



**Regular Meeting Agenda  
18 de junio de 2019**

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

Rhonda Shader  
Mayor

Ward L. Smith  
Mayor Pro Tem

Craig S. Green  
Councilmember

Chad P. Wanke  
Councilmember

Jeremy B. Yamaguchi  
Councilmember

Robert S. McKinnell  
City Clerk

Kevin A. Larson  
City Treasurer

Damien R. Arrula  
City Administrator

Christian L. Bettenhausen  
City Attorney

**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](http://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.

**City of Placentia  
401 E. Chapman Avenue  
Placentia, CA 92870**

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**PLACENTIA CITY COUNCIL  
PLACENTIA CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE  
PLACENTIA REDEVELOPMENT AGENCY  
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY  
REGULAR MEETING AGENDA - CLOSED SESSION  
18 de junio de 2019  
5:30 p.m. – City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:**

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

**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: Pike v. City of Placentia; Case CV-08-08586 DSF
  
2. Pursuant to Government Code Section 54956.9(d)(1):  
**CONFERENCE WITH LEGAL COUNSEL- Existing Litigation**  
City of Placentia vs Onward Engineering, *et. al.*  
Case 30-2018-01040701
  
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 ACTING AS SUCCESSOR AGENCY TO THE  
PLACENTIA REDEVELOPMENT AGENCY  
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY  
REGULAR MEETING AGENDA  
18 de junio de 2019  
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 Wanke  
Councilmember/Board Member Yamaguchi  
Mayor Pro Tem/Board Vice Chair Smith  
Mayor/Board Chair Shader

**INVOCATION:** Chaplain Ken Milhandler

**PLEDGE OF ALLEGIANCE:** Boy Scout Troop 723 Honor Guard

**PRESENTATION:**

1. Presentation by Placentia Library Board of Trustees Gayle Carline Regarding the Library's Renovation Update

**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.n.):**

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 June 18, 2019  
Check Register**

Fiscal Impact: \$3,089,874.90

**Electronic Disbursement Register**

Fiscal Impact: \$ 712,271.10

Recommended Action: It is recommended that the City Council:

- 1) Receive and file

1.c. **Amendment No. 1 to Public Works Agreement with Suntrek Industries, Inc.**

Fiscal Impact: Expense: \$ 33,632  
\$10,000 FY 2018-19 General Fund Operating Budget  
\$ 14,000 FY 2018-19 Special Grant Fund (St. Jude)  
\$ 9,632 FY 2019-20 General Fund Operating Budget

Recommended Action: It is recommended that the City Council:

- 1) Approve Amendment No. 1 to Public Works Agreement with Suntrek Industries, Inc. for an additional not-to-exceed amount of \$15,855 of which the remaining balance owed to the vendor is \$9,632 and will be paid in FY 2018-19 through savings in other line items; and
- 2) Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney.

1.d. **Award of Contract to the PM Group in the Amount of \$30,679 for the Design and Printing Services for the Publication of the Placentia Palm Quarterly**

Fiscal Impact: Expense: \$30,679 Fiscal Year 2019-20 General Fund Operating Budget

Recommended Action: It is recommended that the City Council:

- 1) Approve a three (3) year agreement with PMG for a not-to-exceed annual amount of \$30,679, with the option to extend for two (2) additional one-year extensions; and
- 2) 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, in an amount not-to-exceed 110% of the annual contract amount of \$30,679, or \$33,747; and
- 3) Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney.

1.e. **Award of Contract for Senior Transportation Services to Keolis Transit Services, LLC.**

Fiscal Impact: Expense: \$65,000  
Offsetting Revenue: \$52,000 OCTA Measure M Funding  
\$ 13,000 Air Quality Management District Funds

Recommended Action: It is recommended that the City Council:

- 1) Approve a three (3) year Professional Services Agreement with Keolis Transit Services, LLC. for senior transportation services from the date that the agreement is fully executed in a not-to-exceed annual amount of \$65,000 with the option to extend for two (2) additional one-year terms; and
- 2) Authorize the City Administrator to approve the eligible contract term extensions for two (2) additional one-year terms, based on contractor performance and at the discretion of the City, in an amount not-to-exceed 110% of the annual contract amount of \$65,000 or \$71,500; and
- 3) Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney.

