



Regular Meeting Agenda

September 1, 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

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
September 1, 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 54956.8:
CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Property: 350 S. Placentia Avenue APN: 339-441-01
Agency Negotiator: Damien R. Arrula, Acting City Administrator
Negotiating Parties: Orange County Transportation Authority
Under Negotiations: Price and Terms of the Payment
2. Pursuant to Government Code Section 54956.8:
CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Property: 380 S. Placentia Avenue APN: 339-441-02
Agency Negotiator: Damien R. Arrula, Acting City Administrator
Negotiating Parties: Larry West, Partner, Premier Automotive
Under Negotiations: Price and Terms of the Payment
3. 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
4. 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)
5. **CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION**
Significant Exposure to Litigation Pursuant to California Government Code Section 54956.9(d)(4): (2)

6. **CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION**

Significant Exposure to Litigation Pursuant to California Government Code Section 54956.9(d)(2): (1)

7. Pursuant to Government Code Section 54956.8:

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Property: 1050 E. Yorba Linda Boulevard APN: 340-053-29

Agency Negotiator: Damien R. Arrula, Acting City Administrator

Negotiating Parties: Ronald Talmo/ Cal Med Patient Association Inc.

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
September 1, 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 Arturo Rodriguez

PLEDGE OF ALLEGIANCE:

PRESENTATIONS:

- a. **Orange County Fire Authority Presentation- Certificate of Heroism to Johnny Ray Cabrera**
Recipient: Johnny Ray Cabrera
Presenters: Mayor Wanke and Orange County Fire Authority Division Chief Kris Concepcion
- b. **Recognition of Outgoing Orange County Fire Authority Division Chief Kris Concepcion**
Recipient: Orange County Fire Authority Division Chief Kris Concepcion
Presenters: Mayor Wanke and Acting City Administrator Arrula
- c. **Recognition of Outgoing Director of Community Services Jon Nicks**
Recipient: Director of Community Services Jon Nicks
Presenters: Mayor Wanke and Acting City Administrator Arrula
- d. **Proclamation Designating the Month of September as Childhood Cancer Awareness Month**
Recipient: Proclamation to be mailed out
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.

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

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. **Minutes**
City Council/Successor/ICDA Regular Meeting –July 21, 2015
Recommended Action: Approve.
- 1.c. **City Fiscal Year 2014-15 Check Register for September 1, 2015**
Fiscal Impact: \$789,745.22
Recommended Action: It is recommended that the City Council:
1) Receive and file.
- 1.d. **City Fiscal Year 2015-16 Check Register for September 1, 2015**
Fiscal Impact: \$1,121,931.85
Recommended Action: It is recommended that the City Council:
1) Receive and file.
- 1.e. **Agreement with Public Safety Systems Incorporated for Software Support for CAD/RMS Systems**
Fiscal Impact: \$81,470.00 Expenditure of General Funds to Provide Software Support for CAD/RMS Systems (Account No.: 103043-6099) FY2015-16 Budget
Recommended Action: It is recommended that the City Council:
1) Approve the Agreement for Software Support with Public Safety Systems Incorporated for an amount not to exceed \$81,470.00; 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.f. **Agreement with Placentia-Yorba Linda Unified School District for School Resource Officer Services for Fiscal Year 2015-16 and Fiscal Year 2016-17**
Fiscal Impact: Reimbursement for General Fund 79% of the Actual Cost of Services for the School Resource Officer FY 2015-16 and FY 2016-17
Recommended Action: It is recommended that the City Council:
1) Approve the Agreement with the Placentia-Yorba Linda Unified School District for a School Resource Officer; 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. **Agreement with Managed Mobile, Inc. for Periodic Maintenance Fleet Services**
Fiscal Impact: Expense: Not-to-Exceed \$125,000
Budgeted IN FY 2015-16: (Account No.: 103658-6290)
Recommended Action: It is recommended that the City Council:
1) Authorize the Acting City Administrator to enter into an agreement by and between Managed Mobile, Inc. and the City of Placentia for periodic maintenance fleet services in an amount not to exceed \$125,000 in Fiscal Year 2015-16, in a form approved by the City Attorney; and
2) Authorize the Acting City Administrator to extend the agreement with Managed Mobile, Inc. for up to one additional twelve (12) month period depending upon current performance of contractor and approval of budget allocation for services.

