



## Regular Meeting Agenda

May 5, 2015

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

Chad P. Wanke  
Mayor

Jeremy B. Yamaguchi  
Mayor Pro Tem

Craig S. Green  
Council Member

Scott W. Nelson  
Council Member

Constance M. Underhill  
Council Member

Patrick J. Melia  
City Clerk

Kevin A. Larson  
City Treasurer

Damien R. Arrula  
Acting 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 the 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 – CLOSED SESSION  
May 5, 2015  
4:00 p.m. – City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:**

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

**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:**

*Administrative Conference Room*

1. Pursuant to Government Code Section 54967:  
**PUBLIC EMPLOYEE APPOINTMENT**  
Title: City Attorney

*Caucus Meeting Room*

2. Pursuant to Government Code Section 54957.6:  
**CONFERENCE WITH CITY LABOR NEGOTIATOR**  
Agency Designated Representatives: Damien R. Arrula, Acting City Administrator  
Steve Pischel, Dir. Administrative Services  
Employee Organizations: Placentia Police Officers Association (PPOA), Placentia Police Management Association (PPMA), and Placentia City Employees Association (PCEA)
3. Pursuant to Government Code Section 54956.8:  
**CONFERENCE WITH REAL PROPERTY NEGOTIATOR**  
Property: 207-209 W. Crowther Ave APN: 339-402-05; 07; 08; 11  
Agency Negotiator: Damien R. Arrula, Acting City Administrator  
Negotiating Parties: Patrick Helgeson, Newport Equities  
Under Negotiations: Price and Terms of Payment
4. Pursuant to Government Code Section 54956.8:  
**CONFERENCE WITH REAL PROPERTY NEGOTIATOR**  
Property: 380 S. Placentia Avenue APN: 339-441-02  
Agency Negotiator: Damien R. Arrula, Acting City Administrator  
Negotiating Parties: Larry West, Partner, Premier Automotive  
Under Negotiations: Price and Terms of Payment

5. Pursuant to Government Code Section 54956.8:  
**CONFERENCE WITH REAL PROPERTY NEGOTIATOR**  
Property: 480 S. Placentia Avenue APN: 339-443-03  
Agency Negotiator: Damien R. Arrula, Acting City Administrator  
Negotiating Parties: Larry West, Partner, Premier Automotive  
Under Negotiations: Price and Terms of Payment
6. Pursuant to Government Code Section 54956.8:  
**CONFERENCE WITH REAL PROPERTY NEGOTIATOR**  
Property: 132 Crowther Avenue APN: 339-091-08  
Agency Negotiator: Damien R. Arrula, Acting City Administrator  
Negotiating Parties: Mark McEwen, DMWP, LLC  
Under Negotiations: Price and Terms of Payment
7. Initiation of Litigation Pursuant to California Government Code Subdivision (c) of Section 94956.9(1)
8. Pursuant to Government Code Section 54957(b)(1):  
**PUBLIC EMPLOYEE PERFORMANCE EVALUATION**  
Title: City Attorney

**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  
May 5, 2015  
7:00 p.m. – City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:**

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

**INVOCATION:** Police Chaplain Arturo Rodriguez

**PLEDGE OF ALLEGIANCE:**

**PRESENTATIONS:**

- a. **Employee of the Quarter- General Employee**  
Presenters: Mayor Wanke
  
- b. **Presentation- Recognition of 2015 Miss Placentia, Miss Placentia Outstanding Teen, Miss Yorba Linda, and Miss Yorba Linda Outstanding Teen Titleholders**  
Recipients: 2015 Titleholders  
Presenter: Mayor Wanke

**CLOSED 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.

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

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.

- 1.a **Consideration to Waive Reading in Full of all Ordinances and Resolutions**  
Fiscal Impact: None  
Recommended Action: Approve.
  
- 1.b **Minutes**  
**City Council/Successor/ICDA Regular Meeting – March 17, 2015**  
Recommended Action: Approve.