1.f. **Award Professional Services Agreement to Totum Corporation for Design and Construction Management Services for the Navigation Center Located at 731 S. Melrose Street**

Fiscal Impact: Expense: \$522,500 Homeless Emergency Aid Program (HEAP) Funding  
Budgeted: \$522,500 Homeless Emergency Aid Program (HEAP) Funding

Recommended Action: It is recommended that the City Council:

- 1) Approve a Professional Services Agreement with Totum Corporation for design and construction management services for the Navigation Center located at 731 S. Melrose in a not-to-exceed amount of \$475,000; and
- 2) Authorize the City Administrator to approve contract change orders up to 10%, or \$47,500; and
- 3) 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 for City Pool and Fountain Maintenance Services**  
Fiscal Impact: Expense: \$39,588 Annual Contract Amount  
 To Be Budgeted: \$39,588 FY 2019-20 Operating Budget  
Recommended Action: It is recommended that the City Council:
- 1) Approve a Maintenance Services Agreement with The Illini Companies, Inc. DBA Commercial Aquatic Services for Pool and Fountain Maintenance Services for an amount not-to-exceed \$118,764 for an initial three (3) year contract term ending June 30, 2022, with the option to extend for two (2) additional one-year terms for an amount not-to-exceed \$39,588 per year; and
  - 2) Authorize the City Administrator to approve contract change orders up to 10% of the annual contract average of \$39,588; and
  - 3) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney; and
  - 4) 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.
- 1.h. **Measure M Eligibility Application Package for Fiscal Year 2019-20**  
Fiscal Impact: Revenue: \$859,500 In Estimated Measure M Funds  
Recommended Action: It is recommended that the City Council:
- 1) Approve the Measure M Eligibility Application Package for FY 2019-20; and
  - 2) Approve Resolution No. R-2019-25, A Resolution of the City Council of the City of Placentia concerning the status and update of the Circulation Element and Mitigation Fee Program for the Measure M (M2) Program; and
  - 3) Authorize Staff to submit the Measure M Eligibility application package to OCTA which includes a seven (7) year Capital Improvement Program (CIP).
- 1.i. **Fiscal Year 2019-20 Special Tax Rate for Community Facilities District No. 2018-01 Transit Oriented District Maintenance Services**  
Fiscal Impact: Revenue: \$27,617 Fiscal Year 2019-20  
Recommended Action: It is recommended that the City Council:
- 1) Adopt Resolution R-2019-26, A Resolution of the City Council of the City of Placentia, California setting the levy of an Annual Special Tax for Community Facilities District No. 2018-01 (TOD Maintenance Services); and
  - 2) Authorize inclusion of the Annual Special Tax for Community Facilities District 2018-01 (TOD Maintenance Services) for Fiscal Year 2019-20 on the Orange County Secured Property Tax Roll.
- 1.j. **Fiscal Year 2019-20 Annual Special Tax Rate for Community Facilities District No. 2014-01 Public Safety Services**  
Fiscal Impact: Revenue: Maximum of \$34,747 Fiscal Year 2019-20  
Recommended Action: It is recommended that the City Council:
- 3) Adopt Resolution R-2019-27, A Resolution of the City Council of the City of Placentia, California setting the levy of an Annual Special Tax for Community Facilities District No. 2014-01 (Public Services); and
  - 4) Authorize inclusion of the Annual Special Tax for Community Facilities District 2014-01 (Public Services) for Fiscal Year 2019-20 on the Orange County Secured Property Tax Roll.
- 1.k. **PULLED**

