



## Regular Meeting Agenda

August 5, 2014

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**

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### *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 5, 2014  
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. There is a five (5) minute time limit for each individual addressing the City Council and Boards of Directors.

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(d)(2) for Conference with Legal Counsel Regarding Anticipated Litigation – Two (2) Items
2. Pursuant to Government Code Section 54956.9(d)(4) for Conference with Legal Counsel Regarding the Initiation of Litigation – Two (2) Items
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 City Employees Association (PCEA)  
City Representatives: Troy L. Butzlaff, City Administrator  
Steve Pischel, Dir. Administrative Services
4. Pursuant to Government Code Section 54956.8 Conference with Real Property Negotiator:
  - a. Property: 207-209 W. Crowther Ave APN: 339-402-05; 07; 08; 11  
City Negotiator: Troy L. Butzlaff, City Administrator  
Negotiating Parties: Patrick Helgeson, Newport Equities  
Under Negotiations: Price and Terms of Payment
  - b. Property: 307 Baker Street APN: 339-392-14, 15  
City Negotiator: Troy L. Butzlaff, City Administrator  
Negotiating Parties: Wes Larmore, Domus Development  
Under Negotiations: Price and Terms of Payment

**SUCCESSOR AGENCY:** None

**ICDA:**

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

- a. Property: 207 W. Chapman Avenue, APN 339-033-21  
Agency Negotiator: Troy L. Butzlaff, City Administrator/Executive Director  
Negotiating Parties: Nedra Crocker  
Under Negotiations: Price and Terms of Payment
  
- b. Property: 601 W. Orangethorpe Avenue, APN 339-112-03  
Agency Negotiator: Troy L. Butzlaff, City Administrator/Executive Director  
Negotiating Parties: James Williams, JAW Land and Trading LLC  
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 ADJOURNED MEETING AGENDA  
August 5, 2014  
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:**

**PLEDGE OF ALLEGIANCE:**

**PRESENTATIONS:**

- a. **Certificate of Recognition – Golden Elementary Student Samuel Littrell – Orange County Spelling Bee Champion**  
Recipients: Samuel Littrell, Golden Elementary Student  
Presenter: Mayor Nelson
- b. **Presentation – OCTA Update**
  - **OC Bike Loop**  
Presenter: Paul Martin, Active Transportation Manager
  - **Orangethorpe Grade Separation Project**  
Presenter: Tresa Oliveri, Outreach Manager and Ross Lew, Program Manager
- c. **Business Recognition – Better Floor and Restorations 40<sup>th</sup> Anniversary in Placentia**  
Recipient: Corinne Linqvist, Partner and Dennis Blake, Partner of Better Floors and Restorations  
Presenter: Mayor Nelson and City Administrator Butzlaff
- d. **Presentation – El Dorado High School Football Team – Night of Champions**  
Presenter: Mike Crawford, Head Football Coach and Members of EDHS Football Team
- e. **Certificate of Recognition – Newly formed Placentia Lions Club**  
Recipient: Rudy Hernandez, President of Placentia Lions Club  
Presenter: Mayor Nelson

**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.g.):**

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 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. **City Fiscal Year 2013-14 Check Register for August 5, 2014**  
Financial Impact: \$1,010,364.52  
Recommended Action: It is recommended that the City Council:  
1) Receive and file.
  
- c. **City Fiscal Year 2014-15 Check Register for August 5, 2014**  
Financial Impact: \$697,615.26  
Recommended Action: It is recommended that the City Council:  
1) Receive and file.

**COUNCIL CONSENT CALENDAR:**

- d. **Replacement Purchase of Mobile Data Computers**  
Financial Impact: Expense: Amount not-to-exceed \$72,000  
Budgeted in Fiscal Year 2014-15: \$72,000 (Account No.: 2013041-6840)  
Recommended Action: It is recommended that the City Council:  
1) Approve the purchase of replacement Mobile Data Computers and necessary equipment and installation for an amount not-to-exceed \$72,000;  
2) Authorize the City Administrator and/or his designee to execute all the necessary documents, in a form approved by the City Attorney, to effectuate these actions.
  
- e. **Recommendation to Approve Amendment with HR Green, Inc. for Engineering Services**  
Financial Impact: Expense: \$10,710 per month for as-needed City Engineering Services  
Offsetting Revenue: Engineering Deposits  
Budgeted: As-needed Engineering – 20% Account No. 103550-6015  
80% Account No. 484356-6015

Recommended Action: It is recommended that the City Council:

1. Approve Amendment No. 1 with HR Green, Inc., for as-needed civil engineering services;
2. Authorize the City Administrator to execute subject documents on behalf of the City in a form approved by the City Attorney.

f. **Cost Sharing Agreement with the City of Yorba Linda for the Construction of the Buena Vista Avenue Pavement Rehabilitation Project**

Financial Impact: Expense: \$61,645.00

Offsetting Revenue: \$61,645.00 Measure M Fairshare Funds

Budgeted: \$61,645.00 (Account No. 333552-6185 J/L 61137)

Recommended Action: It is recommended that the City Council:

1. Approve Cooperative Agreement for Buena Vista Avenue Pavement Rehabilitation from Jefferson Street to Van Buren Street;
2. Authorize the City Administrator to execute the Cooperative Agreement on behalf of the City, in a form approved by the City Attorney;
3. Adopt Resolution No. R-2014-49, A Resolution of the City Council of the City of Placentia, California, authorizing a budget amendment on Fiscal Year 2014-15 in the aggregate amount of \$61,645.00 in compliance with City Charter §§ 1206 and 1209 pertaining to appropriations for actual expenditures;
4. Authorize the City Administrator to approve additional funding up to 20% of total project construction for change orders approved by the City of Yorba Linda related to the City of Placentia portion of the project;

g. **City Council Appointments to Orange County Fire Authority Board of Directors**

Financial Impact: None.

