



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

March 18, 2025, 6:30 p.m.
125 E. College Street, Covina, California
Council Chamber of City Hall

Councilmembers Present: Councilmember Walter Allen, III
Councilmember Hector Delgado
Mayor Pro Tem/Vice-Chair Victor Linares (Closed Session Only)
Mayor/Chair John C. King

Councilmembers Absent: Councilmember Patricia Cortez

Staff Present: City Clerk Drew Aleman (Elected Member)
City Treasurer Neil Polzin (Elected Member)
City Manager Chris Marcarello
City Attorney Candice K. Lee
Community Development Director Brian Lee
Parks & Recreation/Library Services Director Lisa Evans
Public Works Director Rafael Fajardo
Deputy City Manager Angel Carrillo
Chief Deputy City Clerk Fabian Velez
Interim Finance Director Theresa Franke

JOINT MEETING—CLOSED SESSION 6:30 PM

CALL TO ORDER

Mayor King called the Council/Agency/Authority meeting to order at 6:32 p.m. with all Councilmembers present except Councilmember Cortez.

PUBLIC COMMENTS - CLOSED SESSION

There were no public comments.

CLOSED SESSION

The City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority adjourned to closed session for the following:

A. Government Code § 54956.9(d)(4) - CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: One potential case.

B. Government Code § 54957.6 – CONFERENCE WITH LABOR NEGOTIATORS

Agency Designated Representative:
Chris Marcarello, City Manager

Update on negotiations with Police Association of Covina (PAC)

RECESS

Mayor King recessed the Council to Closed Session at 6:33 p.m.

JOINT MEETING—OPEN SESSION 7:30 PM

RECONVENE AND CALL TO ORDER

Mayor King called the Council/Agency/Authority meeting to order at 7:36 p.m. with Councilmember Allen, Councilmember Delgado, and Mayor King present.

ROLL CALL

PLEDGE OF ALLEGIANCE

Led by Mayor King.

INVOCATION

Given by Covina Police Chaplain Jim Allgaier.

APPROVAL OF AGENDA

Motion made by: Councilmember Delgado

Seconded by: Councilmember Allen

Approve the agenda as presented.

Approved (3 to 0); Cortez & Linares Absent

PRESENTATIONS

A. National Library Week Proclamation

Mayor King provided information on services provided at the library and read into the record a proclamation declaring April 6-12 as National Library Week.

Parks & Recreation/Library Services Director Evans encouraged the community to visit the Library and gave kudos to the Library staff, Library Board of Trustees, and the Friends of the Covina Public Library.

CLOSED SESSION REPORT

City Attorney Lee announced that the four Council members present at the Closed Session voted unanimously to initiate litigation and that the details of the action and defendants will be disclosed upon request after the lawsuit has formally commenced.

PUBLIC COMMENTS

Mistress Goddess Duran commented in opposition of the invocation, inclusion of transgender persons, issue with the public comment time limit, and support for homeless services.

Marie Thermidor of the San Gabriel Valley Section of the National Council of Negro Women (SGV-NCNW) invited the community to the SGV-NCNW's Second Annual Gala beginning at 5:30 p.m. on April 26, 2025, at the Pacific Palm Resort in the City of Industry, with proceeds going to programs helping victims of the Eaton Fire. Ms. Thermidor also provided information on programs provided by the SGV-NCNW.

Neil Polzin raised his concerns with the invocation, requested the disbandment of the Chaplain program, and noted his concerns with the Library Board of Trustees.

Dora Gomez commended Ms. Thermidor for her organization's work with the fire victims and provided information on Project 29:11's programs. Ms. Gomez also invited the community to Luminare Church's annual Easter play.

Brandenburg v. Ohio 395 U.S. 444 condoned the proposed Saffron project, mismanagement of government resources, and evil, and read portions of the Brandenburg v. Ohio case into the record.

COUNCIL/AGENCY/AUTHORITY COMMENTS

Councilmember Allen mentioned his positive experience with the newly opened Gladi8or Pizza & Billiards establishment and stated his pride in the Community Development Department and the City for being business friendly and attracting good eateries. Councilmember Allen also expressed his support for the SGV-NCNW and encouraged his colleagues to attend the upcoming gala.

Mayor King spoke of the upcoming State of the City event and its video message. He also highlighted Consent Calendar items: CC 6, the annual reporting of housing related activities; CC 7, moving forward with the acceptance of grant funds from the Southern California Association of Governments for pedestrian and traffic calming improvements in the F.A.I.R. district; and CC 9, authorizing sewer infrastructure improvements at City facilities. Mayor King also spoke of his attendance at the Reading Across America event and opening day for the Covina Baseball Association.

Councilmember Delgado had no comments.

CITY MANAGER COMMENTS

City Manager Marcarello had no comments.

CONSENT CALENDAR

CC 1. Minutes

Motion made by: Councilmember Delgado

Seconded by: Councilmember Allen

Approve the Minutes of the March 4, 2025, Regular Meeting of the City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Housing Authority.

Approved (3 to 0); Cortez & Linares Absent

CC 2. Payment of Demands

Motion made by: Councilmember Delgado

Seconded by: Councilmember Allen

Approve Payment of Demands in the amount of \$3,214,099.25.

Approved (3 to 0); Cortez & Linares Absent

CC 3. City of Covina Investment Report for Month Ended February 28, 2025

Motion made by: Councilmember Delgado

Seconded by: Councilmember Allen

Receive and File.

