



Regular Meeting Agenda

June 2, 2015

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

Chad P. Wanke
Mayor

Jeremy B. Yamaguchi
Mayor Pro Tem

Craig S. Green
Council Member

Scott W. Nelson
Council Member

Constance M. Underhill
Council Member

Patrick J. Melia
City Clerk

Kevin A. Larson
City Treasurer

Damien R. Arrula
Acting City Administrator

Andrew V. Arczynski
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 SUCCESSOR TO THE
PLACENTIA REDEVELOPMENT AGENCY
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY
REGULAR MEETING AGENDA – CLOSED SESSION
June 2, 2015
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 Nelson
Councilmember/Board Member Underhill
Mayor Pro Tem/Board Vice Chair Yamaguchi
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.

CITY COUNCIL:

1. Pursuant to Government Code Section 54957.6:
CONFERENCE WITH CITY LABOR NEGOTIATOR
Agency Designated Representatives: Damien R. Arrula, Acting City Administrator
Steve Pischel, Dir. Administrative Services
Employee Organizations: Placentia Police Officers Association (PPOA), Placentia Police Management Association (PPMA), and Placentia City Employees Association (PCEA)
2. Initiation of Litigation Pursuant to California Government Code Subdivision (d) of Section 54956.9:(2)
3. Pursuant to Government Code Section 54956.8:
CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Property: 480 S. Placentia Avenue APN: 339-443-03
Agency Negotiator: Damien R. Arrula, Acting City Administrator
Negotiating Parties: Larry West, Partner, Premier Automotive
Under Negotiations: Price and Terms of Payment
4. Pursuant to Government Code Section 54956.8:
CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Property: 207-209 W. Crowther Ave APN: 339-402-05; 07; 08; 11
Agency Negotiator: Damien R. Arrula, Acting City Administrator
Negotiating Parties: Patrick Helgeson, Newport Equities
Under Negotiations: Price and Terms of Payment
5. Pursuant to Government Code Section 54957(b)(1):
PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Title: City Attorney

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
June 2, 2015
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 Nelson
Councilmember/Board Member Underhill
Mayor Pro Tem/Board Vice Chair Yamaguchi
Mayor/Board Chair Wanke

INVOCATION: Police Chaplain Ciro Beltran

PLEDGE OF ALLEGIANCE:

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.

1. CONSENT CALENDAR (Items 1.a. through 1.h.):

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 2014-15 Check Register for June 2, 2015**
Fiscal Impact: \$696,458.38
Recommended Action: It is recommended that the City Council:
1) Receive and file.
- 1.c. **Agreement for Court Liaison Services between the City of La Habra and the City of Placentia**
Fiscal Impact: Not to exceed \$31,015 for Fiscal Year 2015-2016
Recommended Action: It is recommended that the City Council:
1) Approve the Agreement for Court Liaison Services with the City of La Habra; and
2) Authorize the Acting City Administrator and/or his designee to execute all the necessary documents in a form approved by the City Attorney.