Recommended Action: It is recommended that the City Council:

1. Adopt Resolution No. R-2014-50, A Resolution of the City Council of the City of Placentia, California, designating and appointing its representative and alternate to the Orange County Fire Authority's Board of Directors;
2. Direct Staff to notify the Orange County Fire Authority Board of Authority of the Council's decision.

**SUCCESSOR AGENCY CONSENT CALENDAR:** None

**ICDA CONSENT CALENDAR:** None

**2. PUBLIC HEARINGS:**

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

**COUNCIL:**

a. **Public Hearing and Tabulation of Ballots for formation of Landscape Maintenance District No. 2014-01; Approval of Resolution Ordering Levy of Assessments (If Approved)**

Financial Impact: Recouped through Assessments: \$199,557

Single Family Equivalent Rate: \$92.00/Parcel (Zone A), \$82.80/Parcel (Zone B), \$64.40/Parcel (Zone C)

Recommended Action: It is recommended that the City Council:

1. Hold a public hearing for the proposed Landscape Maintenance District No. 2014-1 assessment.

2. After the conclusion of the public input portion of the public hearing, close the balloting period and direct the City Clerk, as the tabulator, to tabulate all ballots received, and continue the public hearing until the tabulation of ballots is complete.
3. Hear and accept the tabulation of ballot results from the City Clerk, the Tabulator, for the proposed Landscape Maintenance District No. 2014-1 assessment.
4. If a majority protest does not exist (i.e. a majority of weighted ballots cast are in favor of the assessment), adopt Resolution No. R-2014-51, A Resolution of the City Council of the City of Placentia, California, approving Engineer's Report, Confirming Diagram and Assessment, and Ordering Levy of the Landscape Maintenance District No. 2014-1 Assessment for Fiscal Year 2014-15.

b. **Public Hearing to provide for the Annual Levy of Assessment for the City of Placentia Landscape Maintenance District 92-1**

Financial Impact: Recouped through Assessments: \$427,925.94

Single Family Residential: \$154.87/Parcel

Commercial/Industrial: \$1,548.70/Acre

Multiple Family Residential: \$108.41/Unit

Undeveloped: \$774.35/Parcel

Recommended Action: It is recommended that the City Council:

1. Conduct a public hearing concerning the levy and collection of assessments with the Landscape Maintenance District No. 92-1 and consider all objections to the assessments.
2. Adopt Resolution No. R-2014-52, A Resolution of the City Council of the City of Placentia, California, approving Engineer's Report, Confirming Diagram and Assessment and Ordering Levy of Continued Assessments for Fiscal Year 2014-15 for Placentia Landscape Maintenance District No. 92-1.

c. **Public Hearing to Provide for the Annual Levy of Assessment for the City of Placentia Street Lighting District No. 81-1**

Financial Impact: Recouped through Assessments: \$153,056.77

Single Family Residential: \$27.38/Parcel

Commercial/Industrial: \$164.28/Acre

Tentative/Final Map: \$8.20/Unit

Recommended Action: It is recommended that the City Council:

1. Conduct a public hearing concerning the levy and collection of assessments with the Placentia Street Lighting District No. 81-1 and consider all objections to the assessment; and
2. Adopt Resolution No. R-2014-53, A Resolution of the City Council of the City of Placentia, California, approving Engineer's Report, Confirming Diagram and Assessment and Ordering Levy of Continued Assessments for Fiscal Year 2014-15 for Placentia Street Lighting District No. 81-1.

d. **Consideration of Disposition and Development Agreement with Habitat for Humanity of Orange County to Develop Two (2) Single Family Affordable Homes in the Atwood Community**

Financial Impact: None.

Recommended Action: It is recommended that the City Council:

1. Approve the proposed Disposition and Development Agreement; and

2. Waive full reading, reading by title only, and introduce for first reading, Ordinance O-2014-09, An Ordinance of the City Council of the City of Placentia, California, approving that document entitled 'Disposition and Development Agreement No. 2014-01 concerning property commonly referred to as 1617 Oak Street pertaining to six (6) parcels of real property (APNs 346-181-05,-06,-07,-30,-35,-37), in the City of Placentia, California' and authorizing the Mayor and City Clerk to execute the same on behalf of the City of Placentia. DDA 2014-01.

**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: None**

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

**COUNCIL NEW BUSINESS:**

a. **Introduction and First Reading of Ordinance O-2014-10 Repealing Ordinance O-2014-01 Allowing Digital and Static Advertising Displays on City-Owned Property**

Financial Impact: \$8,500 (Unbudgeted)

Recommended Action: It is recommended that the City Council:

1. Waive full reading, reading by title only, and introduce for first reading, Ordinance O-2014-10, "An Ordinance of the City Council of the City of Placentia, California, Repealing Ordinance O-2014-01, Zoning Code Amendment 2014-01.

**SUCCESSOR AGENCY NEW BUSINESS:** None

**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 August 19, 2014 at 5:30 p.m.

**CERTIFICATION OF POSTING**

I, Amy Diaz, Deputy City Clerk of the City of Placentia and Assistant Secretary of the Industrial Commercial Development Authority and Successor Agency, hereby certify that the Agenda for the August 5, 2014 meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority was posted on July 31, 2014.

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Amy Diaz, Deputy City Clerk