- 1.h. **Acquisition of Outdoor Exercise Equipment from Greenfields Outdoor Fitness, Inc.**
Fiscal Impact: Expense: \$68,388.40
Offsetting Revenue: \$68,388.40 St. Jude Hospital Grant
Budgeted: \$102,000.00 (Account No.: 333555-6185)
Recommended Action: It is recommended that the City Council:
- 1) Approve the acquisition of outdoor exercise equipment from Greenfields Outdoor Fitness, Inc. in the amount of \$68,388.40 for Kraemer Memorial Park and McFadden Park; and
 - 2) Authorize the Acting City Administrator or designee to execute all purchase documents on behalf of the City, in a form approved by the City Attorney.
- 1.i. **Cooperative Agreement with the City of Brea for Kraemer Boulevard Rehabilitation Project**
Fiscal Impact: Expense: \$75,000.00
Offsetting Revenue: \$75,000.00 M2 Fairshare Funds
Recommended Action: It is recommended that the City Council:
- 1) Approve a Cooperative Agreement with the City of Brea for the Kraemer Boulevard Rehabilitation Project; and
 - 2) Approve Resolution No. R-2015-46, A Resolution of the City Council of the City of Placentia, California, Authorizing a Budget Amendment in Fiscal Year 2015-16 in Compliance with City Charter § § 1206 and 1209 Pertaining to Appropriations for Actual Expenditures; and
 - 3) Authorize the Acting City Administrator or designee to execute all documents on behalf of the City, in a form approved by the City Attorney.
- 1.j. **Acceptance of Construction Work for the Pedestrian Signal Replacement Project**
Fiscal Impact: Expense: \$43,867
Offsetting Revenue: \$39,480 Safe Routes to School Grant Funding & \$4,387 Gas Tax
Budgeted: \$194,200 (Account No.: 333552-6185 J/L 61114)
Recommended Action: It is recommended that the City Council:
- 1) Accept the work performed by Aegis Inc., for construction of the Pedestrian Signal Replacement Project in the total amount of \$43,867; and
 - 2) Authorize the Acting City Administrator or designee to file a Notice of Completion with the Orange County Clerk Recorder's Office for the project; and
 - 3) Authorize the Acting City Administrator or designee to release retention funds in accordance with the terms of the contract.
- 1.k. **Agreement with State Board of Equalization for Collection of Prepaid Mobile Telephony Services (MTS) Surcharge**
Fiscal Impact: Unknown Amount of Utility Tax Fund Revenue
Recommended Action: It is recommended that the City Council:
- 1) Approve Resolution R-2015-47, A Resolution of the City Council of the City of Placentia, California, Authorizing the Examination of Prepaid Mobile Telephony Services Surcharge and Local Charge Records; and
 - 2) Approve Resolution R-2015- 48, A Resolution of the City Council of the City of Placentia, California, Authorizing the Acting City Administrator to execute an agreement with the State Board of Equalization for implementation of the Local Prepaid Mobile Telephony Services Collection Act; and
 - 3) Approve the Certification Agreement authorizing the Chief Financial Officer to sign documents on behalf of the City of Placentia on MTS related forms; and

- 4) Approve the Agreement for State Collection and Administration of Local Charges.
- 1.l. **Response to Grand Jury's Report, "Mello-Roos: Perpetual Debt Accumulation and Tax Assessment Obligation"**
Fiscal Impact: None
Recommended Action: It is recommended that the City Council:
1) Approve and authorize the Mayor to sign a letter to the Presiding Judge of Orange County that responds to the findings and recommendations of the Grand Jury's report, "Mello-Roos: Perpetual Debt Accumulation and Tax Assessment Obligation."
- 1.m. **Response to Grand Jury's Report, "Unfunded Retiree Healthcare Obligations- A Problem for Public Agencies?"**
Fiscal Impact: None
Recommended Action: It is recommended that the City Council:
1) Approve and authorize the Mayor to sign a letter to the Presiding Judge of Orange County that responds to the findings and recommendations of the Grand Jury's report, "Unfunded Retiree Healthcare Obligations - A Problem for Public Agencies?"
- 1.n. **VTTM 17775, DA 2015-01, and Related Environmental Determination Regarding a Ten (10) Unit Condominium Project Located North of Orangethorpe Avenue, West of Van Buren Street at 1548 Spruce Street**
Fiscal Impact: Revenue: +\$151,670.00 (Public Benefits)
Recommended Action: It is recommended that the City Council:
1) Second Reading - Waive full reading, read by title only, and adopt Ordinance No. O-2015-02, An Ordinance of the City Council of the City of Placentia, Approving that Document Entitled "Development Agreement DA- 2015-01 Concerning Property Located at 1548 Spruce Street, Placentia, California" and Authorizing the Mayor and City Clerk to Execute the Same on Behalf of the City of Placentia.
- 1.o. **Authorization to Purchase a 2014 Chevrolet Tahoe Replacement Police Vehicle in an Amount Not To Exceed \$40,000**
Fiscal Impact: Expense: Not to Exceed \$40,000 (Account No. 410000-6842)
Offsetting Revenue: \$35,000 (Account No.: 410000-4710)
Recommended Action: It is recommended that the City Council:
1) Approve the purchase of a 2014 Chevrolet Tahoe from Wondries Fleet Group in the amount of \$32,396.87; and
2) Authorize the installation of all necessary equipment to properly outfit the vehicle in an amount not-to-exceed \$7,603.13; and
3) Adopt Resolution No. R-2015-49, A Resolution of the City Council of the City of Placentia, California, Authorizing a Budget Amendment in Fiscal Year 2015-16 in compliance with the City Charter §§ 1206 and 1209 pertaining to appropriations for actual expenditures; and
4) Authorize the Acting City Administrator to execute all necessary documents to effectuate the purchase of the vehicle and installation of necessary equipment.

