



Regular Meeting Agenda

May 16, 2017

Placentia City Council

Placentia City Council as Successor to the Placentia
Redevelopment Agency

Placentia Industrial Commercial
Development Authority

Craig S. Green
Mayor

Chad P. Wanke
Mayor Pro Tem

Rhonda Shader
Council Member

Ward Smith
Council Member

Jeremy B. Yamaguchi
Council Member

Patrick J. Melia
City Clerk

Kevin A. Larson
City Treasurer

Damien R. Arrula
City Administrator

Christian L. Bettenhausen
City Attorney

City of Placentia
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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, 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 16, 2017
5:30 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

CALL TO ORDER:

ROLL CALL: Councilmember/Board Member Smith
Councilmember/Board Member Shader
Councilmember/Board Member Yamaguchi
Mayor Pro Tem/Board Vice Chair Wanke
Mayor/Board Chair Green

ORAL COMMUNICATIONS:

At this time the public may address the City Council and Boards of Directors concerning any items on the Closed 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 Closed Session proceedings.

CITY COUNCIL:

1. Pursuant to Government Code Section 54956.9(d)(1)
CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Name of Case: City of Placentia vs Ng Kan Hoi; et al; Case No. 30-2015-00826619
2. Pursuant to Government Code Section 54956.9(d)(4):
CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION
Significant exposure to litigation: (3 cases)
3. Pursuant to Government Code Section 54956.9(d)(1):
CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Name of Case: 567 Melrose Street, LLC vs City of Placentia, et al; Case 30-2017-00909817-CU-EI-CXC)
4. Pursuant to Government Code Section 54956.8
CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Property: 207-209 W. Crowther Avenue APN: 339-402-05; 07; 08; 11
City Negotiator: Damien R. Arrula, City Administrator
Negotiating Parties: Placentia Mutual Properties, LLC
Under Negotiations: Price and Terms of Payment
5. Pursuant to Government Code Section 54957.6
CONFERENCE WITH LABOR NEGOTIATOR
City Designated Representatives: Damien R. Arrula, City Administrator
Steve Pischel, Director of Administrative Services
Employee Organization: Placentia Police Management Association (PPMA)

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 16, 2017
7:00 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

CALL TO ORDER:

ROLL CALL: Councilmember/Board Member Smith
Councilmember/Board Member Shader
Councilmember/Board Member Yamaguchi
Mayor Pro Tem/Board Vice Chair Wanke
Mayor/Board Chair Green

INVOCATION: Police Chaplain Ken Milhander

PLEDGE OF ALLEGIANCE: Girl Scout Troop

PRESENTATIONS:

- a. **Recognition of El Dorado High School Cheer Team as United Spirit Association National Champions**
Recipients: El Dorado High School Cheer Team
Presenters: Mayor Green and City Administrator Arrula

- b. **Proclamation for May through October as Drowning Prevention Awareness**
Recipient: Battalion Chief Chuck Fedak, Orange County Fire Authority
Presenters: Mayor Green and City Administrator Arrula

- c. **Presentation on 2020 U.S. Census**
Presenter: Armando Mendoza, Assistant Regional Census Manager, U.S. Census Bureau

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.

CITY COUNCIL/BOARD MEMBER COMMENTS:

1. CONSENT CALENDAR (Items 1.a. through 1.m.):

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. **City Fiscal Year 2016-17 Register for May 16, 2017**
Check Register
Fiscal Impact: \$1,239,775.77
Electronic Disbursement Register
Fiscal Impact: \$523,713.74
Recommended Action: It is recommended that the City Council:
 1) Receive and file.
- 1.c. **Designation of Authorized Agent for the Purpose of Applying for and Receiving Federal and/or State Disaster Financial Assistance**
Fiscal Impact: Expense: None
 Revenue: To Be Determined by Federal Emergency Management Agency-Estimated \$52,005
Recommended Action: It is recommended that the City Council:
 1) Designate the City Administrator as the Authorized Agent of the City of Placentia for the Purpose of Applying for and Receiving Federal Financial Assistance and/or State Financial Assistance; and
 2) Authorize the City Clerk to execute the State of California Governor's Office of Emergency Services Form 130.
- 1.d. **Approval of Grant Writing Services and Resolution Authorizing an Application to the State of California Department of Finance for a Community-Based Transitional Housing Program Grant**
Fiscal Impact: Expense: \$3,675
 Revenue: \$3,675 General Government Account
Recommended Action: It is recommended that the City Council:
 1) Authorize Blais & Associates, Inc. to provide grant writing services to apply for the Community-Based Transitional Housing Program for a not-to-exceed amount of \$3,675; and
 2) Adopt Resolution R-2017-XX, A Resolution of the City Council of the City of Placentia, California, Authorizing Application for the State Department of Finance Community-Based Transitional Housing Program; and
 3) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.
- 1.e. **Award of Contract to Keyser Marston Associates, Inc. to Conduct an Affordable Housing Nexus Study and Fee**
Fiscal Impact: Expense: \$40,000
 Revenue: \$25,000 Affordable Housing In-Lieu Fund Account
 \$15,000 General Government Account
Recommended Action: It is recommended that the City Council:
 1) Approve a Professional Services Agreement with Keyser Marston Associates, Inc. to Conduct an Affordable Housing Nexus Study for a not-to-exceed amount of \$40,000; and
 2) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.
- 1.f. **Professional Services Agreement for Real Estate Advisory Services for 350 and 380 S. Placentia Avenue**
Fiscal Impact: Expense: \$45,000
 Revenue: \$22,500 General Government Contingency (FY 2016-17)
 \$22,500 Economic Development Professional Services (FY2017-18)

Recommended Action: It is recommended that the City Council:

- 1) Award a Professional Services Agreement to Kosmont & Associates, Inc. for Real Estate Advisory Services for 350 and 380 S. Placentia Avenue for an amount not-to-exceed \$45,000; and
- 2) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

1.g. **Purchase of Six (6) New Police Vehicles and Allocation of Asset Forfeiture Funds**

Fiscal Impact: Allocation of Asset Forfeiture Funds in an Amount Not-To-Exceed \$300,000 for the Purchase and Outfitting of Six Police Vehicles

Recommended Action: It is recommended that the City Council:

- 1) Approve the purchase of six (6) new 2017 Ford Interceptors from Wondries Fleet Group in an amount not-to-exceed \$218,000; and
- 2) Approve the use of West Coast Lights & Sirens, Inc. as the designated company for the purchase and installation of the required emergency equipment for the patrol cars in an amount not-to-exceed \$82,000; and
- 3) Adopt Resolution R-2017-XX, a Resolution of the City Council of the City of Placentia, California, authorizing a budget amendment for the Fiscal Year 2016-17 in an amount not-to-exceed \$300,000; and
- 4) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

1.h. **Agreement with Public Safety Systems Incorporated for Software Support for CAD/RMS Systems**

Fiscal Impact: Expense: \$89,820 Software Support for CAD/RMS Systems
Fiscal Year 2017-18 Budget

Recommended Action: It is recommended that the City Council:

- 1) Approve the Software Support Agreement with Public Safety Systems Incorporated for an amount not-to-exceed \$89,820 for Fiscal Year 2017-18; and
- 2) Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney; and
- 3) Approve this agreement prior to the Fiscal Year 2017-18 so the City does not incur a reinstatement fee of 10% per month.

1.i. **Resolution Relating to Fiscal Year 2017-18 Levy of Assessments to the City of Placentia Landscape Maintenance District No. 92-1 and Setting Public Hearing for June 6, 2017 at 7:00 P.M.**

Fiscal Impact: Recouped Through Assessments: \$427,616
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) Adopt Resolution R-2017-XX, A Resolution of the City Council of the City of Placentia directing preparation of the Engineer's Report for Fiscal Year 2017-18 for the continuation of the annual assessments for Landscape Maintenance District No. 92-1; and
- 2) Adopt Resolution R-2017-XX, 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 within an existing district, pursuant to the provisions of Division 15, Part 2, of the California Streets and Highways Code and setting a time and place for public hearing thereon.

