



## Regular Meeting Agenda

August 20, 2013

Placentia City Council  
Placentia City Council as Successor to the  
Placentia Redevelopment Agency  
Placentia Industrial Commercial  
Development Authority

Scott W. Nelson  
Mayor

Joseph V. Aguirre  
Mayor Pro Tem

Constance M. Underhill  
Council Member

Chad P. Wanke  
Council Member

Jeremy B. Yamaguchi  
Council Member

Patrick J. Melia  
City Clerk

Craig S. Green  
City Treasurer

Troy L. Butzlaff, ICMA-CM  
City Administrator

Andrew V. Arczynski  
City Attorney

**City of Placentia**  
**401 E. Chapman Avenue**  
**Placentia, CA 92870**

**Phone: (714) 993-8117**

**Fax: (714) 961-0283**

**Email:**  
**administration@placentia.org**

**Website: www.placentia.org**

### *Mission Statement*

*The City Council is committed to keeping Placentia a pleasant place by providing a safe family atmosphere, superior public services and policies that promote the highest standards of community life.*

### *Vision Statement*

*The City of Placentia will maintain an open, honest, responsive and innovative government that delivers quality services in a fair and equitable manner while optimizing available resources.*

Copies of all agenda materials are available for public review in the Office of the City Clerk, online at [www.placentia.org](http://www.placentia.org), and at Placentia Library Reference Desk. Persons who have questions concerning any agenda item may call the City Clerk's Office, (714) 993-8231, to make inquiry concerning the nature of the item described on the agenda.

### **Procedures for Addressing the Council/Board Members**

Any person who wishes to speak regarding an item on the agenda or on a subject within the City's jurisdiction during the "Oral Communications" portion of the agenda should fill out a "Speaker Request Form" and give it to the City Clerk BEFORE that portion of the agenda is called. Testimony for Public Hearings will only be taken at the time of the hearing. Any person who wishes to speak on a Public Hearing item should fill out a "Speaker Request Form" and give it to the City Clerk BEFORE the item is called.

The Council and Board members encourage free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of an entire group. To encourage all views, the Council and Board discourage clapping, booing or shouts of approval or disagreement from the audience.

PLEASE SILENCE ALL PAGERS, CELL PHONES, AND OTHER ELECTRONIC EQUIPMENT WHILE COUNCIL AND BOARD MEMBERS ARE IN SESSION.

### **Special Accommodations**

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 (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City Staff to make reasonable arrangements to ensure accessibility. (28 CFR 35.102.35.104 ADA Title II)

In compliance with California Government Code § 54957.5, any writings or documents provided to a majority of the City Council regarding any item on this agenda that are not exempt from disclosure under the Public Records Act will be made available for public inspection at the City Clerk's Office at City Hall, 401 East Chapman Avenue, Placentia, during normal business hours.

Study Sessions are open to the public and held in the City Council Chambers or City Hall Community Room. Executive Sessions are held in the Council Caucus Room. While the public may be in attendance during oral announcements preceding Executive Sessions, Executive Sessions are not open to the public.

**PLACENTIA CITY COUNCIL  
PLACENTIA CITY COUNCIL AS SUCCESSOR TO THE  
PLACENTIA REDEVELOPMENT AGENCY  
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY  
REGULAR MEETING AGENDA – EXECUTIVE SESSION  
August 20, 2013  
5:30 p.m. – City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:**

**ROLL CALL:** Councilmember/Board Member Underhill  
Councilmember/Board Member Wanke  
Councilmember/Board Member Yamaguchi  
Mayor Pro Tem/Board Vice Chair Aguirre  
Mayor/Board Chair Nelson

**ORAL COMMUNICATIONS:**

At this time the public may address the City Council and Boards of Directors concerning any items on the Executive Session Agenda only.

The City Council and Boards of Directors will recess to the City Council Caucus Room for the purpose of conducting their Executive Session proceedings.

