



Regular Meeting Agenda February 20, 2018

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

Chad P. Wanke
Mayor

Rhonda Shader
Mayor Pro Tem

Craig S. Green
Councilmember

Ward L. 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
February 20, 2018
5:00 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

CALL TO ORDER:

ROLL CALL: Councilmember/Board Member Green
Councilmember/Board Member Smith
Councilmember/Board Member Yamaguchi
Mayor Pro Tem/Board Vice Chair Shader
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 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. **PUBLIC EMPLOYEE PERFORMANCE EVALUATION**
Pursuant to Government Code Section 54957(b)(1):
Title: City Administrator
 2. Pursuant to Government Code Section 54956.9(d)(2):
CONFERENCE WITH LEGAL COUNSEL – Anticipated Litigation
Significant exposure to litigation: (2 Cases)
 3. 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
 4. Pursuant to Government Code Section 54956.8:
CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Property: APN: 346-241-02
Agency Negotiator: Damien R. Arrula, City Administrator
Negotiating Parties: Orange County Flood Control District & Mercy Housing California
Under Negotiation: Price and Terms of Payment
- HOUSING SUCCESSOR AGENCY**
5. Pursuant to Government Code Section 54956.8:
CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Property: APN: 346-241-02
Agency Negotiator: Damien R. Arrula, City Administrator
Negotiating Parties: Orange County Flood Control District & Mercy Housing California
Under Negotiation: 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
February 20, 2018
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 Smith
Councilmember/Board Member Yamaguchi
Mayor Pro Tem/Board Vice Chair Shader
Mayor/Board Chair Wanke

INVOCATION: Chaplain Kenneth Curry

PLEDGE OF ALLEGIANCE:

PRESENTATION:

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.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 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 February 20, 2018
Check Register**

Fiscal Impact: \$558,982.79
Electronic Disbursement Register
Fiscal Impact: \$759,447.08
Recommended Action: It is recommended that the City Council:
1) Receive and file.

- 1.c. **Resolution Authorizing Application for the Mobile Source Air Pollution Reduction Review Committee’s 2017 Local Government Partnership Program**
Fiscal Impact: Revenue: \$68,060 MSRC Grant Funds (FY 2018-19 Capital Improvement Program Budget)
Recommended Action: It is recommended that the City Council:
- 1) Adopt Resolution No. R-2018-XX, A Resolution of the City Council of the City of Placentia, authorizing an application for funding and execution of a Grant Agreement for the 2017 Mobile Source Air Pollution Reduction Review’s Local Government Partnership Program; and
 - 2) Acknowledge receipt of the attached MSRC-supplied presentation on clean transportation; and
 - 3) Authorize the proposed project and allocate the necessary matching funds; and
 - 4) Authorize the City Administrator to execute all necessary documents, in a form approved by the City Attorney.
- 1.d. **Acceptance of Construction Work and Notice of Completion for the OCTA M2 Environmental Cleanup Program Tier 1 Grant Catch Basin Insert Project Phase 4**
Fiscal Impact:
- | | | |
|----------|-----------|--------------------------------------|
| Expense: | \$200,000 | Construction Services |
| Revenue: | \$160,000 | OCTA M2 Environmental Cleanup Grant |
| | \$ 38,000 | Used Oil Payment Program Grant Funds |
| | \$ 2,000 | General Fund |
- 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 Phase 4 in the total amount of \$200,000; and
 - 2) Authorize the City Administrator to file a Notice of Completion with the Orange County Clerk Recorder’s Office for the Project; and
 - 3) Authorize the City Administrator to release retention funds in accordance with the terms of the contract.
- 1.e. **Lease of IH700 Digital Mailing System with Neopost USA Inc.**
Fiscal Impact: Fiscal Year 2017-2018 Cost: \$ 2471.25
60 Month Lease Total Cost: \$29,655.00
Recommended Action: It is recommended that the City Council:
- 1) Approve a sixty (60) month lease for an IN/IH700 Digital Mailing System with Neopost USA Inc. in the amount of \$29,655; and
 - 2) Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney
- 1.f. **Declaration of Intention to Form Community Facilities District No. 2018-01 (TOD Maintenance Services) to Fund Certain Public Services for the Transit Oriented District Area and Authorizing and Directing Certain Related Actions**
Fiscal Impact: There are no direct fiscal impacts to the City’s budget associated with the recommended actions.
Recommended Action: It is recommended that the City Council:
- 1) Accept the Petition, Consent and Waiver from the landowner requesting the formation of a Community Facilities District (CFD) to fund maintenance services within the TOD project area; and
 - 2) Adopt Resolution No. R-2018-XX Declaring the Intention to Establish Community Facilities District (CFD) No. 2018-01 (TOD Maintenance Services) and Authorize the Levy of a Special Tax to fund certain public services for the TOD Area; and

