



**BUENA PARK CITY COUNCIL  
REGULAR MEETING  
TUESDAY, OCTOBER 23, 2018  
5:00 PM**

PUBLIC HEARINGS AT 6:00 PM

COUNCIL CHAMBER  
6650 BEACH BOULEVARD  
BUENA PARK, CALIFORNIA

---

**CALL TO ORDER**

**5:00 PM**

**ROLL CALL**

**COUNCIL MEMBER STEVE BERRY  
COUNCIL MEMBER FRED R. SMITH  
COUNCIL MEMBER ELIZABETH A. SWIFT  
MAYOR PRO TEM ARTHUR C. BROWN  
MAYOR VIRGINIA VAUGHN**

**INVOCATION**

**REVEREND JAMES LEE, THANKSGIVING CHURCH**

**PLEDGE OF ALLEGIANCE**

**AARON FRANCE, DEPUTY CITY MANAGER**

**CITY MANAGER REPORT**

**PRESENTATIONS**

**SALUTE TO SERVICE**

- **LANCE CORPORAL KEAGAN CRONE,  
UNITED STATES MARINE CORPS**

**EMPLOYEE SERVICE AWARD**

**Twenty Year Service**

- **Roger Plumlee, Police Department**

---

*Our core values are excellence, communication, teamwork, commitment, respect, and integrity.*

Please turn off all cell phones when the meeting is in session.

**PRESENTATIONS (Continued)**

**CERTIFICATE OF RECOGNITION TO PASTOR  
DOUG SCHOLTEN, CHRIST COMMUNITY CHURCH,  
UPON HIS RETIREMENT AFTER 30 YEARS OF  
SERVICE**

**BUENA PARK NOON LIONS CLUB ANNUAL  
CHILDREN'S SHOPPING SPREE**

- **KARI SCHLAGHECK, CHAIRPERSON**

---

**ORAL COMMUNICATIONS**

This is the portion of the meeting set aside to invite public comments regarding any matter within the jurisdiction of the City Council. If comments relate to a specific item, those comments will be taken following the staff report for that item and prior to City Council vote. Those wishing to speak are asked to complete a speaker identification form located at the Council Chamber entrance and place it in the box near the speaker's lectern.

---

**CONSENT CALENDAR NOTICE**

The items listed under the Council Consent Calendar are considered routine business and will be voted on together by one motion unless a Council Member requests separate action. At this time the City Council or public may ask to speak on any item on the Consent Calendar.

**CONSENT CALENDAR (1 – 10)****1. APPROVAL OF MINUTES**

Purpose: Approval of minutes for the Special and Regular Meetings of October 9, 2018.

Recommended Action: Approve minutes.

**2. RESOLUTIONS APPROVING CLAIMS AND DEMANDS**

Recommended Action: Adopt resolutions.

**3. TREASURER'S REPORT FOR THE MONTH OF SEPTEMBER 2018**

Purpose: Review the Treasurer's Investment Report prepared by the Finance Department for the month of September 2018. There is no fiscal impact in receiving this report.

Recommended Action: Receive and file the reports.

**4. PROCLAMATION - SILVERADO DAYS**

Recommended Action: Approve proclamation.

**5. PROCLAMATION - FIRE PREVENTION WEEK 2018**

Recommended Action: Approve proclamation.

**6. FINAL PAYMENT TO G2 CONSTRUCTION, INC., FOR THE PURCHASE AND INSTALLATION OF CATCH BASIN SCREENS PROJECT**

Purpose: Authorize the Public Works Department to issue final payment to G2 Construction, Inc., and direct the City Clerk's Office to file a Notice of Completion for the Purchase and Installation of Catch Basin Screens Project. This project was funded by the Measure M2 Environmental Cleanup Program Grant.

Recommended Action: 1) Accept project as complete and approve final payment to G2 Construction, Inc. in the amount of \$77,240.70; and 2) Direct the City Clerk to file a Notice of Completion.

**7. AGREEMENT WITH THE STATE OF CALIFORNIA OFFICE OF TRAFFIC SAFETY (OTS) FOR THE SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) GRANT**

Purpose: Authorize the Police Department to receive grant funding for STEP enforcement operations. The proposed agreement is in the amount of \$125,000 and will fully reimburse STEP program-related activities.