**CITY COUNCIL:**

1. Pursuant to Government Code Section 54956.9(b) for Conference with Legal Counsel Regarding Anticipated Litigation – Two (2) Items
2. Pursuant to Government Code Section 54956.9(c) for Conference with Legal Counsel Regarding the Initiation of Litigation – One (1) Item
3. Pursuant to Government Code Section 54957.6 Conference with City Labor Negotiator Concerning Labor Negotiations with the following groups:

- a. Placentia Police Officers Association (PPOA)
- b. Placentia Police Management Association (PPMA)
- c. Placentia City Employees Association (PCEA)

City Representatives: Troy L. Butzlaff, City Administrator  
Steve Pischel, Dir. Administrative/Community Services

4. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8:

Property: 312 S. Melrose Street, APN 339-393-10

City Negotiator: Troy Butzlaff, City Administrator

Negotiating Parties: Robert Sonnenblick, Sonnenblick Development, LLC.

Under Negotiations: Price and Terms of Payment

**SUCCESSOR AGENCY:**

1. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8:
  - a. Property: 132 E. Crowther Avenue, APN 339-091-08  
Agency Negotiator: Troy L. Butzlaff, City Administrator/Executive Director  
Negotiating Parties: Lee Petsas, UBI Business Brokers  
Under Negotiations: Price and Terms of Lease
  - b. Property: 132 E. Crowther Avenue, APN 339-091-08  
Agency Negotiator: Troy L. Butzlaff, City Administrator/Executive Director  
Negotiating Parties: Jon Coulombe, DaddyO's California, LLC  
Under Negotiations: Price and Terms of Lease

**ICDA:**

1. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8:
  - a. Property: 235 South Bradford Avenue, APN 339-365-15  
Agency Negotiator: Troy L. Butzlaff, City Administrator/Executive Director  
Negotiating Parties: Gerald Near  
Under Negotiations: Price and Terms of Payment

**RECESS:** The City Council and Boards of Directors will recess to their 7:00 p.m. Regular Meeting.

**PLACENTIA CITY COUNCIL  
PLACENTIA CITY COUNCIL AS SUCCESSOR TO THE  
PLACENTIA REDEVELOPMENT AGENCY  
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY  
REGULAR MEETING AGENDA  
August 20, 2013  
7:00 p.m. – City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:**

**ROLL CALL:** Councilmember/Board Member Underhill  
Councilmember/Board Member Wanke  
Councilmember/Board Member Yamaguchi  
Mayor Pro Tem/Board Vice Chair Aguirre  
Mayor/Board Chair Nelson

**INVOCATION:** Police Chaplain Arturo Rodriguez

**PLEDGE OF ALLEGIANCE:**

**PRESENTATIONS:**

**1. Requests for Commendations and Proclamations**

- a. Retirement Recognition of Sergeant Thomas Valentine (25 years of service) and Police Services Supervisor Beverly Schlieder (28 years of service)  
Presenter: Mayor Nelson
- b. Certificate of Recognition to Hale Glass Inc., for 35 Years in Placentia  
Recipient: Gloria and Brian Hale  
Presenter: Mayor Nelson
- c. Orange County Transportation Authority Update  
Presenter: OCTA Board Member Tim Shaw

Recommended Action: It is recommended that the City Council:  
Approve requests as submitted and make presentations to those present

**EXECUTIVE SESSION REPORT:**

**CITY ADMINISTRATOR REPORT:**

**ORAL COMMUNICATIONS:**

At this time the public may address the City Council and Boards of Directors concerning any agenda item, which is not a public hearing item, or on matters within the jurisdiction of the City Council and Boards of Directors. There is a five (5) minute time limit for each individual addressing the City Council and Boards of Directors.

**CITY COUNCIL/BOARD MEMBERS COMMENTS AND REPORTS:**

The purpose of these reports is to provide information on projects and programs that are discussed at interagency board, committee, and commission meetings. No decisions are to be made on these issues. If a Council or Board Member would like formal action on any of the discussed items, it will be placed on a future Council or Board Agenda.

**1. CONSENT CALENDAR (Items 1.a. through 1.j.):**

All items on the Consent Calendar are considered routine and are enacted by one motion approving the recommended action listed on the Agenda. Any Member of the City Council and Boards of Directors or City Administrator may request an item be removed from the Placentia City Council/Successor Agency/ICDA Agenda, August 20, 2013

Consent Calendar for discussion. All items removed shall be considered immediately following action on the remaining items.