1.p. **Approval of Eagle Scout Police Dog Memorial Wall Project at Civic Center and Waiver of all Plan Check and Permit Fees**

Fiscal Impact: All Funds for the Project Raised through Private Donations; Waiver of Plan Check and Permit Fees

Recommended Action: It is recommended that the City Council:

- 1) Approve the Eagle Scout Police Dog Memorial Wall Project at the Civic Center; and
- 2) Waive all plan check and permit fees for this youth project; and
- 3) Authorize the Acting City Administrator and/or his designee to execute all the necessary documents, subject to City Attorney approval.

2. PUBLIC HEARING:

2.a. **Zoning Code Amendment ZCA-2015-03 of the Placentia Municipal Code Pertaining to Development Requirements for Private School and Child Care Facilities City-wide**

Fiscal Impact: The Fiscal Impact is Neutral because Applicants Applying to Private School Related Use Permits Shall Pay Fees to Process the Proposed Entitlement

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing concerning a zoning code amendment of the Placentia Municipal Code pertaining to the development requirements for Private School and Child Care Facilities City-wide; and
- 2) Receive the staff report and consider all public testimony; and
- 3) Close the Public Hearing; and
- 4) Waive full reading, reading by title only, and introduce for first reading, Ordinance No. O-2015-03, An Ordinance of the City the City Council of the City of Placentia, Adding a New Chapter 23.88, Adding § 23.04.606 to Chapter 23.04 [Definitions], Adding § 23.10.030(7) to Chapter 23.10, Amending § 23.12.030 of Chapter 23.12, Adding § 23.30.030(7) to Chapter 23.30, Adding § 23.39.030(a)(20) to Chapter 23.39 and Adding §23.47.040(a) (13) to Chapter 23.47 of Title 23 (Zoning Ordinance) of the Placentia Municipal Code Pertaining to Development Requirements for Private Schools and Child Care Facilities.

3. REGULAR AGENDA:

3.a. **Guidelines Pertaining to Establishing Procedures and Requirements for Non-Retail Uses within Commercial Retail Center Zones**

Recommended Action: It is recommended that the City Council:

- 1) Review and Approve the Commercial Retail Zone Guidelines; and
- 2) Direct Staff to prepare an Ordinance reflective of the Guidelines.

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 September 15, 2015 at 5:30 p.m.

In Memory of

Dianna Castner, Wife of Ron Castner, Long-time Placentia Business Owner

Michael Oberle, Long-time El Dorado High School Teacher

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 St. Jude Hospital to Accept a Restricted Project Grant to Prevent and Reduce Obesity
- Second Reading of Zoning Code Amendment ZCA-2015-03 of the Placentia Municipal Code Pertaining to Development Requirements for Private School and Child Care Facilities City-wide
- Authorization to Purchase a Police Service Dog and Associated Canine Team Training
- Authorization to Purchase Taser for the Police Department
- Revisions to Include Parkway Design Guide (Policy 616)
- Agreement with Living Justly to Operate and Maintain the Community Garden
- Parking in Lieu Fee Program Guidelines
- June 2015 City Treasurer's Report

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 September 1, 2015 meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority was posted on August 27, 2015.

Rosanna Ramirez,
Chief Deputy City Clerk