- 1.l. **Resolution Approving the Infrastructure Financing Plan (“IFP”) for the Placentia Enhanced Infrastructure Financing District (“Placentia EIFD”)**  
Fiscal Impact: Up to \$9.1 Million in Property Tax Increment Revenue over Approx. 20 years  
Recommended Action: It is recommended that the City Council:
- 1) Adopt Resolution No. R-2019-28, A Resolution of the City Council of the City of Placentia, California approving the Infrastructure Financing Plan for Placentia Enhanced Infrastructure Financing District and the allocation of the City’s incremental tax revenue from the project area pursuant to Government Code Section 53398.75 *et seq*; and
  - 2) Authorize the City Administrator, or his designee, to execute all documents necessary, substantially in a form approved by the City Attorney.
- 1.m. **Contract Extension with the Pun Group, Inc. for Financial Auditing Services for Fiscal Year 2019-2020 with an Option for 2020-2021**  
Fiscal Impact: Expense: \$74,306 (Fiscal Year 2019-2020)  
\$76,535 (Fiscal Year 2020-2021)  
Recommended Action: It is recommended that the City Council:
- 1) Approve Amendment No. 1 to the Professional Services Agreement with the Pun Group for a one-year extension for Fiscal Year 2019-2020 in an amount not-to-exceed \$74,306; and
  - 2) Authorize the City Administrator to extend the contract for another one-year term pending satisfactory performance, in an amount not-to exceed \$76,535; and
  - 3) Authorize the City Administrator to execute all necessary documents, in a form approved by the City Attorney.
- 1.n. **Annual Appropriations Limit for Fiscal Year 2019-20**  
Fiscal Impact: None  
Recommended Action: It is recommended that the City Council:
- 1) Approve the use of the County’s population growth and California per capita income growth as determined by the State Department of Finance for the calculation of the Fiscal Year 2019-20 Annual Appropriation Limit; and
  - 2) Adopt Resolution R-2019-29, A Resolution of the City Council of the City of Placentia, California, approving and adopting the Annual Appropriations Limit for the Fiscal Year 2019-20 in the amount of \$92,770,169.

**2. PUBLIC HEARINGS:**

- 2.a. **Public Hearing to Provide for the Annual Levy of Assessment for the City of Placentia Landscape Maintenance District 92-1**  
Fiscal Impact: Expenditure: \$447,200  
Revenue: \$439,700 (Recouped Through Assessments)
- |                              |                  |
|------------------------------|------------------|
| 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) Open the Continued Public Hearing concerning the levy and collection of assessments within the Landscape Maintenance District 92-1; and
  - 2) Receive the Staff Report, consider all public testimony, ask any questions of Staff; and
  - 3) Close the Public Hearing; and
  - 4) Adopt Resolution No. R-2019-30, A Resolution of the City Council of the City of Placentia approving Engineer’s Report, confirming diagram and assessment, and ordering levy of continued assessments for Fiscal Year 2019-20 for Placentia Landscape Maintenance District No. 92-1.

2.b. **Public Hearing to Provide for the Annual Levy of Assessment for the City of Placentia Street Lighting District 81-1**

Fiscal Impact: (Recouped Through Assessments) \$154,400.00

Single Family Residential:	\$27.38	/Parcel
Commercial/Industrial:	\$164.28	/Acre
Tentative/Final Map:	\$8.21	/Unit

Recommended Action: It is recommended that the Housing Successor Agency Board:

- 1) Open the Continued Public Hearing concerning the levy and collection of assessments within the Placentia Street Lighting District 81-1; and
- 2) Receive the Staff Report, consider all public testimony, ask any questions of Staff; and
- 3) Close the Public Hearing; and
- 4) Adopt Resolution No. R-2019-31, A Resolution of the City Council of the City of Placentia approving Engineer's Report, confirming diagram and assessment, and ordering levy of continued assessments for Fiscal Year 2019-20 for Placentia Street Lighting District No. 81-1.

