



Regular Meeting Agenda November 13, 2018

Placentia City Council
Placentia City Council as Housing 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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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 HOUSING SUCCESSOR AGENCY TO THE
PLACENTIA REDEVELOPMENT AGENCY
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY
REGULAR MEETING AGENDA - CLOSED SESSION
November 13, 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 54956.8:
CONFERENCE WITH REAL PROPERTY NEGOTIATOR - Property: 229 Alta St. APN: 339-061-10
Agency Negotiator: Damien R. Arrula, City Administrator
Negotiating Parties: Housing Successor Agency to the Placentia Redevelopment agency of the City of Placentia
Under Negotiation: Price and Terms of Payment
2. 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
3. Pursuant to Government Code Section 54956.9(d)(2):
CONFERENCE WITH LEGAL COUNSEL – Anticipated Litigation
Significant exposure to litigation: (2 Cases)
4. Pursuant to Government Code Section 54957.6
CONFERENCE WITH LABOR NEGOTIATOR
Agency Designated Representatives: Damien R. Arrula, City Administrator
Rosanna Ramirez, Director of Administrative Services
Employee Organizations: Placentia City Employees Association (PCEA), Placentia Police Officers Association (PPOA), Placentia Police Management Association (PPMA), and Unrepresented Employees

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 HOUSING SUCCESSOR AGENCY TO THE
PLACENTIA REDEVELOPMENT AGENCY
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY
REGULAR MEETING AGENDA
November 13, 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 Gary Drabek

PLEDGE OF ALLEGIANCE: Councilmember Green

PRESENTATION: None

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.k.):

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 2018-19 Register for November 13, 2018**
Check Register
Fiscal Impact: \$1,356,338.01
Electronic Disbursement Register
Fiscal Impact: \$1,069,291.96
Recommended Action: It is recommended that the City Council:
1) Receive and file.

1.c. **Award of Construction Contract to G2 Construction, Inc. for the OCTA M2 Environmental Cleanup Program Tier 1 Grant Project Phase 5**

Fiscal Impact: Expense: \$200,000 Project Cost
Budgeted: \$160,000 M2 Environmental Cleanup Program Grant
\$25,000 CalRecycle Used Oil Payment Program
\$10,000 Refuse Administration Fund
\$5,000 General Fund

Recommended Action: It is recommended that the City Council:

- 1) Approve the specifications prepared by G2 Construction, Inc., dated May 16, 2018, for the Catch Basin Screens Project Phase 5; and
- 2) Approve a Public Works Agreement for OCTA M2 Environmental Cleanup Program Tier 1 Catch Basin Inserts Project, Phase 5 with G2 Construction, Inc., for an amount not-to-exceed \$200,000; and
- 3) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

1.d. **Installation of Speed Humps on Cypress Street**

Fiscal Impact: Expense: \$2,500 Speed Hump Cost
Budgeted: \$2,500 FY 2018-19 Street Maintenance Budget

Recommended Action: It is recommended that the City Council:

- 1) It is recommended that the City Council approve the installation of speed humps on Cypress Street based on the unanimous recommendation made by the Traffic Safety Commission.

1.e. **Purchase of HVAC Building Automation Control System**

Fiscal Impact: Expense: \$53,706 Project Cost
Budgeted: \$50,000 FY 2018-19 Capital Improvement Budget
\$3,706 FY 2018-19 Public Works Department Budget

Recommended Action: It is recommended that the City Council:

- 1) Authorize the City Administrator to approve a purchase order to F.M. Thomas Air Conditioning, Inc. for the purchase and installation of a new building automation system for an amount not-to-exceed \$53,706; 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. **Purchase Order to Placentia Library District for Civic Center Campus Electricity Service Split and Meter Installation**

Fiscal Impact: Expense: \$28,068.93 Purchase Order Amount
Budgeted: \$28,068.93 FY 2018-19 Public Works Department Budget

Recommended Action: It is recommended that the City Council:

- 1) Authorize the City Administrator to approve a purchase order to the Placentia Library District for the installation of a new electric meter and separate electricity services for an amount not-to-exceed \$28,068.93; 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. **Award of Contract to So Cal Land Maintenance, Inc. for Park Maintenance Services**

Fiscal Impact: Expense: \$107,298.50 Six Month Contract Cost
Budgeted: \$107,298.50 FY 2018-19 Operating Budget
\$275,627.00 FY 2019-20 Operating Budget
\$275,627.00 FY 2020-21 Operating Budget

Recommended Action: It is recommended that the City Council:

- 1) Authorize City Staff to issue a contract termination letter consistent with Section 4.2 of the existing agreement with Landscape West Management Services; and
- 2) Approve a Maintenance Services Agreement with So Cal Land Maintenance, Inc. effective January 1, 2019, for Park Maintenance Services in an amount not-to-exceed \$107,298.50 for the balance of Fiscal Year 2018-19, and \$275,627 per year thereafter for an initial two (2) year and six (6) month contract term and the option to extend for one (1) additional two-year term; and
- 3) Authorize the City Administrator to approve contract change orders up to 10% of the annual contract not-to-exceed amount; 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) Authorize the City Administrator to approve the eligible contract term extension for one (1) additional two-year term based upon contractor performance and at the discretion of the City.

1.h. **Renewal of Contract with Hinderliter, de Llamas and Associates (HdL Companies) for Sales Tax Analysis and Auditing Services**

Fiscal Impact: Expense: \$ 4,650 Annual Cost Plus Contingent Fee Services and Hourly Rate Consulting Services

Budgeted: \$ 12,000 FY 2018-19 Operating Budget

Recommended Action: It is recommended that the City Council:

- 1) Approve the Professional Services Agreement with Hinderliter, de Llamas and Associates (HdL Companies) for Sales Tax Analysis and Auditing Services; 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) Approve Resolution R-2018-57, A resolution of the City Council of the City of Placentia authorizing examination of sales, use and transactions tax records.

1.i. **Second Reading of Ordinance No. O-2018-08 Enacting a Local One Cent Transactions and Use Tax ("Sales Tax") to Be Administered by the California Department of Tax and Fee Administration, Subject to Adoption by the Electorate**

Fiscal Impact: If Enacted by Voters, Generates Approximately \$5,000,000 in Locally Controlled Revenue Not Subject to Seizure by the State

Recommended Action: It is recommended that the City Council:

- 1) Waive full reading, by title only, and adopt Ordinance No. O-2018-08, An ordinance of The City of Placentia, California enacting a local Transactions and Use Tax ("Sales Tax") to be administered by The California Department of Tax and Fee Administration, subject to adoption by the electorate; and
- 2) Authorize the City Administrator and/or his designee to execute all necessary documents to implement the Ordinance, in a form approved by the City Attorney

1.j. **Payment of Loan Agreement to Mercy Housing California for the Placentia Veterans Village Development and Documentation of Said Payment via an Interagency Short-Term Loan from the General Fund to the Low and Moderate Income Housing Fund**

Fiscal Impact: Expense: \$500,000 HSA Low/Mod Income Housing Fund
 Offsetting Revenue: \$500,000 HSA Sale of Properties
 General Fund Transfer: \$179,073

Recommended Action: It is recommended that the City Council:

- 1) Approve Resolution R-2018-58, A resolution of the City Council of the City of Placentia, California, authorizing the execution of a Short-Term Loan and Repayment Agreement from the City's General Fund to the Housing Successor Low and Moderate Income Housing Fund; and

- 2) Approve the Short-Term Loan and Repayment Agreement between the City of Placentia General Fund and the Housing Successor Agency Low and Moderate Income Housing Fund; and
- 3) Authorize the City Administrator/Executive Director to execute the necessary documents, in a form approved by the City Attorney.