Approved (3 to 0); Cortez & Linares Absent

CC 4. Second Amendment to Professional Services Agreement with Five Point Design for On-Call Consulting and Landscape Plan Check Services

Motion made by: Councilmember Delgado

Seconded by: Councilmember Allen

Approve Second Amendment to Professional Services Agreement with Five Point Design.

Approved (3 to 0); Cortez & Linares Absent

CC 5. First Amendment to Professional Services Agreement with Evan Brooks Associates, Inc., for On-Call Grant Support Services

Motion made by: Councilmember Delgado

Seconded by: Councilmember Allen

Approve First Amendment to Professional Services Agreement with Evan Brooks Associates.

Approved (3 to 0); Cortez & Linares Absent

CC 6. SB 341 Compliance Report on the Housing Successor Agency Low and Moderate Income Housing Asset Fund

Motion made by: Councilmember Delgado

Seconded by: Councilmember Allen

Receive and file the report.

Approved (3 to 0); Cortez & Linares Absent

CC 7. Resolution CC 2025-20; A Resolution of the Covina City Council Declaring Intent to Accept a SCAG Competitive Grant Award for the Covina Downtown Quick Build Project and Finding the Project Exempt from CEQA

Motion made by: Councilmember Delgado

Seconded by: Councilmember Allen

Adopt **Resolution CC 2025-20.**

Approved (3 to 0); Cortez & Linares Absent

CC 8. Second Amendment to Professional Services Agreement with Robert Half, Inc.

Motion made by: Councilmember Delgado

Seconded by: Councilmember Allen

Approve the Second Amendment to Professional Services Agreement with Robert Half Talent Solutions, Inc.

Approved (3 to 0); Cortez & Linares Absent

CC 9. Sewer Main Replacement Project – Project No. S2502 – Award of Contract in the Amount of \$152,675 to GRBCON, Inc.

Motion made by: Councilmember Delgado

Seconded by: Councilmember Allen

1. Amend the FY 2024-25 Capital Improvement Program to rename the City-Wide Sewer Manhole Adjustment Project to the Sewer Main Replacement Project – Project No. S2502;
2. Award a contract for the Sewer Main Replacement Project – Project No. S2502 to GRBCON, Inc. as the lowest responsive and responsible bidder in the amount of \$152,675 and authorize the City Manager to execute the contract;

3. Authorize a project contingency amount of \$15,268 (approximately 10%) to cover the cost of unforeseen construction expenses;
4. Award a Professional Services Agreement (PSA) to Siterp Construction Services, Inc. for Inspection Services for an amount not-to-exceed \$20,000 and authorize the City Manager to execute the agreement; and
5. Adopt **Resolution CC 2025-21** appropriating an additional \$87,843 from available Sanitary Sewer Fund – Fund Balance to account number 6300-2700-55350-S2502 for use towards the completion of this project.

Approved (3 to 0); Cortez & Linares Absent

CC 10. A Request from Bear Sausage Co. (as Tenant) to the City of Covina (as Landlord) for Approval of a Lease Amendment Providing an Extension to the Rental Forgiveness Period for their Lease of Property Located at 100 N. Citrus Ave.

Motion made by: Councilmember Delgado

Seconded by: Councilmember Allen

Approve the lease amendment and extend the rent forgiveness period by three months to July 1, 2025, and authorize the City Manager or his designee to execute the first amendment to the lease.

Approved (3 to 0); Cortez & Linares Absent

CC 11. First Amendment to the Lease Between Rosalie Covina, LLC (as Tenant) and the City of Covina (as Landlord) Extending the Rental Forgiveness Period for their Lease of Property Located at 114 E. Italia Street

Motion made by: Councilmember Delgado

Seconded by: Councilmember Allen

Approve the lease amendment and extend the rent forgiveness period by three months to December 1, 2025, and authorize the City Manager or his designee to execute the first amendment to the lease.

Approved (3 to 0); Cortez & Linares Absent

NEW BUSINESS

NB 1. The Establishment and Adjustment of Certain Service and Development-Related and Other User Fees

The agenda report and PowerPoint presentation were provided by Senior Management Analyst Charles Russom.

Questions and discussion included the appreciation of the fairness of increases, how the proposed fees compare to neighboring cities, the frequency of updates to fees by neighboring cities, and the size of certain fee increases.

Motion made by: Councilmember Allen

Seconded by: Councilmember Delgado

Receive and File the proposed Comprehensive Fee Schedule establishing and amending certain service and development-related fees for City Services, with the intent to consider adoption at a future public hearing.

Approved (3 to 0); Cortez & Linares Absent

PUBLIC COMMENTS

A representative from the Office of Los Angeles County Supervisor Hilda Solis invited the community to the fourth annual LA Veterans Resource Expo from 9 a.m. to 2 p.m. on Friday, March 21, 2025, at the Pomona Fairplex.

ADJOURNMENT

Mayor King reminded the community of the upcoming State of City event, noted that the Mayoral election will take place at the next City Council meeting, and expressed his appreciation for having the opportunity to serve. rotating.

At 8:27 p.m., the Covina City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority adjourned to its next regular meeting of the Council/Agency/Authority scheduled for Tuesday, April 1, 2025, at 6:30 p.m., for closed session and 7:30 p.m., for open session in the Council Chamber located inside of City Hall, 125 East College Street, Covina, California, 91723.

Fabian Velez, Chief Deputy City Clerk

John C. King, Mayor/Chair