**COUNCIL/SUCCESSOR AGENCY/ICDA CONSENT CALENDAR:**

- a. **Consideration to Waive Reading in Full of all Ordinances and Resolutions**  
Financial Impact: None  
Recommended Action: Approve
- b. **Minutes**  
**City Council/Successor/ICDA Regular Meeting and Special Meeting – July 16, 2013 and July 23, 2013**  
Recommended Action: Approve
- c. **City Fiscal Year 2012-13 Warrant Register for July 17, 2013 through August 20, 2013**  
Financial Impact: \$991,413.44  
Recommended Action: Approve
- d. **City Fiscal Year 2013-14 Warrant Register for July 17, 2013 through August 20, 2013**  
Financial Impact: \$1,252,685.30  
Recommended Action: Approve

**COUNCIL CONSENT CALENDAR:**

- e. **Lease Agreement with NewPath Networks, LLC for Distributed Antenna System Facility at 505 North Jefferson Street (APN 341-462-06) AKA Champions Sports Park**  
Financial Impact: Revenue: \$1,000 First year with four percent (4%) increase annually  
Recommended Action: It is recommended that the City Council:
  - 1) Approve of the lease agreement with NewPath Networks, LLC, in the form approved by the City Attorney, for an initial term of five (5) years, with the possibility of four (4) additional five (5) year term renewals
  - 2) Authorize the City Administrator to execute the lease, applicable documents and renewal terms
- f. **Acceptance of Construction Work for the Weather Based Irrigation Controller Project**  
Financial Impact: \$69,244.15, Budgeted in the 2012-13 Capital Improvement Project Budget; Account No.: 333558-6842 J/L 61112  
Recommended Action: It is recommended that the City Council:
  - 1) Accept contract work performed by Cyber-Rain, Inc., for installation of 26 Weather Based Irrigation Controllers (WBIC) within the Landscape Maintenance District (LMD) 92-1 in the total amount of \$69,244.15
  - 2) Authorize the Public Works Director to file a Notice of Completion with the Orange County Clerk Recorder's Office for the project
- g. **Approve Amendment No. 2 (Revised) Master Funding Agreement C-1-2778 Between the Orange County Transportation Authority and the City of Placentia for M2 Comprehensive Transportation Funding Programs**  
Financial Impact: None  
Recommended Action: It is recommended that the City Council:

- 1) Approve Amendment No. 2 (Revised) Master Funding Agreement C-1-2778 for the Comprehensive Transportation Funding Programs, Measure M2 Projects
- 2) Authorize the Mayor to execute Amendment No. 2 (Revised) Master Funding Agreement on behalf of the City, in a form approved the by the City Attorney

**h. Approve One-Year Contract Extension with West Coast Arborists, Inc., for Fiscal Year 2013-14 Tree Trimming Services**

Financial Impact: Expense: Not to Exceed \$150,000

Budgeted in Account No.: 103655-6115

Recommended Action: It is recommended that the City Council:

- 1) Approve a one-year contract extension with West Coast Arborist, Inc., for tree trimming services

**i. Approve an Agreement with Placentia-Yorba Linda Unified School District for School Resource Officer Services for Fiscal Year 2013-14**

Financial Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Approve the Agreement between Placentia-Yorba Linda Unified School District and City of Placentia for School Resource Officer services during Fiscal Year 2013-14

**j. Lease Agreement with New Cingular Wireless PCS, LLC for AT&T Personal Wireless Facility at 2210 Valencia Avenue (APN: 336-281-03) aka Koch Park**

Financial Impact: Revenue: \$163,390 for first five years

Recommended Action: It is recommended that the City Council:

- 1) Approve the lease agreement with New Cingular Wireless PCS, LLC, in the form approved by the City Attorney, for an initial term of five (5) years, with the possibility of four (4) additional five (5) year term renewals
- 2) Authorize the City Administrator to execute the lease, applicable documents and renewal terms

**SUCCESSOR AGENCY CONSENT CALENDAR:** None

**ICDA CONSENT CALENDAR:** None

**2. PUBLIC HEARINGS:**

**COUNCIL/SUCCESSOR AGENCY/ICDA:** None

**COUNCIL:**

**a. Public Hearing and Resolution Establishing New Fees, Rates and Charges for Various City Services and Amending the Comprehensive Fee Schedule Accordingly**