HOUSING SUCCESSOR AGENCY CONSENT CALENDAR:

1.k. Approval of Loan Agreement in the Housing Successor Agency Affordable Housing Funds Utilizing Proceeds from the Sale of Housing Successor Agency Property Located at 229 Main Street (APN: 339-364-18) and 229 Alta Street (APN: 339-061-10) to Mercy Housing California for the Placentia Veterans Village Development and Documentation of Said Payment via an Interagency Short-Term Loan

Fiscal Impact: Loan: \$500,000 To Mercy Housing California
 Funding: \$320,927 Sale of 229 Main Street (APN: 339-364-18)
 \$179,073 General Fund Short-Term Loan/Anticipated Sale of 229 Alta Street (APN: 339-061-10)

Recommended Action: It is recommended that the City Council:

- 1) Approve Resolution HSA-2018-02, A resolution of the City Council of the City of Placentia, California, acting as the Housing Successor to the Placentia Redevelopment Agency of the City of Placentia approving the execution of a Loan Agreement of \$500,000 from the Housing Successor Fund anticipated from the sale of property located at 229 Alta Street and 229 Main Street; and
- 2) Approve Resolution R-2018-59, A resolution of the City Council of the City of Placentia, California, authorizing the execution of a Short-Term Loan and Repayment Agreement between the City of Placentia and the Housing Successor Agency of the Redevelopment Agency to the City of Placentia in the amount of \$179,073; and
- 3) Authorize the City Administrator/Executive Director to execute the necessary documents, in a form approved by the City Attorney.

2. PUBLIC HEARINGS:

2.a. First Amendment to the Development Agreement for Development Project Mitigation Fee Loan with Mercy Housing California for the Placentia Veterans Village Development

Fiscal Impact: Prior Expense: \$305,653 Prior Development Impact Fees Deferral
 Current Expense: \$582,850 Current Development Impact Fees Deferral
 Offsetting Revenue: \$582,850 Development Project Mitigated Fee Loan

No General Fund Dollars Will Be Used for This Project

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing concerning the first amendment and assignment and assumption of City of Placentia Development Agreement (Mercy Housing Homeless Veterans Village Project); and
- 2) Receive the Staff Report and consider all public testimony; and
- 3) Close the Public Hearing; and
- 4) Waive full reading, by title only, and introduce for first reading Ordinance No. O-2018-09, An ordinance of the City Council of the City of Placentia, California approving First Amendment to the Development Agreement No. 2016-01 with Mercy Housing California related to the development of the +/- 3.65 acre property at 1924 Orangeview Avenue, Placentia, California; and

5) Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney.

2.b. **Development Plan Review (DPR) No. 2018-07: To Permit the Addition of Fuel Pricing Signage onto an Existing Freeway-Oriented Pole Sign Located Adjacent to State Route 57 (SR 57) Freeway at 313 W. Orangethorpe Avenue Within the C-2 (Community Commercial) Zoning District**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Open Public Hearing concerning Development Plan Review (DPR) 2018-07; and
- 2) Receive the Staff Report and consider all public testimony; and
- 3) Close the Public Hearing; and
- 4) Adopt Resolution No. R-2018-60, a resolution of the City Council of the City of Placentia, approving DPR 2018-07, subject to Conditions of Approval and Standard Development Requirements, and making findings to permit the addition of fuel pricing signage onto an existing freeway-oriented pole sign located adjacent to the State Route 57 (SR 57) freeway at 313 W. Orangethorpe Avenue within the C-2 (Community Commercial) Zoning District; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

3. REGULAR AGENDA: None

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.

Adjourned in Memory of

Charlene Riggins, long-time Placentia resident and Historical Committee member from 2008 to 2018

ADJOURNMENT:

The City Council/Successor Agency/ICDA Agency Board of Directors will adjourn to Tuesday, December 4, 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:

- Results of the General Municipal Election held November 6, 2018
- Selection of Mayor
- Selection of Mayor Pro Tem
- Recognition of 2018 Mayor

CERTIFICATION OF POSTING

I, Rosanna Ramirez, Director of Administrative Services 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 13, 2018 meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority was posted on November 8, 2018.

Rosanna Ramirez, Director of Administrative Services