Recommended Action: 1) Approve an agreement with the State of California Office of Traffic Safety (OTS) for the Selective Traffic Enforcement Program (STEP) Grant (#PT19015); 2) Authorize the City Manager, Finance Director, and the Traffic Sergeant to execute the agreement and all other necessary grant documents; and 3) Approve a budgetary action to appropriate grant funds in the amount of \$125,000.

**8. RETROFIT OF AN EXISTING CRIME SCENE INVESTIGATION (CSI) POLICE VAN TO A CLOSED CIRCUIT TELEVISION (CCTV) VAN FOR PUBLIC WORKS DEPARTMENT, UTILITIES DIVISION**

Purpose: Authorize the Public Works Department to purchase the RoverX CCTV system and have Haaker Equipment Company build out the system in an existing City vehicle. Associated costs in the amount of \$157,876.38 are required to purchase the equipment and retrofit the existing van. A total of \$150,000 was previously included in the adopted FY 18-19 budget (Account No. 52-452410-7840). Staff recommends a budget transfer in the amount of \$7,900 from the undesignated Water Enterprise Fund for this purpose.

Recommended Action: 1) Authorize the purchase and build out of a RoverX Closed-Circuit Television (CCTV) System from Haaker Equipment Company in La Verne, California, in the amount of \$157,876.38; 2) Determine that dispensing with competitive bidding pursuant to Municipal Code Section 3.28.080(E) is in the best interests of the City because utilizing a previously awarded cooperative agreement will result in the lowest purchase price for this equipment; and 3) Approve a budget amendment in the amount of \$7,900 from the undesignated Water Enterprise Fund for this purpose.

**9. DONATION IN THE AMOUNT OF \$5,000 TO THE ORANGE COUNTY DROWNING PREVENTION TASK FORCE FOR DROWNING PREVENTION CAMPAIGN**

Purpose: Authorize the City Manager's Office to contribute funds to the 2018 Drowning Prevention Campaign in an effort to reduce drowning deaths and accidents. Associated costs in the amount of \$5,000 will be funded by the Police Department Patrol budget (Account No. 11-6240-650402).

Recommended Action: 1) Approve a donation in the amount \$5,000 for the Orange County Drowning Prevention Campaign.

**10. RESOLUTION AUTHORIZING THE TERMINATION OF A 401(A) RETIREMENT SAVINGS ACCOUNT**

Purpose: Adopt a Resolution to terminate a 401(a) Retirement Savings Account and authorize the City Manager to execute any and all Plan amendments and documents necessary to terminate the Plan. Terminating the plan will save the General Fund \$10 per calendar quarter, which is the fee for the 401(a) Administration and Compliance for any person participating in the plan. Otherwise, there is no budget impact by terminating this plan.

Recommended Action: 1) Adopt a resolution to terminate a 401(a) Retirement Savings Account (Special Pay Plan); and, 2) Authorize the City Manager to execute any and all Plan amendments and documents necessary to terminate the Plan.

**END OF CONSENT CALENDAR**

**NEW BUSINESS (11 – 15)**

**11. LEASE AGREEMENT WITH XEROX FINANCIAL SERVICES, LLC FOR MULTI-FUNCTIONAL PRINTING DEVICES AND AN AGREEMENT WITH SOCAL OFFICE TECHNOLOGIES FOR MANAGED PRINT SERVICES**

Presented by: Mark L. Averell, Purchasing Manager

Purpose: Authorize the City Manager to execute agreements for the leasing and corresponding service of various multi-functional printing devices. Associated costs in the amount of \$361,913 have been allocated in various departmental accounts for this purpose.

Recommended Action: 1) Approve a five-year lease agreement with Xerox Financial Services, LLC for various multi-functional printing devices, not to exceed \$210,513; 2) Approve a five-year Managed Print Services agreement with SoCal Office Technologies, a Xerox Company, not to exceed \$151,400; 3) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreements; and 4) Authorize the City Manager and City Clerk to execute the agreements.

**12. PROFESSIONAL SERVICES AGREEMENT WITH HUE LUU, P.E., FOR PLAN REVIEW AND ENGINEERING SERVICES**

Presented by: Joel W. Rosen, AICP, Community Development Department

Purpose: Authorize the Community Development Department to execute a contract with a professional plan review engineer to provide building plan review and engineering services for the permitting of commercial and residential projects. Associated costs in the amount of \$101,000 will be offset by building permit plan check review revenues.