Financial Impact: Estimated increased unknown

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing, Receive Pubic Testimony, Close Public Hearing
- 2) Receive the Comprehensive User Fee Study
- 3) Adopt Resolution R-2013-42, A Resolution of the City Council of the City of Placentia, California, establishing and adopting certain city fees, rates, and charges for various city services

**SUCCESSOR AGENCY:** None

**ICDA:** None

3. **OLD BUSINESS:**

**COUNCIL/SUCCESSOR AGENCY/ICDA OLD BUSINESS:** None

**COUNCIL OLD BUSINESS:** None

**SUCCESSOR AGENCY OLD BUSINESS:** None

**ICDA OLD BUSINESS:** None

4. **NEW BUSINESS:**

**COUNCIL/SUCCESSOR AGENCY/ICDA NEW BUSINESS:** None

**ICDA NEW BUSINESS:** None

**COUNCIL NEW BUSINESS:**

a. **Consideration of an Exclusive Negotiating Agreement with Sonnenblick Development, LLC for Development of Proposed Transit Oriented Development and Parking Structures**

Financial Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Approve an Exclusive Negotiating Agreement (“ENA”) with Sonnenblick Development, LLC which allows for a period of exclusive negotiations between the City and Sonnenblick Development for the purpose of preparing major elements of the proposed development including, but not limited to: a site plan; design schematics; technical and economic studies; financial projections; and, the pre-development obligations of all parties
- 2) Authorize the Mayor to execute the ENA on behalf of the City

b. **Adoption of a Resolution Consenting to the Inclusion of Properties within the City of Placentia in the California Home Energy Renovation Opportunity (HERO) Program to Finance Various Energy Efficiency Improvements and Approving an Amendment to a Joint Powers Authority Related to Participation**

Financial Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution No. R-2013-41, A Resolution of the City Council of the City of Placentia, California, consenting to the inclusion of properties within the City’s jurisdiction in the California HERO Program to finance distributed generation renewable energy sources, energy and water efficiency improvements and electric vehicle charging infrastructure and approving the amendment to a certain joint powers agreement related thereto

c. **Appointments to Fill Vacancies on City Commissions and Committees**

Financial Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Entertain nominations and make necessary appointments to fill positions on the Cultural Arts Commission, Financial Audit Oversight Committee, Heritage Festival Committee, Planning Commission, Recreation and Parks Commission, Traffic Safety Commission, and Veterans Advisory Committee
- 2) Direct Staff to re-open the Commission and Committee application/recruitment process for any remaining vacancies

**SUCCESSOR AGENCY NEW BUSINESS:**

d. **Adoption of a Resolution Approving Issuance of Tax Allocation Refunding Bonds and a Form of Indenture**

Financial Impact: Savings of approximately \$700,000 over remaining life of the bonds

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution RSA-2013-05, A Resolution of the City Council of the City of Placentia, California, acting as the Successor Agency to the Redevelopment Agency of the City of Placentia, Authorizing the issuance and sale of 2013 Tax Allocation Refunding Bonds to refinance outstanding bonds and notes of the former Redevelopment Agency of the City of Placentia, requesting certain actions and findings by the Oversight Board, and approving related matters

**ICDA NEW BUSINESS:** None

**CITY COUNCIL/BOARD MEMBERS REQUESTS:**

Council/Board Members may make requests or ask questions of Staff. If a Council/Board Member would like to have formal action taken on a requested matter, it will be placed on a future Council or Board Agenda.

**ADJOURNMENT:**

The City Council/Successor Agency/ICDA Agency Board of Directors will adjourn to September 3, 2013 at 6:00 p.m.

*In  
Memory  
of  
Tom Schofield  
Long Time Placentia Resident*

**CERTIFICATION OF POSTING**

I, Tania Moreno, Deputy City Clerk for the City of Placentia and Assistant Secretary of the Industrial Commercial Development Authority and Successor Agency, hereby certify that the Agenda for the August 20, 2013 meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority was posted on August 15, 2013.

---

Tania Moreno, Deputy City Clerk