2.c. **Annual Adjustment to Solid Waste Handling Services Rates for Fiscal Year 2019-20**

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:

- 1) Open the Public Hearing concerning the Solid Waste Handling Services Rate Adjustment and related resolutions for Fiscal Year 2019-20; and
- 2) Receive the Staff Report, consider all public testimony, ask questions of Staff; and
- 3) Close the Public Hearing and direct City Clerk to tabulate the written protests and report the results of the tabulation to the City Council; and
- 4) Adopt Resolution No. R-2019-32, A Resolution of the City Council of the City of Placentia, California approving the Amended Fee Schedule for Solid Waste Handling Services for Fiscal Year 2019-20; and
- 5) Adopt Resolution No. R-2019-33, 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 property tax rolls for Fiscal Year 2019-20; and
- 6) Approve Amendment No. 10 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
- 7) Authorize the City Administrator to execute all the necessary documents, in a form approved by the City Attorney.

2.d. **Audiencia pública N.º1 en referencia a la propuesta de ajustar los límites del Mapa de Distritos del Consejo.**

Impacto fiscal: Gastos: \$47,612 (a la fecha)

Acción recomendada: Se recomienda que el Consejo Municipal:

- 1) Inicie y lleve a cabo la Audiencia pública N.º 1 para recibir comentarios del público sobre el mapa ajustado de 2019 que contiene los ajustes propuestos a los límites y otros temas vinculados al ajuste de los límites para las elecciones de distritos del consejo, y
- 2) Reciba el Informe del personal, considere todos los testimonios públicos, haga preguntas al personal y
- 3) Cierre la Audiencia pública.

2.e. **City of Placentia Annual Budget, Capital Improvement Program (CIP) Budget, & Position Allocation Plan for Fiscal Year 2019-20**

<u>Fiscal Impact:</u>	<u>Est. Revenues</u>	<u>Appropriations</u>
General Fund	\$38,055,700	\$38,263,900
General Fund Reserves	1,400,000	0
Special Revenue Funds	13,505,810	12,778,800
Debt Service Fund	484,500	484,500
Enterprise Funds	3,958,900	4,291,300
Internal Service Funds	2,412,200	2,398,700
<b>Total</b>	<b>\$59,817,110</b>	<b>\$58,217,200</b>

Capital Improvement Program Appropriations: \$5,900,500

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing concerning the City of Placentia Budget for Fiscal Year 2019-20 and Capital Improvement Program (CIP) for Fiscal Year 2019-20; and
- 2) Receive the Staff Report and consider all public testimony, ask questions of Staff; and
- 3) Close the Public Hearing; and
- 4) Adopt Resolution No. R-2019-34, A Resolution of the City Council of the City of Placentia, California, taking actions necessary to adopt the Fiscal Year 2019-20 Annual Budget; adopt the Fiscal Year 2019-20 Capital Improvement Program (CIP) budget; and authorize the Position Allocation Plan and Compensation Plan for Fiscal Year 2019-20.

**3. REGULAR AGENDA:**

3.a. **Professional Services Agreement with Lincoln Public Safety Management**

Fiscal Impact: Expense: Not-to-Exceed \$187,500

Recommended Action: It is recommended that the City Council:

- 1) Approve a Professional Services Agreement with Lincoln Public Safety Management for a total not-to-exceed amount of \$187,500; and
- 2) Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney.

**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, July 9, 2019 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:

- Award Contract for ADA Ramp Reconstruction Project
- Agreement for HSIP Cycle 9 Traffic Safety Improvement Project (Tentative)
- Yorba Linda Water District Billing Agreement
- Surplus of City Vehicles

- Agreement for Alarm Monitoring
- CNG and Electric Vehicle Charging Station Lease Agreement
- Orange County Trust Fund
- Media Production Contract Services
- TTM 18129 (16-Unit Condo Subdivision)
- Amendment to Agreement with Carl Warren & Company

### **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 June 18, 2019 meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority was posted on June 13, 2019.

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Rosanna Ramirez, Director of Administrative Services