



## Regular Meeting Agenda December 17, 2013

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

Scott W. Nelson  
Mayor

Joseph V. Aguirre  
Mayor Pro Tem

Constance M. Underhill  
Council Member

Chad P. Wanke  
Council Member

Jeremy B. Yamaguchi  
Council Member

Patrick J. Melia  
City Clerk

Craig S. Green  
City Treasurer

Troy L. Butzlaff, ICMA-CM  
City Administrator

Andrew V. Arczynski  
City Attorney

**City of Placentia**  
**401 E. Chapman Avenue**  
**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](http://www.placentia.org), and at 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 – EXECUTIVE SESSION  
December 17, 2013  
5:30 p.m. – City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:**

**ROLL CALL:** Councilmember/Board Member Underhill  
Councilmember/Board Member Wanke  
Councilmember/Board Member Yamaguchi  
Mayor Pro Tem/Board Vice Chair Aguirre  
Mayor/Board Chair Nelson

**ORAL COMMUNICATIONS:**

At this time the public may address the City Council and Boards of Directors concerning any items on the Executive 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 Executive Session proceedings.

**CITY COUNCIL:**

1. Pursuant to Government Code Section 54956.9(b) for Conference with Legal Counsel Regarding Anticipated Litigation – Two (2) Items
2. Pursuant to Government Code Section 54956.9(c) for Conference with Legal Counsel Regarding the Initiation of Litigation – One (1) Item
3. Pursuant to Government Code Section 54957.6 Conference with City Labor Negotiator Concerning Labor Negotiations with the following groups:
  - a. Placentia Police Officers Association (PPOA)
  - b. Placentia Police Management Association (PPMA)
  - c. Placentia City Employees Association (PCEA)

City Representatives: Troy L. Butzlaff, City Administrator  
Steve Pischel, Dir. Administrative/Community Services
4. Pursuant to Government Code Section 54957 for Public Employee Performance Evaluation
  - a. City Administrator
5. Pursuant to Government Code Section 54956.8 Conference with Real Property Negotiator:
  - a. Property: Vacant 0.0631 Acre Parcel, APN 339-102-01  
City Negotiator: Troy L. Butzlaff, City Administrator  
Negotiating Parties: Suburban Propane, L.P.  
Under Negotiations: Price and Terms of Payment

- b. Property: 312 S. Melrose Street, APN 339-393-10  
City Negotiator: Troy Butzlaff, City Administrator  
Negotiating Parties: Robert Sonnenblick, Sonnenblick Development, LLC.  
Under Negotiations: Price and Terms of Payment

**SUCCESSOR AGENCY:**

- 1. Pursuant to Government Code Section 54956.8 Conference with Real Property Negotiator:
  - a. Property: 132 Crowther Avenue, APN 339-091-08  
Agency Negotiator: Troy L. Butzlaff, Executive Director  
Negotiating Parties: Mark McEwen, DMWP, LLC  
Under Negotiations: Price and Terms of Lease

**ICDA:**

- 1. Pursuant to Government Code Section 54956.8 Conference with Real Property Negotiator:
  - a. Property: 235 South Bradford Avenue, APN 339-365-15  
Agency Negotiator: Troy L. Butzlaff, Executive Director  
Negotiating Parties: Gerald Near  
Under Negotiations: Price and Terms of Payment
  - b. Property: 120 South Bradford Avenue, APN 339-052-23  
Agency Negotiator: Troy L. Butzlaff, Executive Director  
Negotiating Parties: Noah Furie, Budget Capital Corporation  
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  
December 17, 2013  
7:00 p.m. – City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:**

**ROLL CALL:** Councilmember/Board Member Underhill  
Councilmember/Board Member Wanke  
Councilmember/Board Member Yamaguchi  
Mayor Pro Tem/Board Vice Chair Aguirre  
Mayor/Board Chair Nelson

**INVOCATION:** Police Chaplain Ken Milhander

**PLEDGE OF ALLEGIANCE:**

**PRESENTATIONS:** None

**EXECUTIVE 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 MEMBERS COMMENTS AND REPORTS:**

The purpose of these reports is to provide information on projects and programs that are discussed at interagency board, committee, and commission meetings. No decisions are to be made on these issues. If a Council or Board Member would like formal action on any of the discussed items, it will be placed on a future Council or Board Agenda.

**1. CONSENT CALENDAR (Items 1.a. through 1.i.):**

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.