1.j. **Resolution Relating to Fiscal Year 2017-18 Levy of Assessments to the City of Placentia Street Lighting District No. 81-1 and Setting Public Hearing for June 6, 2017 at 7:00 P.M.**

Fiscal Impact: Recouped Through Assessments: \$154,427
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-2017-XX, A Resolution of the City Council of the City of Placentia directing preparation of the Engineer's Report for Fiscal Year 2017-18 for the continuation of the annual assessments for Street Lighting District No. 81-1; and
- 2) Adopt Resolution R-2017-XX, 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 within an existing district pursuant to the provisions of Division 15, Part 2, of the California Streets and Highways Code and place for a public hearing thereon.

1.k. **Award of Contract for the Edwin T. Powell Building Roof Replacement and Improvements**

Fiscal Impact: Expense: \$135,000
Revenue: \$112,000 Community Development Block Grant Funds
\$ 15,000 Park In-Lieu Funds
\$ 8,000 General Fund

Recommended Action: It is recommended that the City Council:

- 1) Award a Public Works Agreement to Best Contracting Services, Inc. for Edwin T. Powell Building Roof Replacement and Improvements in the amount of \$125,038; and
- 2) Authorize the City Administrator to approve \$2,000 for inspection services and contract change orders up to \$7,962, for a total project not-to-exceed amount of \$135,000; and
- 3) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

1.l. **Award of Contract for Ficus Vine Wall Maintenance Services**

Fiscal Impact: Expense: \$ 15,210 Fiscal Year 2017-18 Operating Budget
Revenue: \$115,000 Fiscal Year 2017-18 Operating Budget
(General Fund)

Recommended Action: It is recommended that the City Council:

- 1) Approve a Professional Services Agreement with Brightview Landscape Services, Inc. for tree trimming services in an amount not-to-exceed \$15,210 per year for an initial three (3) year contract term with the option to extend for two (2) additional one-year terms; and
- 2) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney; and
- 3) Authorize the City Administrator to approve the eligible contract term extensions for two (2) additional one-year terms based upon contractor performance and at the discretion of the City.

SUCCESSOR AGENCY CONSENT CALENDAR:

1.m. **Amendment No. 1 to Successor Agency Staffing Support Services**

Fiscal Impact: Expense: \$15,000
Offsetting Revenue: \$15,000 (Successor Agency Administration Fund)
Total Budgeted: \$40,000 (Successor Agency Professional Services Account No.: 547525-6099)

Recommended Action: It is recommended that the City Council:

- 1) Approve Amendment. No. 1 to the Professional Services Agreement with Kosmont & Associates, Inc. dba Kosmont Companies for an amount not-to-exceed \$15,000; and
- 2) Authorize the City Administrator to sign the necessary documents, in a form approved by the City Attorney.

2. PUBLIC HEARING:

3. REGULAR AGENDA:

3.a. March 2017 (Preliminary) Treasurer's Report

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Receive and file the March 2017 (Preliminary) Treasurer's Report

3.b. Presentation of the Draft Proposed Fiscal Year 2017-18 General Fund Operating Budget

Fiscal Impact: Expenditures: \$37,311,432 in Appropriations

Revenue: \$37,578,432 in Operating Resources

Recommended Action: It is recommended that the City Council:

- 1) Review and discuss the Draft Proposed Fiscal Year (FY) 2017-18 General Fund Operating Budget and provide input and direction for final budget adoption; and
- 2) Set the public hearing for Budget adoption on June 20, 2017.

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 Tuesday, June 6, 2017 at 5:30 p.m.

TENTATIVE AGENDA FORECAST

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

- HVAC Maintenance Agreement
- Public hearing for annual levy of assessments for Landscape Maintenance District No.92-1
- Public hearing for annual levy of assessments for Street Lighting District No. 81-1
- Comprehensive Annual Financial Report for the period ending June 30, 2016
- Proposed 2017-18 Budget, including Capital Improvement Programs

CERTIFICATION OF POSTING

I, Rosanna Ramirez, 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 16, 2017 meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority was posted on May 11, 2017.