



CITY OF WEST COVINA

CITY COUNCIL/SUCCESSOR AGENCY

JUNE 2, 2026, 7:00 PM
REGULAR MEETING

CITY HALL COUNCIL CHAMBERS
1444 W. GARVEY AVENUE SOUTH
WEST COVINA, CALIFORNIA 91790

Mayor Letty Lopez-Viado
Mayor Pro Tem Ollie Cantos
Councilwoman Rosario Diaz
Councilmember Brian Gutierrez
Councilman Tony Wu

AGENDA

**CITY OF WEST COVINA
CITY COUNCIL/SUCCESSOR AGENCY**

INVOCATION

Led by Pastor Al Richardson from New Beginning Christian Fellowship of West Covina

PLEDGE OF ALLEGIANCE

Led by Mayor Pro Tem Cantos

ROLL CALL

Council Members

Present: Council Members, Rosario Diaz, Brian Gutierrez, Tony Wu, Mayor Pro Tem Ollie Cantos, Mayor Letty Lopez-Viado

REPORTING OUT FROM CLOSED SESSION

PRESENTATIONS

- Certificate Recognizing Miss Nikki's Event Productions for its Night Market at Hurst Ranch
- Taste of West Covina Presentation Recognizing Sisig LA
- Taste of West Covina Presentation Recognizing La Vaquita Cafe
- Presentation by Valley Light Center

CITY MANAGER'S REPORT

City Manager's report on current City projects.

ORAL COMMUNICATIONS - Three (3) minutes per speaker

John Shewmaker

Sherrie Berillon

Angie Gillingham

Josh Murray

Milo Victoria

Charles Tsang

Elsie Messman

Jerri Potras

Jim Grivich

Colleen Rozatti

Jerry Rodriguez

Steve Bennett

Steven

Doug Fore

JD

Mario Sobalvarro

CONSENT CALENDAR

ACTION: Motion by Councilwoman Diaz and Second by Councilman Wu 5-0) to: Approve Consent Calendar Item No. 4,6, and 7. (Item No.1, 3, and 5 were pulled by Councilmember Gutierrez, Item No. 2 was pulled by Councilwoman Diaz.)

ACTION: Motion by Councilman Wu and Second by Mayor Pro Tem Cantos, 4-1 (No: Gutierrez) to: Approve Consent Calendar Item No. 1. (Item No.1 was pulled by Councilmember Gutierrez)

ACTION: Motion by Councilwoman Diaz and Second by Mayor Lopez-Viado, 4-1 (No: Gutierrez) to: Approve Consent Calendar Item No. 2. (Item No.2 was pulled by Councilwoman Diaz)

ACTION: Motion by Mayor Pro Tem Cantos and Second by Councilmember Gutierrez, 5-0 to: Approve Consent Calendar Item No. 3. (Item No.3 was pulled by Councilmember Gutierrez)

ACTION: Motion by Mayor Pro Tem Cantos and Second by Councilmember Gutierrez, 3-2 (No: Diaz, Wu) to: Approve Consent Calendar Item No. 5. (Item No.5 was pulled by Councilmember Gutierrez)

APPROVAL OF MEETING MINUTES

1) CONSIDERATION OF APPROVAL OF THE MAY 5, 2026, CITY COUNCIL/SUCCESSOR AGENCY REGULAR AND CLOSED SESSION MEETING MINUTES, AND THE MAY 19, 2026, CITY COUNCIL/SUCCESSOR AGENCY/WEST COVINA COMMUNITY SERVICES FOUNDATION REGULAR SESSION MEETING MINUTES. THE MAY 19, 2026, CLOSED SESSION MEETING WAS CANCELED.

Carried 4-1(No: Gutierrez) to: approve the following minutes:

- The May 5, 2026, City Council/Successor Agency/West Covina Regular and Closed Session Meeting Minutes, and;
- The May 19, 2026, City Council/Successor Agency/West Covina Community Services Foundation Regular Session Meeting Minutes. The May 5, 2026 Closed Session Meeting was canceled.

CITY ATTORNEY'S OFFICE

2) CONSIDERATION OF CITY MANAGER EMPLOYMENT AGREEMENT WITH MILAN MRAKICH

Carried 4-1 (No: Gutierrez) to:

- Appoint Milan Mrakich as the City Manager.
- Approve the City Manager Employment Agreement with Milan Mrakich.

