



Regular Meeting Agenda

November 7, 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
Councilmember

Ward Smith
Councilmember

Jeremy B. Yamaguchi
Councilmember

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
November 7, 2017
5:00 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

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.

1. 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: Legacy Partners Residential, LLC
Under Negotiations: Price and Terms of Payment
2. Pursuant to Government Code Section 54956.9(d)(4):
CONFERENCE WITH LEGAL COUNSEL – POTENTIAL INITIATION OF LITIGATION
Significant exposure to litigation: (3 cases)
3. Pursuant to Government Code Section 54956.8
CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Property: Southeast Corner of Alta Vista and Rose Drive, APN: 341-324-01 and 341-324-02
City Negotiator: Damien R. Arrula, City Administrator
Negotiating Parties: Paul Conzelman, President, SC Development
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
November 7, 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: Chaplain Gary Drabek

PLEDGE OF ALLEGIANCE:

PRESENTATIONS:

- a. **Certificates of Recognition to Citizens Fiscal Sustainability Task Force Members**
Recipients: Chair Robert McKinnell, Vice Chair Joshua Correa, Phillip Batiste, Jeff Buchanan, Glenn Casterline, Bruce Hunt, and Richard Lightfoot Jr.
Presenters: Mayor Green and City Administrator Arrula

- b. **Certificate of Recognition to Placentia Girl Scout Sharleen Loh from Troop 330 Who was Named by Girl Scouts of the USA a 2017 National Young Woman of Distinction**
Recipient: Sharleen Loh
Presenters: Mayor Green and City Administrator Arrula

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.l.):

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 2017-18 Register for November 7, 2017**
Check Register
Fiscal Impact: \$1,164,651.71
Electronic Disbursement Register
Fiscal Impact: \$988,591.62

Recommended Action: It is recommended that the City Council:
 1) Receive and file
- 1.c. **Resolution Authorizing Temporary Suspension of Regulatory Ordinance Section 10.28.010 to Facilitate the Placentia Founders Society two Special Events Scheduled for Sunday, December 3 and Thursday, December 7, 2017**
Fiscal Impact: None
Recommended Action: It is recommended that the City Council:
 1) Adopt Resolution No. 2017-XX, A Resolution of the City Council of the City of Placentia, California, authorizing the temporary suspension of regulatory Ordinance Section 10.28.010 of the Placentia Municipal Code to facilitate the Placentia Founders Society two special events scheduled for Sunday, December 3 and Thursday, December 7, 2017.
- 1.d. **Resolution Authorizing Temporary Suspension of Regulatory Ordinance Sections 23.76.050 and 10.28.010 for the Operation of the Tamale Festival Scheduled for Wednesday, December 6, 2017**
Fiscal Impact: Estimated Expense: \$13,500 (\$5,500 General Fund Dollars)
 Revenue: \$ 8,000 (Reimbursement from Placita Santa Fe Merchants)
Recommended Action: It is recommended that the City Council:
 1) Provide approval for the Placita Santa Fe Merchants Association to hold the Tamale Festival on December 6, 2017, contingent upon the Merchants Association continuing to work with City Staff to obtain all appropriate permits, and insurance; and agreeing to follow all City regulations for the event and reimburse the City \$8,000 for approximately 60 percent of event costs; and
 2) Adopt Resolution No. R-2017-XX, A Resolution of the City Council of the City of Placentia, California, authorizing the Temporary Suspension of Regulatory Ordinance Sections 23.76.050 and 10.28.010 of the Placentia Municipal Code for the operation of the Tamale Festival on December 6, 2017 on the 100 and 200 Blocks of Santa Fe Avenue and the 200 Block of Bradford Avenue.
- 1.e. **Professional Services Agreement for Systemic Safety Analysis Report Program**
Fiscal Impact: Expense: \$164,169.74
 Revenue: \$148,500.00 SSARP Grant Funds
 \$ 16,500.00 Gas Tax Funds
 No General Fund Dollars will be used toward this project
Recommended Action: It is recommended that the City Council:
 1) Award a Professional Services Agreement for a not-to-exceed amount of \$164,169.74 to Albert Grover and Associates for preparing the SSARP study; 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. **Award of Contract for HVAC Maintenance Services**

Fiscal Impact: Expense: \$38,271 Annual contract not-to-exceed amount
Budgeted: \$55,000 Fiscal Year 2017-2018 General Fund
Operating Budget

Recommended Action: It is recommended that the City Council:

- 1) Reject the bid received from Acco Engineering Systems as non-responsive; and
- 2) Accept the bid submitted by F.M. Thomas Air Conditioning, Inc., and approve a Professional Services Agreement with this contractor for HVAC Maintenance Services in an annual not-to-exceed amount of \$38,271, and a cumulative 3 year not-to-exceed amount of \$114,813 for an initial (3) year contract term, with the option to extend for two (2) additional one-year terms; and
- 3) Reject all other bids received and authorize the return of the bid bonds; and
- 4) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