Recommended Action: 1) Approve an agreement with Hue Luu, P.E., to provide professional plan review and engineering services in the amount of \$101,000 for the remainder of FY 18-19; 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreement; and 3) Authorize the City Manager and City Clerk to execute the agreement.

**13. AGREEMENT WITH RJM DESIGN GROUP, INC. FOR THE BEACH BOULEVARD MEDIAN IMPROVEMENTS PROJECT**

Presented by: Jeff Townsend, Associate Engineer

Purpose: Authorize the City Manager to enter into an agreement with RJM Design Group, Inc. to provide design services for median improvements along Beach Boulevard from 9<sup>th</sup> Street to Rosecrans Avenue. Associated costs in the amount of \$140,700 will be funded by unappropriated Gas Tax Fund.

Recommended Action: 1) Approve a Professional Services Agreement with RJM Design Group, Inc. in the amount of \$140,700 for the Beach Boulevard Median Improvements Project; 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreement; 3) Authorize the City Manager and the City Clerk to execute the agreement; and 4) Approve a budget amendment in the amount of \$140,700 from the unappropriated Gas Tax Fund for this purpose.

**14. LANDSCAPE MAINTENANCE AGREEMENT WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) RELATED TO THE BEACH BOULEVARD STREETScape IMPROVEMENTS FROM SR-91 FREEWAY TO ORANGETHORPE AVENUE PROEJCT**

Presented by: Nabil S. Henein, Interim Director of Public Works/City Engineer

Purpose: Authorize the City Manager to execute an agreement with Caltrans for maintenance of landscaping and related enhancement features for the Beach Boulevard Streetscape Improvements from SR-91 Freeway to Orangethorpe Avenue Project. Associated costs will be absorbed by the citywide landscape contract with Merchants Landscape Services, Inc. (Account No. 11-860810-6240).

Recommended Action: 1) Approve a landscape maintenance agreement with the California Department of Transportation (Caltrans) for maintenance of landscaping and related enhancement features related to the Beach Boulevard Streetscape Improvements from SR-91 Freeway to Orangethorpe Avenue Project; 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreement; and 3) Authorize the City Manager and the City Clerk to execute the agreement.

**15. MASTER FACILITIES USE AGREEMENT WITH THE FULLERTON JOINT UNION HIGH SCHOOL DISTRICT (FJUHSD) FOR SHARED USE OF BUENA PARK HIGH SCHOOL (BPHS) AND CITY FACILITIES**

Presented by: Jim Vanderpool, City Manager

Purpose: Authorize the City Manager's Office to execute an agreement that would allow the City and FJUHSD to use each other's facilities for specified events or activities. There is no direct budget impact with the approval of this item.

Recommended Action: 1) Approve a master facilities use agreement with the Fullerton Joint Union High School (FJUHSD) for the shared use of District and City facilities; 2) Authorize the City Attorney to make any necessary, non-monetary changes to the agreement; and 3) Authorize the City Manager and City Clerk to execute the agreement.

**PUBLIC HEARINGS (16-17)**

- 16. PUBLIC HEARING - DEVELOPMENT AGREEMENT NO. DA18-31862 FOR ARTE HOME, LLC TO CONSTRUCT A 21-UNIT RESIDENTIAL APARTMENT DEVELOPMENT, INCLUDING TWO AFFORDABLE HOUSING UNITS, ASSOCIATED PARKING, SITE IMPROVEMENTS, AND LOT CONSOLIDATION ON A 0.54-ACRE SITE AT 7411, 7431, 7451 ARTESIA BOULEVARD AND 5962 BURNHAM AVENUE, BUENA PARK, CALIFORNIA; AND AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE THE SAME ON BEHALF OF THE CITY OF BUENA PARK**  
Presented by: Brady M. Woods, Planning Manager

Purpose: Authorize the Planning Division to approve the construction of a 21-unit residential apartment development, including two affordable housing units, associated parking, site improvements, and lot consolidation. As part of the Development Agreement, the City's former water well site will be sold to the developer at a price of \$26,000, which will be placed into the Housing Set-Aside Fund.