CITY CLERK'S OFFICE

3) CONSIDERATION OF RESOLUTIONS RELATING TO THE NOVEMBER 5, 2026 ELECTION

Carried 5-0 to: adopt the following Resolutions relating to the November 3, 2026, General Municipal Election:

RESOLUTION NO. 2026-47 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, CALLING FOR THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026 FOR THE ELECTION OF CERTAIN OFFICERS AS REQUIRED BY THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO GENERAL LAW CITIES

RESOLUTION NO. 2026-48 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO CONSOLIDATE A GENERAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 3, 2026 WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON THAT DATE PURSUANT TO SECTION 10403 OF THE CALIFORNIA ELECTIONS CODE

RESOLUTION NO. 2026-49 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE OFFICE PERTAINING TO CANDIDATES' STATEMENTS SUBMITTED TO THE VOTERS FOR AN ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026

COMMUNITY DEVELOPMENT

4) CONSIDERATION OF RESOLUTION APPROVING AND ADOPTING LIST OF FISCAL YEAR 2026-2027 PROJECTS FUNDED BY SENATE BILL 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

Carried 5-0 to: adopt the following resolution:

RESOLUTION NO. 2026-36- A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, APPROVING AND ADOPTING A LIST OF FISCAL YEAR 2026-2027 PROJECTS FUNDED BY SENATE BILL 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

FIRE DEPARTMENT

5) CONSIDERATION OF AN AGREEMENT WITH ON DUTY HEALTH FOR FIRE DEPARTMENT WELLNESS PROGRAM

Carried 3-2 (No: Diaz, Wu) to: take the following action:

Biring this item back to the June 16, 2026 City Council Meeting with a funding source to support the program and the from there, proceed forward with voting for the adoption.

PUBLIC WORKS

6) CONSIDERATION OF NEED TO CONTINUE EMERGENCY REPAIRS AT FIRE STATION 3

Carried 5-0 to: review the emergency action for the emergency conditions at Fire Station 3 and adopt the following resolution:

RESOLUTION NO. 2026-50 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, DETERMINING, BY A FOUR-FIFTHS VOTE OF THE CITY COUNCIL, THAT THERE IS A NEED TO CONTINUE THE EMERGENCY ACTION AT FIRE STATION 3

7) CONSIDERATION OF AGREEMENT FOR JANITORIAL SERVICES FOR CITY BUILDINGS AND FACILITIES

Carried 5-0 to:

1. Award the contract for Request for Proposals (RFP) No. 2026-14 for janitorial services for City facilities to UMS, Inc. dba United Maintenance Systems.
2. Authorize the City Manager to negotiate and execute a Maintenance Services Agreement with UMS, Inc. dba United Maintenance Systems, in such final form as approved by the City Attorney, with an annual maximum compensation amount of \$316,200 and an overall maximum compensation amount of \$1,976,250 (which includes 25% for additional work as approved by the City Manager). The agreement includes an initial term of three years, from July 1, 2026 through June 30, 2029, with the option to extend the term for two (2) one (1) year periods; and
3. Authorize the City Manager to negotiate and execute any amendments or extensions to the agreement.

END OF CONSENT CALENDAR

HEARINGS

PUBLIC HEARINGS

8) CONSIDERATION OF PROGRAM YEAR (PY) 2026 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTION PLAN

Public Comments in Favor

None

Public Comments Neither in Favor nor Opposed

J.D.

Public Comments in Opposition

None

ACTION: Motion by Councilman Wu and Second by Mayor Pro Tem Cantos, 5-0 to: take the following actions:

1. Approve the proposed Program Year (PY) 2026 CDBG Action Plan; and
2. Designate the City Manager as the official representative of the City to administer the programs, to execute and submit all required agreements, certifications, and documents required by the U.S. Department of Housing and Urban Development (HUD), and to execute all subrecipient agreements for the use of funds approved in the PY 2026 Annual Action Plan; and
3. Authorize the City Manager to negotiate and execute all necessary documents and agreements, in such final form as approved by the City Attorney, to carry out the City Council's direction.

9) CONSIDERATION OF INTRODUCTION OF ORDINANCE NO. 2540 APPROVING CODE AMENDMENT NO. 26-01, AMENDING CHAPTER 26 OF THE WEST COVINA MUNICIPAL CODE TO ESTABLISH REASONABLE DEVELOPMENT STANDARDS FOR SUPPORTIVE AND TRANSITIONAL HOUSING, UPDATE THE LAND USE TABLE REGARDING HOTEL AND MOTEL CONVERSIONS, AND ESTABLISH CRITERIA FOR THE AUTOMATIC WITHDRAWAL OF INACTIVE OR INCOMPLETE PLANNING APPLICATIONS

Public Comments in Favor

None

Public Comments Neither in Favor nor Opposed

None

Public Comments in Opposition

None

ACTION: Motion by Councilman Wu and Second by Councilwoman Diaz, 5-0 to: conduct a public hearing and introduce the following ordinance:

ORDINANCE NO. 2540 — AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, APPROVING CODE AMENDMENT NO. 26-01, AMENDING CHAPTER 26 (ZONING) OF THE WEST COVINA MUNICIPAL CODE TO ESTABLISH REASONABLE DEVELOPMENT STANDARDS FOR SUPPORTIVE AND TRANSITIONAL HOUSING, UPDATE THE LAND USE TABLE REGARDING HOTEL AND MOTEL CONVERSIONS,

**AND ESTABLISH CRITERIA FOR THE AUTOMATIC WITHDRAWAL OF
INACTIVE OR INCOMPLETE PLANNING APPLICATIONS**

**10) CONSIDERATION OF ADOPTION OF ORDINANCE NO. 2539 - AN ORDINANCE
OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA,
ADOPTING BY REFERENCE PORTIONS OF TITLE 10 (ANIMALS) OF THE LOS
ANGELES COUNTY CODE OF ORDINANCES RELATING TO SPAY AND NEUTER
AND MICROCHIPPING REQUIREMENTS AND AMENDING CHAPTER 6 (ANIMALS
AND FOWL) OF THE WEST COVINA MUNICIPAL CODE**

Public Comments in Favor

Linda Locklear
Tom Kiesche
Veronica
Kimberly Duke
Pamela Farley
Alex Charlier
Ronald Aruold
Robert
Joseph

Public Comments Neither in Favor nor Opposed

Steve Bennett
Jerri Potras

Public Comments in Opposition

JD

***ACTION: Motion by Mayor Pro Tem Cantos and Second by Councilman Wu, 5-0
to:***

1. Conduct a public hearing regarding Ordinance No. 2539.
2. Adopt the following ordinance:

**ORDINANCE NO. 2539 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WEST COVINA, CALIFORNIA, ADOPTING BY REFERENCE PORTIONS OF TITLE
10 (ANIMALS) OF THE LOS ANGELES COUNTY CODE OF ORDINANCES
RELATING TO SPAY AND NEUTER AND MICROCHIPPING REQUIREMENTS AND
AMENDING CHAPTER 6 (ANIMALS AND FOWL) OF THE WEST COVINA
MUNICIPAL CODE**

DEPARTMENTAL REGULAR MATTERS

CITY MANAGER'S OFFICE

11) CONSIDERATION OF ADOPTION OF CITY OF WEST COVINA POLICY REGARDING DISRUPTION OF TELEPHONIC OR INTERNET SERVICE DURING MEETINGS

ACTION: Motion by Councilwoman Diaz and Second Councilman Wu by 4-1 (Abstain: Gutierrez) to: Approve the following resolution:

RESOLUTION NO. 2026-52 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, APPROVING AND ADOPTING A POLICY REGARDING DISRUPTION OF TELEPHONIC OR INTERNET SERVICE DURING CITY COUNCIL MEETINGS

COMMUNITY DEVELOPMENT

12) WEST COVINA GREEN STREET FEASIBILITY STUDY

It is recommended that the City Council receive and file the West Covina Green Street Feasibility Study update and provide feedback.

**CITY COUNCIL REQUESTS FOR REPORTS, STUDIES OR INVESTIGATION
MAYOR/COUNCILMEMBERS REPORTS**

13) STATUS OF THE CITY OF WEST COVINA YOUTH BASKETBALL PROGRAM AT THE CAMERON PARK COMMUNITY CENTER

It is recommended that the City Council receive and file this report.

AB 1234 Conference and Meeting Report
None

CITY COUNCIL REQUESTS FOR REPORTS, STUDIES OR INVESTIGATION

- Mayor Pro Tem Cantos would like to authorize the Community Services Foundation, in their capacity as members of the Board of Directors, authorize a line item for the Foundation that would allow for receipt of donation of people who want to financially contribute to the spay, neutering and, microchipping for people who can't afford it. Second by Mayor Lopez-Viado, no objection.
- Mayor Lopez-Viado would like to have the bronze leaf tree and all the names are taken care of it posted and honored. No objection.
- Mayor Lopez-Viado, regarding Galster Park, staff to work with the Youth Science Center and the Girl Scouts to get the project started. No objection.

CITY COUNCIL COMMENTS

- Councilman Wu, Councilwoman Diaz, and Mayor Lopez-Viado thanked staff for the Electric Boba Festival.
- Mayor Lopez-Viado asked for prayers for Former Mayor Johnson

ADJOURNMENT

A motion to adjourn the Regular Meeting was made, and the meeting was adjourned at 11:00 p.m. The next regularly scheduled Regular Closed City Council Meeting will be held on Tuesday, July 7, 2026, at 7:00 p.m. in the Council Chamber, 1444 West Garvey Avenue South, West Covina, California.

Submitted By:

Lisa Sherrick, CMC
Assistant City Clerk

Letty Lopez Viado
Mayor