- 1.c **City Fiscal Year 2014-15 Check Register for April 21, 2015**  
Fiscal Impact: \$628,516.38  
Recommended Action: It is recommended that the City Council:  
 1) Receive and file.
- 1.d **City Fiscal Year 2014-15 Check Register for May 5, 2015**  
Fiscal Impact: \$596,676.04  
Recommended Action: It is recommended that the City Council:  
 1) Receive and file.
- 1.e **Acceptance of Construction Work for the OCTA M2 Environmental Cleanup Program Tier 1 Grant Project**  
Fiscal Impact: Expense: \$61,510  
 Offsetting Revenue: \$60,000 OCTA M2 Funds & \$1,510 Used Oil Recycling Funds  
 Budgeted: \$61,510 (Account No.: 333552-6185 J/L 61122)  
Recommended Action: It is recommended that the City Council:  
 1) Accept the work performed by G2 Construction, Inc., for construction of the OCTA M2 Environmental Cleanup Program Tier 1 Grant Catch Basin Insert Project in the total amount of \$61,510; and  
 2) Authorize the City Engineer to file a Notice of Completion with the Orange County Clerk Recorder's Office for the Project; and  
 3) Authorize the City Engineer to release retention funds in accordance with the terms of the contract.
- 1.f **Crowther Avenue Parking Restriction Removal**  
Fiscal Impact: None  
Recommended Action: It is recommended that the City Council:  
 1) Adopt Resolution No. R-2015-10, A Resolution of the City Council of the City of Placentia removing the existing parking restriction on Crowther Avenue.
- 1.g **Partial Release of Offsite Improvement Bond- Tract No. 17489 North of Golden Avenue (Olson Urban Housing)**  
Fiscal Impact: None  
Recommended Action: It is recommended that the City Council:  
 1) Authorize the City Engineer to release 90% of Bond No. 0635564 in the amount of \$500,595.30.
- 1.h **Resolution Authorizing Temporary Suspension of Regulatory Ordinances Pertaining to the Operation of the Placentia Rotary Club Cowabunga Fundraiser Event on Saturday, June 13, 2015 at Kraemer Memorial Park**  
Fiscal Impact: Expense: \$941.00 Staff Cost & Facility Rental Fees  
 Revenue: \$941.00 Reimbursement from Rotary Club  
Recommended Action: It is recommended that the City Council:  
 1) Adopt Resolution No. R-2015-11, A Resolution of the City Council of the City of Placentia Authorizing the Temporary Suspension of Regulatory Sections 23.76.050 and 10.28.010 of the Placentia Municipal Code for the Operation of the Rotary Club Cowabunga Fundraiser Event on Saturday, June 13, 2015 at Kraemer Memorial Park, 201 N. Bradford Avenue.
- 1.i **Resolution Authorizing Temporary Suspension of Regulatory Ordinances Pertaining to the Operation of the Placentia Chamber of Commerce and Placentia Community Foundation Taste of the Town Fundraiser Event on Thursday, August 13, 2015 at Tri-City Park**  
Fiscal Impact: None  
Recommended Action: It is recommended that the City Council:

- 1) Approve an agreement in a form approved by the City Attorney with both the Placentia Chamber of Commerce and Placentia Community Foundation to host a Taste of the Town event at Tri-City Park in conjunction with the City's Concert in the Park event and authorize the City Administrator or designee to execute all applicable documents; and
- 2) Adopt Resolution No. R-2015-12, A Resolution of the City Council of the City of Placentia Authorizing the Temporary Suspension of Regulatory Section 10.28.010 of the Placentia Municipal Code for the Operation of the Taste of the Town event Fundraiser Event on Thursday, August 13, 2015 at Tri-City Park, 2301 N. Kraemer Boulevard.

1.j **Amendment to Waste Disposal Agreement (WDA) Between the County of Orange and the City of Placentia**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution No. R-2015-13, A Resolution of the City Council of the City of Placentia Approving an Amendment to the 2009 Waste Disposal Agreement with the County of Orange; and
- 2) Authorize the Mayor and City Clerk to execute the same on behalf of the City, in a form approved by the City Attorney.