**COUNCIL/SUCCESSOR AGENCY/ICDA CONSENT CALENDAR:**

- a. **Consideration to Waive Reading in Full of all Ordinances and Resolutions**  
Financial Impact: None  
Recommended Action: Approve
- b. **Minutes**  
**City Council/Successor/ICDA Regular Meeting – December 3, 2013**  
Recommended Action: Approve

- c. **City Fiscal Year 2013-14 Warrant Register for December 4, 2013 through December 17, 2013**  
Financial Impact: \$530,739.02  
Recommended Action: Approve

**COUNCIL CONSENT CALENDAR:**

- d. **October 2013 Treasurer's Report**  
Financial Impact: None  
Recommended Action: It is recommended that the City Council:  
1) Receive and file the October 2013 Treasurer's Report
- e. **Transfer of Asset Forfeiture Funds and Authorization to Purchase a Police Service Dog and Associated Canine Team Training and Equipment**  
Financial Impact: Transfer of \$10,000 from Asset Forfeiture Revenue Account No.: 210000-4205 to Asset Forfeiture Expenditure Account No.: 213041-6840 J/L 50060. \$10,000 Expenditure of Asset Forfeiture Funds to purchase equipment (Account No.: 213041-6840 J/L 50060) Fiscal Year 2013-14 Budget  
Recommended Action: It is recommended that the City Council:  
1) Adopt Resolution No. R-2013-60, A Resolution of the City Council of the City of Placentia, California, authorizing a budget amendment in Fiscal Year 2013-14 in the aggregate amount of \$10,000 in compliance with City Charter §§ 1206 and 1209 pertaining to appropriations for actual expenditures  
2) Authorize the purchase of a single purpose narcotic police service dog from Drop the Lead K9 Academy with Asset Forfeiture Funds in an amount not to exceed \$4,000  
3) Authorize the purchase of narcotic detection canine team training from Drop the Lead K9 Academy with Asset Forfeiture Funds in an amount not to exceed \$3,800  
4) Authorize the purchase of an annual training maintenance contract from Drop Lead K9 Academy with Asset Forfeiture in an amount not to exceed \$750  
5) Authorize the purchase of K9 unit equipment with Asset Forfeiture Funds in an amount not to exceed \$1,450  
6) Authorize the City Administrator or his designee to execute all necessary documents to effectuate these actions
- f. **Approve Cooperative Agreement for Project No. C-3-2084 Between the City of Placentia, City of Anaheim, City of Brea, City of Orange, City of Santa Ana, and Orange County Transportation Authority for the Kraemer Boulevard/Glassell Street/Grand Avenue Corridor Project Regional Traffic Signal Synchronization Project**  
Financial Impact: Expense: \$169,309.93 Local Match  
Offsetting Revenue: Air Quality Management District (AB 2766 Funds) & Measure M Fairshare  
Budgeted: \$169,309.93 (Account No.: 333552-6185 J/L 61120)  
Recommended Action: It is recommended that the City Council:  
1) Approve the attached Cooperative Agreement for Project No. C-3-2084 between the City of Placentia, City of Anaheim, City of Brea, City of Orange, City of Santa Ana, and Orange County Transportation Authority for the implementation of the Kraemer Boulevard/Glassell Street/Grand

Avenue Corridor Project funded as part of the Measure M2 Regional Traffic Signal Synchronization Program (Project P)

- 2) Authorize the Mayor to execute the Cooperative Agreement on behalf of the City

g. **Approve Amendment No. 2 for Memorandum of Understanding C-12463 with the Orange County Transportation Authority for the Yorba Linda Boulevard Traffic Light Synchronization Program Project**

Financial Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Approve the attached Amendment No. 2 for Memorandum of Understanding C-12463 for Project No. 174-46013 between the City of Placentia, City of Anaheim, City of Fullerton, City of Yorba Linda, and Orange County Transportation Authority for the continuation of the Yorba Linda Boulevard Corridor Project funded as part of the Measure M2 Regional Traffic Signal Synchronization Program (Project P)
- 2) Authorize the Mayor to execute the Amendment No. 2 on behalf of the City

h. **Approval of Amendment No. 4 to the Lease Agreement between the City of Placentia and the Placentia Founders Society for Use of the Bradford House**

Financial Impact: Expense: \$6,850 (Account No.: 404582-6201)

Recommended Action: It is recommended that the City Council:

- 1) Authorize the Mayor and City Clerk to sign the attached Amendment No. 4 to the Lease Agreement between the City and the Placentia Founders Society for the use, maintenance and upkeep of the Bradford House

i. **Renewed Measure M (M2) Expenditure Report for Fiscal Year 2012-13**

Financial Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution No. R-2013-61, A Resolution of the City Council of the City of Placentia, California, to receive and file the M2 Expenditure Report for Fiscal Year 2012-13

