



**BUENA PARK CITY COUNCIL
REGULAR MEETING
TUESDAY, JUNE 25, 2019
5:00 P.M.**

PUBLIC HEARINGS AT 6:00 P.M.

COUNCIL CHAMBER
6650 BEACH BOULEVARD
BUENA PARK, CALIFORNIA

CALL TO ORDER

5:00 P.M.

ROLL CALL

**COUNCIL MEMBER SUNNY YOUNGSUN PARK
COUNCIL MEMBER ELIZABETH A. SWIFT
COUNCIL MEMBER CONNOR TRAUT
MAYOR PRO TEM FRED R. SMITH
MAYOR ARTHUR C. BROWN**

INVOCATION

PASTOR GABE MONTEZ, THE WAY FELLOWSHIP

PLEDGE OF ALLEGIANCE

SUNG HYUN, DIRECTOR OF FINANCE

CITY MANAGER REPORT

PRESENTATIONS

EMPLOYEE SERVICE AWARDS

Ten Year Service

- **Cody Kloepfer, Community Services Department**

**CERTIFICATES OF CONGRATULATIONS TO 2019 BUENA
PARK GRADUATES FROM COLLEGE RECIPIENTS**

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. Public comments are limited to no more than five minutes each. If comments relate to a specific agenda item, those comments will be taken following the staff report for that item and prior to the 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 - 8)**1. RESOLUTIONS APPROVING CLAIMS AND DEMANDS**

Recommended Action: Adopt resolutions.

2. PROFESSIONAL SERVICES AGREEMENT WITH HUE LUU, PE FOR PLAN REVIEW AND ENGINEERING SERVICES

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 \$152,000 are included in the Building Division's FY 2019-20 Professional and Contractual Services budget (11-6240-731150).

Recommended Action: 1) Approve a professional services agreement with Hue Luu, P.E., to provide professional plan review and engineering services in the amount of \$152,000 for the Fiscal Year 2019-20; 2) Authorize the City Manager and City Attorney to make any and all necessary, non-monetary changes to the agreement; and 3) Authorize the City Manager and City Clerk to execute the agreement.

3. PROFESSIONAL SERVICES AGREEMENT WITH KOSMONT COMPANIES FOR THE FORMATION OF AN ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD)

Purpose: Authorize the City Manager to execute an agreement for the formation of an EIFD. Associated costs in the amount of \$50,000 are budgeted in the Economic Development Division's FY 2019-20 Contractual Services account (Account No. 12-6240-632110) for this purpose.

Recommended Action: 1) Approve a Professional Services Agreement with Kosmont Companies for the formation of an Enhanced Infrastructure Financing District (EIFD) in the amount of \$50,000; 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.

4. PROFESSIONAL SERVICES AGREEMENT WITH GWR INSPECTONS (GARY REYNOLDS) TO PROVIDE BUILDING INSPECTION SERVICES FOR THE SOURCE AND OTHER COMPLEX CONSTRUCTION PROJECTS

Purpose: Authorize the City Manager to execute a contract with an expert building inspector to provide continuous building inspection and documentation of the complex construction underway at The Source project, other complex construction projects located in the Entertainment Corridor, and the construction of the Buena Park Navigation Center. Associated costs in an amount not-to-exceed \$156,000 will be offset by project-related building permit revenues.

Recommended Action: 1) Approve a professional services agreement with GWR Inspections to provide building inspection services at The Source and other complex construction projects in an amount not-to-exceed \$156,000; 2) Authorize the City Manager and City Attorney to make any and all necessary, non-monetary changes to the agreement; and, 3) Authorize the City Manager and City Clerk to execute the agreement, effective July 1, 2019.

5. RESOLUTION APPROVING AND ADOPTING THE ANNUAL APPROPRIATIONS LIMIT FOR FISCAL YEAR 2019-20

Purpose: Approve an annual appropriations limit as required by State law. There is no budget impact with the approval of this item.

Recommended Action: 1) Adopt a resolution approving the annual appropriations limit for fiscal year 2019-20.

6. RESOLUTION AUTHORIZING THE PURCHASE OF DIFFERENCE IN CONDITIONS COVERAGE (I.E. EARTHQUAKE INSURANCE) FOR ESSENTIAL CITY FACILITIES

Purpose: Adopt a resolution authorizing the Human Resources/Risk Management Department to purchase difference in conditions coverage (i.e. earthquake insurance) for essential City facilities, including Fire Stations Nos. 61, 62, and 63, effective July 1, 2019, for one year. Associated cost in the amount of \$179,243 will be funded by the Public Liability Self-Insurance Fund.

Recommended Action: 1) Adopt a resolution authorizing the purchase of difference in conditions coverage (i.e. earthquake insurance) for essential City facilities; and 2) Authorize the City Manager to execute any necessary documents to bind coverage.

