract Service Agreement - Golden Bell Products, Inc. for Maintenance of Manholes - Pdf](#)

- CC 8. Covina Recreation Village Project – Award of Contract for Structural Engineering Services to Montenegro Consultants, Inc. for an Amount Not-to-Exceed \$60,000

Staff Recommendation:

1. Award the Contract for the Covina Recreation Village Project Structural Engineering Services to Montenegro Consultants, Inc. as the responsible bidder in an amount not-to-exceed \$55,000 and authorize the City Manager to execute the Contract; and
2. Establish a 10% contingency allowance of \$5,000 for additional services if needed.

[Agenda Report - Covina Recreation Village Project - Montenegro Consultants Contract - Pdf](#)

- CC 9. Resolution CC 2021-127 Increasing the Police Department Fiscal Year 2021-22 Budget to Lease the FLOCK Camera System

Staff Recommendation:

Adopt **Resolution CC 2021-127** increasing the police department fiscal year 2021-22 budget by \$50,000 for the renewal of automated license plate reader cameras.

[Agenda Report - Resolution CC 2021-127 FLOCK Camera System - Pdf](#)

- CC 10. Resolution CC 2021-128, A Resolution of the City Council of the City of Covina Amending the Fiscal Year 2021 – 2022 Operating Budget to Accept \$6,950 in Monetary Donations for the Transitional House and Appropriating the Funds to Account 1010-7400-53746 to Fund Exterior Repairs and Maintenance

Staff Recommendation:

Adopt **Resolution CC 2021-128**, amending the fiscal year 2021-2022 operating budget to accept \$6,950 in monetary donations from the Champion Family Foundation and appropriate the funds to Account 1010-7400-53746 to fund exterior repairs and maintenance for the Transitional House.

[Agenda Report - Resolution CC 2021-128 Accepting Donation for Transitional House - Pdf](#)

- CC 11. Covina Quiet Zone Railroad Highway At-Grade Crossing Project - Award of Contract for Design & Engineering Services to Infrastructure Engineers, Inc. for an Amount Not-to-Exceed \$255,780

Staff Recommendation:

1. Award contract for the Covina Quiet Zone Railroad Highway Crossing Project – Design & Engineering Services to Infrastructure Engineers, Inc. in an amount not-to-exceed \$243,600 and authorize the City Manager to execute the contract;
2. Authorize a contingency amount of \$12,180 for any unforeseen expenses during project permit processing; and
3. Adopt **Resolution CC 2021-129** to amend the Fiscal Year 2021-2022 Budget to increase funding by \$255,780 for the Covina Quiet Zone Railroad Highway At-Grade Crossing Project and appropriate the necessary funds from available Proposition A Local Return Fund Balance.

[Agenda Report - Resolution CC 2021-129 to Fund Quiet Zone Design Project - Pdf](#)

- CC 12. Election of Councilmember to Represent Cities with Prescriptive Pumping Rights on the Board of the San Gabriel Basin Water Quality Authority

Staff Recommendation:

Adopt **Resolution CC 2021-130** Casting its Five Votes for Mayor Jorge A. Marquez to Represent Cities with Prescriptive Pumping Rights on the Board of the San Gabriel Basin Water Quality Authority; and direct staff to send the resolution to the San Gabriel Basin Water Quality Authority.

[Agenda Report - Resolution CC 2021-130 WQA Board Member Election - Pdf](#)

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

Staff Recommendation:

Continue the Public Hearing to the meeting of December 21, 2021.

[Agenda Report - CPH Geneva Pl and Alley St Vacation - Pdf](#)

PUBLIC HEARINGS

- PH 1. City Council Election District Public Hearing #2 - California Voting Rights Act Overview and Mapping Process

Staff Recommendation:

It is recommended that the City Council:

1. Receive information about the current demographics of the City and the process legal/policy rules for adopting district-based voting;
2. Conduct a public hearing to solicit public testimony regarding the composition of districts, especially communities of interest.

[Agenda Report - City Council Election District Public Hearing #2 - Pdf](#)

- PH 2. Ordinance 21-09, Approving Zoning Code Amendment (ZCA) 21-003, by Amending RD Residential Zone (Multi-family), Chapter 17.28 of Title 17 (Zoning) of the Covina Municipal Code in its Entirety and Replacing with New Chapter 17.28, Sections 17.28.010 through 17.28.140; and Adopting the New Objective Design Standards for RD Residential Zone (Multiple-family) as a Separate Independent Document

Staff Recommendation:

Waive full reading, read by title only, and introduce for first reading **Ordinance 21-09** entitled, “An Ordinance of the City Council of City of Covina, California, approving Zoning Code Amendment (ZCA) 21-003 by amending RD Residential Zone (Multi-family) Chapter 17.28 of Title 17 (Zoning) of the Covina Municipal Code in its entirety and replacing with new Chapter 17.28, Sections 17.20.010 through 17.28.140; and, adopting the new Objective Design Standards for RD Residential Zone (Multi-family) as a separate independent document, and making a determination of Exemption under CEQA Guidelines Section 15061(B)(3)

[Agenda Report - Ordinance 21-09 ZCA 21-003 - Pdf](#)

CONTINUED BUSINESS - NONE.

NEW BUSINESS - NONE.

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, December 21, 2021 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.

The Covina City Clerk's Office does hereby declare that, in accordance with California Government Code Section 54954.2(a), the agenda for the Tuesday, November 16, 2021, meeting was posted on November 10, 2021, on the City's website and near the front entrances of: Covina City Hall, 125 East College Street, Covina; and the Covina Public Library, 234 N. Second Avenue, Covina.

If you challenge in court any discussion or action taken concerning an item on this agenda, you may be limited to raising only those issues you or someone else raised during the meeting or in written correspondence delivered to the City at or prior to the City's consideration of the item at the meeting.

MATERIALS RELATED TO AN ITEM ON THIS AGENDA, AND SUBMITTED TO THE CITY COUNCIL AFTER PUBLICATION OF THE AGENDA, ARE AVAILABLE TO THE PUBLIC IN THE CITY CLERK'S OFFICE AT 125 E. COLLEGE STREET, COVINA.