1.k **Contract Amendment with Western Transit Systems Inc. to Extend Grant Funded Transportation Services through June 30, 2016**

Fiscal Impact: Expense: \$77,547

Offsetting Revenue: \$77,547 OCTA/AQMD/USDA Grants

Proposed Budget FY 15-16: \$77,547

Recommended Action: It is recommended that the City Council:

- 1) Authorize the Acting City Administrator to execute a contract amendment with Western Transit Systems, Inc. to continue senior mobility program services and transportation services to the farmers market through June 30, 2016 to align with the City's grant funding received from OCTA and USDA in the amount of \$77,547.00 for Fiscal Year 2015-16, in a form approved by the City Attorney.

1.l **Resolutions Relating to Fiscal Year 2015/16 Levy of Assessments to the City of Placentia Street Lighting District No. 81-1 and Setting the Public Hearing Date for June 2, 2015 at 7:00 P.M.**

Fiscal Impact: Recouped Through Assessments: \$153,697.47

Single Family Residential: \$27.38/ Parcel

Commercial/Industrial: \$164.28/Acre

Tentative/Final Map: \$8.21/Unit

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution R-2015-14 "A Resolution of the City Council of the City of Placentia directing preparation of the Engineer's Report for Fiscal Year 2015-16 for the continuation of the annual assessments for Street Lighting District No. 81-1"; and
- 2) Adopt Resolution R-2015-15, "A Resolution of the City Council of the City of Placentia declaring its intention to provide for the annual levy and collection of assessments for certain maintenance in an existing district pursuant to the provisions of Division 15, Part 2, of the Streets and Highways Code of the State of California, and setting a time and place for public hearing thereon."

- 1.m **Resolutions Relating to Fiscal Year 2015-16 Levy of Assessments to the City of Placentia Landscape Maintenance District No. 92-1 and Setting the Public Hearing Date for June 2, 2015 at 7:00 P.M.**  
Fiscal Impact: Recouped through Assessments \$427,925.94  
 Single Family Residential: \$154.87/Parcel  
 Commercial/Industrial: \$1548.70/Acre  
 Multiple Family Residential: \$108.41/Unit  
 Undeveloped: \$774.35/Parcel  
Recommended Action: It is recommended that the City Council:
- 1) Adopt Resolution R-2015-16, "A Resolution of the City Council of the City of Placentia directing preparation of the Engineer's Report for Fiscal Year 2015-16 for the continuation of the annual assessments for Landscape Maintenance District No. 92-1"; and
  - 2) Adopt Resolution R-2015-17, "A Resolution of the City Council of the City of Placentia declaring its intention to provide for an annual levy and collection of assessments for certain maintenance in an existing district pursuant to the provisions of Division 15, Part 2, of the Streets and Highways Code of the State of California, and setting a time and place for public hearing thereon."
- 1.n **Purchase of Sewer Operations Emergency Response Vehicle Utilizing Restricted Funding**  
Fiscal Impact: Expense: \$34,136  
 Budgeted: \$34,136 (CIP Account No.: 333558-6842 J/L 6200640024)  
Recommended Action: It is recommended that the City Council:
- 1) Approve the purchase of a F150 sewer emergency response from Fairway Ford utilizing restricted Sewer Fund funding in the amount of \$34,136.
- 1.o **Acceptance of Resignations and Adoption of Resolution Establishing the Number of Heritage Committee Members**  
Fiscal Impact: None  
Recommended Action: It is recommended that the City Council:
- 1) Accept the resignations of Gerry Carnivali and Tommy Kalman and relieve James Cucalon from the Heritage Committee; and
  - 2) Adopt Resolution No. R-2015-18, A Resolution of the City Council of the City of Placentia establishing the number of Heritage Committee members at seven (7); and
  - 3) Continue the application/recruitment process for remaining vacancies on the Heritage Committee.
- 1.p **Second Reading and Adoption of Ordinance O-2015-01 Adding a New Chapter 23.06 to Title 23 (Zoning Ordinance) of the Placentia Municipal Code Pertaining to Historical Resources [Zoning Code Amendment 2015-01]**  
Fiscal Impact: None  
Recommended Action: It is recommended that the City Council:
- 1) Waive full reading, reading by title only, and accept for second reading and adopt Ordinance No. O-2015-01, An Ordinance of the City Council of the City of Placentia, Adding a New Chapter 23.06 to Title 23 (Zoning Ordinance) of the Placentia Municipal Code Pertaining to Historical Resources [Zoning Code Amendment 2015-01].

