



Regular Meeting Agenda April 3, 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
401 E. Chapman Avenue
Placentia, CA 92870

Phone: (714) 993-8117
Fax: (714) 961-0283
Email:
administration@placentia.org
Website: www.placentia.org

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**

April 3, 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. 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
2. **PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(1):**
CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Name of Case: LBC Irwindale, LLC vs City of Placentia; Case 30-2017-00961052-CU-MC-CJC)
3. Pursuant to Government Code Section 54956.9(d)(2):
CONFERENCE WITH LEGAL COUNSEL – Anticipated Litigation
Significant exposure to litigation: (1 Case)

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
April 3, 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 Milhander

PLEDGE OF ALLEGIANCE:

PRESENTATION:

a. **Presentation of Championship Medals**

Recipients: Placentia Youth Basketball teams and scholarship fund contributors

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.

CITY COUNCIL/BOARD MEMBER COMMENTS:

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.

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 April 3, 2018
Check Register**
Fiscal Impact: \$961,066.67
Electronic Disbursement Register
Fiscal Impact: 814,873.12
Recommended Action: It is recommended that the City Council:
1) Receive and file.
- 1.c. **Proclamation Declaring April 2018 as "DMV/Donate Life California Month"**
- 1.d. **Increase of 2018 St. Jude Healthy Communities Grant**
Fiscal Impact: Expense: None
Revenue: \$31,000 St. Jude Grant
Recommended Action: It is recommended that the City Council:
1) Approve an additional \$5,000 to the initial \$26,000 Restricted Project Grant Agreement with St. Jude Hospital for the completion of repairs to the playground rubberized surfacing at Kraemer and McFadden Parks; and
2) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.
- 1.e. **Agreement with the Orange County Sheriff's Department to Receive Federal Emergency Management Performance Grant (EMPG) Fund Reimbursement for Completion of the Emergency Operations Center**
Fiscal Impact: Expense: \$14,914 Project Cost
Revenue: \$ 7,457 Miscellaneous Grant Special Revenue Fund
\$ 7,457 General Fund
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, California, Authorizing persons holding certain designated position to execute Emergency Management and Homeland Security Grant documents for and on behalf of the City of Placentia for the purpose of obtaining certain Federal Financial Assistance and/or State Financial Assistance; and
2) Approve the Agreement to Transfer Funds for 2017 Emergency Management Performance Grant Program; and
3) Approve Resolution No. R-2018-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; and
4) Authorize the City Administrator to sign the necessary documents, in a form approved by the City Attorney.
- 1.f. **Exclusive Negotiating Agreement with Fine Hospitality Group, LLC for Real Property Located at 350 and 380 S. Placentia Avenue**
Fiscal Impact: None.
Recommended Action: It is recommended that the City Council:
1) Execute an Exclusive Negotiating Agreement (ENA) with Fine Hospitality Group, LLC for real property located at 350 and 380 S. Placentia Avenue; 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. **Professional Services Agreement for Engineering Services for the Design of the TOD/Crowther Avenue Sewer Pipeline Project**

Fiscal Impact: Expense: \$318,437 Professional Engineering Services
Revenue: \$318,437 Sewer Fund

No General Fund dollars will be used on this project.

Recommended Action: It is recommended that the City Council:

- 1) Award a Professional Services Agreement for a not-to-exceed amount of \$318,437 to Dudek Corporation, for Engineering Services for the Design of the Crowther Sewer Pipeline Project; and
- 2) Approve a short-term loan and repayment agreement of \$318,437 between the City of Placentia Sewer Maintenance Fund and the City of Placentia Transit-Oriented District Sewer Development Impact Fund to advance engineering design work on this project; and
- 3) Direct Staff to repay the City of Placentia Sewer Maintenance Fund upon receipt of the TOD Sewer Development Impact Fees from the Integral/Lyon Living Project; and
- 4) Authorize the City Administrator to approve contract change orders up to 10% of the contract amount, or \$31,843; and
- 5) Authorize the City Administrator and/or his designee to execute all the necessary documents, in a form approved by the City Attorney.

2. PUBLIC HEARING:

2.a. **Continuance of Public Hearing on Resolution of Necessity**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) The City Attorney recommends the hearing be continued to the City Council's April 17, 2018 meeting, at 7:00 p.m. to allow for further discussions between the parties.