**SUCCESSOR AGENCY CONSENT CALENDAR:** None

**ICDA CONSENT CALENDAR:** None

**2. PUBLIC HEARINGS:**

**COUNCIL/SUCCESSOR AGENCY/ICDA:** None

**COUNCIL:** None

**SUCCESSOR AGENCY:** None

**ICDA:** None

**3. OLD BUSINESS:**

**COUNCIL/SUCCESSOR AGENCY/ICDA OLD BUSINESS:** None

**COUNCIL OLD BUSINESS:**

- a. **Second Reading and Adoption of an Ordinance Amending Title 23 (Zoning Ordinance) of the Placentia Municipal Code Adding §**

**23.90.197 to Chapter 23.90 of Title 23 of the Placentia Municipal Code Allowing Digital and Static Advertising Displays on City-owned Property (Zoning Code Amendment 2013-03)**

CEQA Determination: Mitigate Negative Declaration (MND) 2013-01

Mitigation Monitoring and Reporting Program

Financial Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Approve Mitigated Negative Declaration (MND) 2013-01 and direct the City Clerk to file notice of approval thereof as required by law
- 2) Approve the Mitigation Monitoring and Reporting Program to ensure future applications pursuant to the revised code provisions are adequately scrutinized
- 3) Conduct second reading by title only and adopt, Ordinance O-2013-09 entitled, An Ordinance of the City Council of the City of Placentia, California, adding Section 23.90.197 to Chapter 23.90 of Title 23 of the Placentia Municipal Code allowing digital and static advertising displays on city-owned property

**SUCCESSOR AGENCY OLD BUSINESS:** None

**ICDA OLD BUSINESS:** None

**4. NEW BUSINESS:**

**COUNCIL/SUCCESSOR AGENCY/ICDA NEW BUSINESS:** None

**COUNCIL/SUCCESSOR NEW BUSINESS:**

**a. City Loan to Successor Agency to Fund Cash Flow Shortfall since Dissolution**

Financial Impact: Expenditures: RPTTF \$1,265,870 plus interest

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution No. R-2013-62, A Resolution of the City Council of the City of Placentia, California, Approving a Loan Agreement between the City of Placentia and the Successor Agency to the Redevelopment Agency of the City of Placentia in order for the Successor Agency to pay certain obligations and administrative costs

Recommended Action: It is recommended that the City Council, acting in its sole capacity as the Successor Agency to the Redevelopment Agency of the City of Placentia, take the following action:

- 1) Adopt Resolution No. RSA-2013-08, A Resolution of the City Council of the City of Placentia, California, Acting as the Successor Agency to the Redevelopment Agency of the City Of Placentia, approving a loan agreement between the City of Placentia and the Successor Agency in order for the Successor Agency to pay certain obligations and administrative costs

**COUNCIL/ICDA NEW BUSINESS:**

**b. Approval of Agreement for Acquisition of Real Property for Downtown Parking**

Financial Impact: Appropriation of \$300,000 in unallocated Gas Tax Funds (Account No.: 0017-3001) to Fiscal Year 2013-14 Capital Improvement Program to Industrial Commercial Development Authority for Purchase of Real Property

Recommended Action: It is recommended that the Authority Board:

- 1) Approve the Acquisition Agreement, and authorize and direct the Executive Director to execute the Commercial Property Purchase Agreement and any related documents necessary to fund and effectuate the acquisition transaction in a form acceptable to the City Attorney

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution No. R-2013-63, A Resolution of the City Council of the City of Placentia, California, authorizing budget amendment in Fiscal Year 2013-14 in the agreement amount of \$300,000 in compliance with City Charter Sections 1206 and 1209 pertaining to appropriations for actual expenditures
- 2) Authorize an intrafund transfer of \$300,000 from the City's Fiscal Year 2013-14 Capital Improvement Budget to the Industrial Commercial Development Authority Capital Fund to facilitate the purchase of the property

**COUNCIL NEW BUSINESS:**

c. **Annual City Council Appointments to Various Intergovernmental Agencies, Associations, and City Subcommittees**

Financial Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Review the attached list of current appointments to the various intergovernmental agencies, associations, and City Subcommittees and make appointments as desired
- 2) Adopt Resolution No. R-2013-64, A Resolution of the City Council of the City of Placentia, California, designating and appointing its representative and alternate to the Orange County Fire Authority's Board of Directors
- 3) Direct Staff to notify the various intergovernmental agencies, associations, and City Subcommittees of the Council's decision

**SUCCESSOR AGENCY NEW BUSINESS:** None

**ICDA NEW BUSINESS:** 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.

**ADJOURNMENT:**

The City Council/Successor Agency/ICDA Agency Board of Directors will adjourn to January 7, 2013 at 5:30 p.m.

**CERTIFICATION OF POSTING**

I, Tania Moreno, Deputy City Clerk for the City of Placentia and Assistant Secretary of the Industrial Commercial Development Authority and Successor Agency, hereby certify that the Agenda for the December 17, 2013 meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority was posted on December 12, 2013.

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Tania Moreno, Deputy City Clerk