- 1.q **Lease for Ten Fully Electric City Vehicles with Premier Chevrolet of Buena Park Utilizing Available AQMD Funding**  
Fiscal Impact: Expense: \$61,210 Total Lease Expense, FY 2015-16, \$18,834 FY 2015-16  
Proposed Budget: \$18,834 FY 2015-16, \$61,210 AQMD (AB2766 Funds)-Account No.: 194315-6165  
Recommended Action: It is recommended that the City Council:  
1) Approve a thirty-nine month lease for ten fully electric vehicles from Premier Chevrolet of Buena Park in the amount of \$61,210; and  
2) Authorize the City Administrator to execute subject documents on behalf of the City in a form approved by the City Attorney.

2. **PUBLIC HEARING:** None

3. **REGULAR AGENDA:**

3.a **February 2015 Treasurer's Report**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Receive and file the February 2015 Treasurer's Report.

3.b **Discussion of Refuse Administration Fund & Request for Authorization to Cancel Debt Owed to the General Fund**

Fiscal Impact: Reduction of \$2,763,872 in the "Due from Other Funds" account in the General Fund which will result in a reduction of Nonspendable Fund Balance in the General Fund.

Elimination of \$2,763,872 in the "Due to Other Funds" account in the Refuse Fund resulting in an increase to the Refuse Fund fund balance reserve (net position).

Recommended Action: It is recommended that the City Council:

- 1) Forgive the outstanding balance of \$2,763,872 owed to the City's General Fund by the City's Refuse Fund; and
- 2) Cancel the Inter-fund Reimbursement Agreement between the City of Placentia Trash Fund and the City of Placentia General Fund which was approved on June 21, 2011; and
- 3) Adjust the Refuse Fund FY 2014-15 budget to increase revenue by \$20,000, reduce the transfer out to the General Fund by \$120,000 and move the street sweeping expenditures & related budget to the General Fund where it will be reimbursed by Gas Tax Funds; and
- 4) Adopt Resolution No. R-2015-19, A Resolution of the City Council of the City of Placentia, California, Authorizing a Budget Amendment in Fiscal Year 2014-15 in Compliance with City Charter §§ 1206 and 1209 Pertaining to Appropriations for Actual Expenditures; and
- 5) Acknowledge that the cancellation of the Inter-fund Reimbursement will result in a reduction of General Fund Nonspendable Fund Balance. The Refuse Fund will continue to have a negative fund balance and future allocations of expenditures to & transfers out from the Refuse Fund will be reduced until the deficit is eliminated affecting future General Fund expenditures & revenues.

**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 May 19, 2015 at 5:30 p.m.

***In  
Memory  
of***

***Brian Tomazic  
Son of Planning Commissioner Vic Tomazic***

***And***

***Anthony Salazar  
Placentia High School graduate and Air Force Reservist***

**TENTATIVE AGENDA FORECAST**

The Tentative Agenda Forecast is subject to change up until the posting of the Agenda for the Council Meeting listed below:

- Proclamation Designation the Period of May 26, 2015 through September 1, 2015 as Drowning Prevention Summer Campaign
- Community Development Block Grant (CDBG) Economic Development Job program

**CERTIFICATION OF POSTING**

I, Rosanna Ramirez, Interim Chief 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 May 5, 2015 meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority was posted on April 30, 2015.

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Rosanna Ramirez,  
Interim Chief Deputy City Clerk