1.g. **Land Exchange Agreement with Golden State Water Company for the Placentia Metrolink Station Project**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Approve the Land Exchange Agreement and accompanying Grant Deed of Fee Conveyance, and Easement for Water Pipelines and Ingress/Egress Access with the Golden State Water Company; and
- 2) Authorize the City Administrator to execute the agreement and the Grant Deed in forms approved by the City Attorney; and
- 3) Authorize the City Administrator to accept the Grant Deed of Fee Conveyance from Golden State Water Company to the City of Placentia; and
- 4) Direct the City Clerk to record the Grant Deed of Fee Conveyance, and Easement for Water Pipelines and Ingress/Egress Access Grant Deed of Fee Conveyance from Golden State Water Company with the Orange County Clerk-Recorder's Office.

1.h. **Lease Agreement for Police Impound/Evidence Storage Facility Located at 166 E. La Jolla Avenue**

Fiscal Impact: Expense: \$137,796 (January 1 – December 31, 2018)
\$139,863 (January 1 – December 31, 2019)
\$141,961 (January 1 – December 31, 2020)

Budgeted: \$125,770

Offsetting Revenues: Storage and Release Fees from Vehicle Impounds

Recommended Action: It is recommended that the City Council:

- 1) Approve a Lease Agreement with Karagines Family Trust and the Dennis and Deborah Sigalos Family Trust for the property located at 166 East La Jolla Avenue for an initial term of thirty-six (36) months with the option for two (2) one-year extensions; and
- 2) Authorize the City Administrator and/or his designee to execute all the necessary documents, in a form approved by the City Attorney; and
- 3) Direct Staff to explore the feasibility of constructing a new vehicle impound yard and storage facility on city-owned land.

1.i. **Approval of City Policy No. 462 Cash Basis Fund Records and Transfers**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution No. R-2017-XX, A Resolution of the City Council of the City of Placentia, California, Amending the City of Placentia Policy and Procedure Manual Pertaining to Cash Basis Fund Records and Transfers.

1.j. **Approval of Resolution Authorizing Applications and Support for Orangethorpe Avenue Regional Traffic Signal Synchronization Program Project**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution No. R-2017-XX , A Resolution of the City Council of the City of Placentia Authorizing an Application and Support for the Orangethorpe Avenue Corridor Project For Funds from the Orange County Transportation Authority Under the Measure M2 Regional Transportation Signal Synchronization Program.

1.k. **Award of Construction Contract for the La Jolla/Melrose Street Safe Routes 2 School Phase III Traffic Signal Improvement Project**

Fiscal Impact: Expense: \$144,412.00 Construction Contract

Revenue: \$158,335.75 Safe Routes 2 School Grant Funds

\$ 19,000.00 FY 2017-2018 CIP Budget

No General Fund Dollars will be utilized on this project

Recommended Action: It is recommended that the City Council:

- 1) Approve a Public Works Agreement with Comet Electric, Inc., for Safe Routes 2 School Phase III La Jolla/Melrose Street Traffic Signal Improvement Project, for an amount not-to-exceed \$144,412.00; and
- 2) Authorize the City Administrator to approve contract change orders up to 10% or \$14,441.20; and
- 3) Reject all other bids received and authorize the return of the bid bonds; and
- 4) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney; and
- 5) Approve Resolution No. R-2017-XX, A Resolution of the City Council of the City of Placentia, California Authorizing a Budget Amendment in Fiscal Year 2017-18 in compliance with City Charter of the City of Placentia §§ 1206 and 1209 pertaining to appropriations for actual expenditures.

2. PUBLIC HEARING: None

3. REGULAR AGENDA:

3.a. **Old Town Façade Improvement Program**

Fiscal Impact: CDBG Funds in the Amount of \$50,000 for Fiscal Year 2017-18

No General Fund Money will be used for this program

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution R-2017-XX of the City Council of the City of Placentia, California Finding that the Old Town Façade Improvement Program is Exempt from the California Environmental Quality Act Pursuant to State CEQA Guidelines Section 15301 (Existing Facilities); and Approving the Old Town Façade Improvement Program.

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, November 21, 2017 at 5:00 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:

- Notice of Completion for Placentia Avenue Rehabilitation Project
- Award of Contract for Champions Sports Park Fencing Improvements
- Award Construction Contract for Catch Basin Screen Insert Project Phase IV
- Summary of 2017 Legislative Session by Townsend Public Affairs
- Accept Easements & Grant Deeds for Lakeview Grade Separation Project

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 November 7, 2017 meetings of the City Council, Housing Successor Agency, and Industrial Commercial Development Authority was posted on November 2, 2017.

Rosanna Ramirez, Deputy Director of Administrative Services/
Chief Deputy City Clerk