Recommended Action: 1) Adopt an ordinance approving Development Agreement No. DA18-31862 between the City of Buena Park and Arte Home, LLC to construct a 21-unit residential apartment development, including two affordable housing units, associated parking, and site improvements, and lot consolidation on a 0.54-acre site at 7411, 7431, 7451 Artesia Boulevard and 5962 Burnham Avenue in the RM-20 (Multifamily Residential) Zone; and 2) Authorize the Mayor and City Clerk to execute the Development Agreement.

- 17. PUBLIC HEARING - ZONING TEXT AMENDMENT NO. C18-33045 AMENDING TITLE 19 (ZONING ORDINANCE) OF THE BUENA PARK MUNICIPAL CODE REVISING REGULATIONS RELATING TO ESTABLISHMENT OF CIRCULAR DRIVEWAYS WITHIN SINGLE-FAMILY RESIDENTIAL ZONES, INCLUDING ADOPTION OF RELATED DEVELOPMENT STANDARDS**  
Presented by: Swati Meshram, PhD, AICP, Associate Planner

Purpose: Authorize the Planning Division to establish standards for development of circular driveways within single-family residential zones. There is no budget impact with the approval of this item.

Recommended Action: 1) Adopt an Ordinance amending Title 19 (Zoning Code) of the Buena Park Municipal Code to regulate circular driveways within single-family residential zones.



**MAYOR/CITY COUNCIL REPORTS & CALENDAR**

- a. Scheduling dates for future City Council meetings.
- b. Identifying items for future discussion.

**RECESS****STUDY SESSION (18-26) (Adjourn To Main Conference Room)****18. DISCUSS AND PROVIDE DIRECTION REGARDING A REORGANIZATION PLAN FOR THE UTILITIES DIVISION WITHIN THE PUBLIC WORKS DEPARTMENT**

Presented by: Eddie Fenton, Director of Human Resources/Risk Management

**19. DISCUSS AND PROVIDE DIRECTION REGARDING A WILDLIFE WATCH PROGRAM FOR URBAN COYOTES**

Presented by: Aaron France, Assistant City Manager

**20. DISCUSS AND PROVIDE DIRECTION REGARDING A KOREAN-AMERICAN FEDERATION OF ORANGE COUNTY TOWN HALL MEETING**

Presented by: Aaron France, Assistant City Manager

**21. DISCUSS AND PROVIDE DIRECTION REGARDING THE AMERICAN LUNG ASSOCIATION'S SMOKE-FREE INITIATIVES**

Presented by: Aaron France, Assistant City Manager

**22. DISCUSS AND PROVIDE DIRECTION REGARDING USE OF BUENA PARK WOMAN'S CLUB FACILITY AS AN ARMED FORCES CAREER CENTER**

Presented by: Aaron France, Assistant City Manager

**23. DISCUSS AND PROVIDE DIRECTION REGARDING CITY SELECTION COMMITTEE APPOINTMENTS**

Presented by: Aaron France, Assistant City Manager

**24. DISCUSS AND PROVIDE DIRECTION REGARDING COMMISSION/COMMITTEE REMOVAL**

Presented by: Adria M. Jimenez, MMC, City Clerk

**25. CITY MANAGER REPORT**

**26. COMMISSION/COMMITTEE APPOINTMENTS/REMOVALS**

**ADJOURNMENT**

---

This agenda contains a brief general description of each item to be considered. Supporting documents are available for review and copying at City Hall or at [www.buenapark.com](http://www.buenapark.com). Video streaming of the meeting is available on the City's website. This governing body is prohibited from discussing or taking action on any item which is not included in this agenda; however, may ask clarifying questions, ask staff to follow-up, or provide other direction. The order of business as it appears on this agenda may be modified by the governing body.



In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the City Clerk's Office at (714) 562-3750 or the California Relay Service at 711. Notification at least 48 hours prior to the meeting will enable the City to make arrangements to assure accessibility.

I, Adria M. Jimenez, MMC, City of Buena Park, do hereby certify, under penalty of perjury under the laws of the State of California that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at the following locations: Buena Park City Hall, 6650 Beach Blvd., the Buena Park Library, 7510 La Palma Avenue, uploaded to the City of Buena Park website [www.buenapark.com](http://www.buenapark.com), and the teleconference location: 6832 Brenner Avenue, Buena Park.

Date Posted: October 18, 2018

Adria M. Jimenez, MMC, City Clerk