HOUSING SUCCESSOR AGENCY CONSENT CALENDAR:

- 1.j. **Approval of Loan Commitment in Housing Successor Agency Affordable Housing Funds Utilizing Proceeds from the Sale of Housing Successor Agency Property located at 229 Alta St. (APN: 339-061-10) and as Necessary, 229 Main St. (APN: 339-364-18) to Mercy Housing California for the Placentia Veterans Village Development**
Fiscal Impact: Expense: \$500,000 HSA Low/Mod Income Housing Fund
Offsetting Revenue: \$500,000 HSA Sale of the Property of Properties
Recommended Action: It is recommended that the City Council:
- 1) Approve Resolution RSA-2018-XX, A Resolution of the City Council of the City of Placentia, California, Acting as the Housing Successor Agency to the Placentia Redevelopment Agency of the City of Placentia Approving the Execution of a Loan Commitment Letter of \$500,000 of Housing Successor Agency Low and Moderate Income Housing Fund Anticipated from the Sale of Housing Successor Agency Property located at 229 Alta Street and 229 Main Street, as necessary; and
 - 2) Authorize the City Administrator/Executive Director and City Attorney to draft loan agreements for future City Council consideration in an amount of \$500,000 for the Placentia Veterans Village.

2. PUBLIC HEARING:

- 2.a. **Public Hearing No. 2 Regarding the Transition from At-Large to By-District Elections**
Fiscal Impact: To be determined
Recommended Action: It is recommended that the City Council:
- 1) Open and conduct Public Hearing No. 2 to receive public comments regarding the criteria and factors that go into the drawing of maps of single-member voting districts, the composition of the districts, and other matters related to the election of members of City Council by district; and
 - 2) Receive the Staff Report, consider all the public testimony, ask questions of Staff; and
 - 3) Close the Public Hearing.
- 2.b. **Public Hearing and Consideration of Proposed Programs and Activities to Be Submitted to the County of Orange for Community Development Block Grant (CDBG) Funding for Fiscal Year 2018-19**
Fiscal Impact: CDBG Funds in the Amount of \$404,792 for Fiscal Year 2018-19
Recommended Action: It is recommended that the City Council:
- 1) Open the Public Hearing to consider proposed programs and activities for the Community Development Block Grant Funding for Fiscal Year 2018-19; and
 - 2) Receive the Staff report and consider all public testimony; and
 - 3) Close the Public Hearing; and
 - 4) Authorize the City Administrator to submit an application to the County of Orange to receive Community Development Block Grant Funds to support public service programs, public facilities improvements, housing needs and administrative expenses in the amount of \$404,792 for Fiscal Year 2018-19.
- 2.c. **Continuance of Public Hearing on Resolution of Necessity**
Fiscal Impact: None
Recommended Action: It is recommended that the City Council:
- 1) Continue the Resolution of Necessity hearing to March 6, 2018 to provide further opportunity for discussions with City Council.

3. REGULAR AGENDA:

3.a. Fiscal Recap of 2017 Heritage Festival, and Approval of 2018 Event and Change to Parade Route

Fiscal Impact: 2017 Expense: \$91,478
2017 Revenue: \$40,930
2017 Net Cost: \$50,548 City General Fund

2018 Expense: \$51,000 Estimated Expenditures for FY 2018-19

Recommended Action: It is recommended that the City Council:

- 1) Approve the Heritage Festival Committee's recommendation of event date, and location for the 2018 Heritage Parade and Festival; and
- 2) Consider the Heritage Festival Committee's recommendation to shorten the route of the 2018 Heritage Parade; and
- 3) Consider the Heritage Festival Committee's request for the City to fund \$51,000 for the 2018 Heritage Festival in the FY 2018-19 budget.

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, March 6, 2018 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:

- Continuance of Public Hearing on Resolution of Necessity
- Award of Construction Contract for Pedestrian Accessibility Project Phase VI
- Agreement for Engineering Design Services for TOD Sewer Line Upgrade
- Cooperative Agreement with Anaheim for Wall Monitoring and Survey Services and Pavement Repairs to Kraemer Boulevard
- Notice of Completion of Police Station Lobby ADA Improvement 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 February 20, 2018 meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority was posted on February 15, 2018.

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