2.b. **Public Hearing and Formation of Community Facilities District No. 2018-01 (TOD Maintenance Services) To Fund Certain Public Services for the Transit Oriented District (TOD) Area**

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) Open the Public Hearing concerning the proposed Community Facilities District No. 2018-01 (the "CFD") for the Transit Oriented District Area; and
- 2) Receive the Staff Report, consider all public testimony, ask questions of Staff; and
- 3) Close the Public Hearing; and
- 4) 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
- 5) Adopt Resolution No. R-2018-XX, A Resolution to Form a Community Facilities District and to Levy Special Taxes Therein, City of Placentia Community Facilities District (CFD) No. 2018-01 (TOD Maintenance Services); and
- 6) Adopt Resolution No. R-2018-XX, A Resolution Calling a Special Tax Election and submitting to the Qualified Electors the question of levying a special tax; and
- 7) Conduct a Special Election on the CFD formation during which the canvassing board opens the ballots, tallies the vote, and announces the results of the Special Election; and

- 8) Adopt Resolution No. R-2018-XX, A Resolution Declaring Results of the Special Tax Election, Determining Validity of Prior Proceedings, and Directing Recording of Notice of Special Tax Lien; and
- 9) Waive full reading, by title only, and introduce for first reading Ordinance No. O-2018-XX, an Ordinance of the City Council of the City of Placentia Levying Special Taxes Within Community Facilities District No. 2018-01.

2.c. **Continuance of Public Hearing on the Comprehensive Fee Schedule Adjusting Rates and Charges for Various City Services and Related Resolutions**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Staff recommends a continuance of the hearing from today to April 17, 2018 p.m. to provide further opportunity for fee adjustment discussions between the City and Revenue Costs Specialist, LLC.

2.d. **Public Hearing Regarding Solid Waste Handling Services Rate Adjustment and Related Resolutions for Fiscal Year 2018-19**

Fiscal Impact: There is no direct fiscal impact to the City's budget associated with the recommended actions.

Recommended Action: It is recommended that the City Council:

- 2) Open the Public Hearing concerning the Solid Waste Handling Services Rate Adjustment and related resolutions for Fiscal Year 2018-19; and
- 3) Receive the Staff Report, consider all public testimony, ask questions of Staff; and
- 4) Close the Public Hearing; and
- 5) Adopt Resolution No. R-2018-XX, A Resolution of the City Council of the City of Placentia, California approving the Amended Fee Schedule for Solid Waste Handling Services to Reflect Consumer Price Index Increases and Organics Recycling Requirements (AB 1826); and
- 6) Adopt Resolution No. R-2018-XX, A Resolution of the City Council of the City of Placentia, California authorizing and determining residential solid waste handling service charges and directing placement thereof on the Orange County tax rolls; and
- 7) Approve Amendment No. 8 to the Amended, Revised and Restated Agreement for Solid Waste Handling Services between the City of Placentia and Republic Waste Services of Southern California, LLC; and
- 8) Approve Amendment No. 9 to the Amended, Revised and Restated Agreement for Solid Waste Handling Services between the City of Placentia and Republic Waste Services of Southern California, LLC; and
- 9) Authorize the City Administrator to execute all the necessary documents, in a form approved by the City Attorney.

3. REGULAR AGENDA:

ADJOURNMENT:

The City Council/Successor Agency/ICDA Agency Board of Directors will adjourn to Tuesday, April 17, 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:

- Acceptance of Construction Work and Notice of Completion for the Placentia Police Station Lobby Ada Improvement Project, Project No. Pw 2016-20
- Adoption of Project List for FY 2018-19 SB-1 Funded Road Projects
- Amend Agreement with RBI Traffic for Consultant Traffic Engineer Services
- Acceptance of Grant Deeds for Easements for the Lakeview Grade Separation Project
- Agreement with Clear Choice for Lien Services for Police Department Impound Lot
- Study Session for SC Development at Alta Vista & Rose Drive
- Presentation of Local Circulator Transit Study
- Presentation of Get Healthy Placentia – A 5-Year Strategic Initiative to Create a Culture of Health and Complete Parks Resolution

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 April 3, 2018 meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority was posted on March 29, 2018.

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