- 1.d. **Developer Requested Amendment No. 2 to the ENA with Newport Equities, LLC., extending the term until July 24, 2015**
Fiscal Impact: None
Recommended Action: It is recommended that the City Council:
- 1) Approve Amendment No. 2 to Exclusive Negotiating Agreement (ENA) with Newport Equities, LLC., extending the term until July 24, 2015 to allow the parties to continue their negotiations and to facilitate the preparation of a Purchase and Sale Agreement for the Packing House site; and
 - 2) Authorize the Mayor to execute Amendment No. 2 to the ENA in a form approved by the City Attorney.
- 1.e. **Solid Waste Handling Services Rate Adjustment and Related Resolutions for Fiscal Year 2015-16**
Fiscal Impact: None
Recommended Action: It is recommended that the City Council:
- 1) Adopt Resolution No. R-2015-XX, A Resolution of the City Council of the City of Placentia, California approving rates for solid waste handling services; and
 - 2) Adopt Resolution No. R-2015-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
 - 3) Approve Amendment No. 5 to the Amended, Revised and Restated Agreement for Solid Waste Handling Services; and
 - 4) Authorize the Acting City Administrator to execute all the necessary documents in a form approved by the City Attorney.
- 1.f. **Professional Services Agreement with Silver & Wright, LLP for Special Legal Services Related to Receiverships**
Fiscal Impact: Blended Rate of \$195 per hour for all attorney services and \$110 per hour for paralegal and clerk services not to exceed \$25,000 for Fiscal Year 2015-2016
Recommended Action: It is recommended that the City Council:
- 1) Approve the Agreement with Silver & Wright, LLP for Special Legal Services related to Receiverships; and
 - 2) Authorize the Acting City Administrator and/or his designee to execute all the necessary documents in a form approved by the City Attorney.
- 1.g. **Renewal of Contract with HdL Coren & Cone for Property Tax Analysis and Auditing Services**
Fiscal Impact: Expense: Annual Cost of \$13,860 Plus 25% of Misallocated Current Secured Property Tax
Recommended Action: It is recommended that the City Council:
- 1) Approve the Agreement for Property Tax Consulting/Audit Services with HdL Coren & Cone for property tax analysis and auditing services; and
 - 2) Authorize the Acting City Administrator and/or his designee to execute all necessary documents in a form approved by the City Attorney.
- 1.h. **Amendment No. 1 to Media Production Services Agreement**
Fiscal Impact: Expense: Not to exceed \$55,800 Annually (Account No. 441573-6099)
Revenue: Public, Educational, and Governmental (PEG) Funds
Recommended Action: It is recommended that the City Council:
- 1) Approve Amendment No. 1 to Consulting Services Agreement with Empire Media Productions for Media Production Services; and

- 2) Authorize the Acting City Administrator to execute agreement and extensions permitted therein on behalf of the City, in a form approved by the City Attorney.

2. PUBLIC HEARINGS:

2.a. Annual Levy of Assessment for the City of Placentia Street Lighting District 81-1

Fiscal Impact: (Recouped through Assessments): \$153,697.47

Single Family Residential: \$27.38/Parcel

Commercial Industrial: \$164.28/Acre

Tentative/Final Map: \$8.21/Unit

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing concerning the levy and collection of assessments within the Placentia Street Lighting District No. 81-1; and
- 2) Receive the staff report and consider all objections to the assessment; and
- 3) Close the Public Hearing; and
- 4) Adopt Resolution No. R-2015-XX, "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 2015-16 for Placentia Street Lighting District No. 81-1."

2.b. Annual Levy of Assessment for the City of Placentia Landscape Maintenance District 92-1

Fiscal Impact: (Recouped through Assessments): \$427,925.94

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 Public Hearing concerning the levy and collection of assessments within the Landscape Maintenance District No. 92-1; and
- 2) Receive the staff report and consider all objections to the assessment; and
- 3) Close the Public Hearing; and
- 4) Adopt Resolution No. R-2015-XX, "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 2015-16 for Placentia Landscape Maintenance District No. 92-1."

3. REGULAR AGENDA:

3.a. Presentation and discussion of the Draft Proposed Fiscal Year 2015-16 Budget including Capital Improvement Budget (CIP) and Special Funds

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Review and discuss the Draft Proposed Fiscal Year 2015-16 Budget; and
- 2) Provide input and direction for final budget adoption at the City Council meeting of June 16, 2015.

3.b. Citywide Parking In-Lieu Fee Program

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Direct Staff to prepare a Parking In-Lieu Fee Ordinance and program materials for consideration by the Planning Commission and City Council.

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 June 16, 2015 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:

- Agreement with Evan Brooks Associates for preparation of the Placentia Old Town Santa Fe District Revitalization Plan
- Contract Amendment to H.R. Green for on-call plan check and project management services for the OC Bridges Projects
- Public Hearing to adopt the City's Budget
- Gann Limit Resolution
- City Council to go dark during the month of August 2015
- Economic Development Marketing presentation
- Facility Use and Athletic Field Use Policies Revision
- One OC Presidential Volunteer Service Awards
- Presentation by Golden State Water Company and Yorba Linda Water District

CERTIFICATION OF POSTING

I, Rosanna Ramirez, Interim 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 June 2, 2015 meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority was posted on May 28, 2015.

Rosanna Ramirez,
Interim Chief Deputy City Clerk