7. RESOLUTION AUTHORIZING THE DESTRUCTION OF CERTAIN RECORDS OF THE HUMAN RESOURCES/RISK MANAGEMENT DEPARTMENT

Purpose: Authorize the Human Resources/Risk Management Department to destroy records no longer required. There are no costs associated with this item.

Recommended Action: 1) Adopt a resolution authorizing the Director of Human Resources/Risk Management to destroy certain records of the Human Resources/Risk Management Department that are more than two years old and/or no longer required.

END OF CONSENT CALENDAR

NEW BUSINESS (8 - 15)

8. APPROVAL AND APPROPRIATION OF REVISIONS TO THE FISCAL YEAR 2019-20 ADOPTED BUDGET

Presented by Sung Hyun, Director of Finance

Purpose: Authorize the Finance Department to make revisions to the Fiscal Year 2019-20 Adopted Budget. Associated costs are incorporated into the revised Adopted Budget.

Recommended Action: 1) Approve and appropriate revisions to the Fiscal Year 2019-20 Adopted Budget.

9. RESOLUTION APPROVING PLANS AND SPECIFICATIONS, AND CONTRACT WITH MANLEY'S BOILER, LLC FOR THE POLICE DEPARTMENT WATER HEATER REPLACEMENT PROJECT

Presented by Jeff Townsend, Associate Engineer

Purpose: Authorize the Public Works Department to commence with the Police Department Water Heater Replacement Project per the resolution, approve plans and specifications, and award the contract to Manley's Boiler LLC. Associated costs in the amount of \$80,764 will be funded by the General Fund (Account No. 11-9806-190050).

Recommended Action: 1) Adopt a resolution approving plans and specifications for the Police Department Water Heater Replacement Project; 2) Award a contract to Manley's Boiler, LLC in the amount of \$73,422; 3) Authorize contingency funds in the amount of \$7,342 in the same purchase order; and, 4) Authorize the City Manager and the City Clerk to execute the contract.

10. PROFESSIONAL SERVICES AGREEMENT WITH DAVID VOLZ DESIGN LANDSCAPE ARCHITECTS, INC. FOR THE WHITAKER ELEMENTARY SCHOOL PARK IMPROVEMENTS PROJECT

Presented by Jeff Townsend, Associate Engineer

Purpose: Authorize the Public Works Department to enter into an agreement with David Volz Design Landscape Architects, Inc. to provide design services for the Whitaker Elementary School Park Improvements Project. Associated costs in the amount of \$153,257 will be funded by the undesignated Park in-Lieu Fund balance.

Recommended Action: 1) Approve a Professional Services Agreement with David Volz Design Landscape Architects, Inc. in the amount of \$153,257 for the Whitaker Elementary School Park 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 \$153,257 from the Park in-Lieu Fund for the design of this project.

11. RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR THE STORM DRAIN REPAIR AT AUTO CENTER DRIVE AND FULLERTON CREEK CHANNEL PROJECT AND APPROVE CONTRACT WITH NU-LINE TECHNOLOGIES, LLC.

Presented by Francisco Gutierrez, Associate Engineer

Purpose: Authorize the Public Works Department to hire a contractor to perform repairs to one 24-inch storm drain for the Storm Drain Repair at Auto Center Drive and Fullerton Creek Channel Project. This project will be funded by the Miscellaneous Sewer Improvements budget (Account No. 52-9806-490010).

Recommended Action: 1) Adopt a resolution approving plans and specifications for the Storm Drain Repair at Auto Center Drive and Fullerton Creek Channel Project; 2) Approve a contract with Nu-Line Technologies, LLC., in the amount of \$44,050 for the project; 3) Authorize contingency funds in the amount of \$4,400 in the purchase order; and, 4) Authorize the City Manager and the City Clerk to execute the contract.

12. RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND APPROVAL OF CONTRACT WITH ARAMEXX GROUP, INC. FOR BEACH BOULEVARD MEDIAN IMPROVEMENTS FROM LA PALMA AVENUE TO CRESCENT AVENUE PROJECT

Presented by Mina Mikhael, Assistant City Engineer

Purpose: Authorize the Public Works Department to commence the Beach Boulevard Median Improvements from La Palma Avenue to Crescent Avenue Project per the resolution, approve plans and specifications, and award the contract to Aramexx Group, Inc. Associated construction costs in the amount of \$546,321.50 will be funded from General Fund (Account No. 11-9806-190052) and One-Time General Fund revenues. Bid alternative electrical work in the amount of \$145,000 will be funded from One-Time General Fund revenues.

Recommended Action: 1) Adopt a resolution approving plans and specifications for the Beach Boulevard Median Improvements from La Palma Avenue to Crescent Avenue Project; 2) Award a contract to Aramexx Group Inc., in the amount of \$641,321.50; 3) Authorize contingency funds in the amount of \$50,000 in the same purchase order; 4) Authorize the City Manager and the City Clerk to execute the contract; and, 5) Approve a budget amendment in the amount of \$291,321.50 from One-Time General Fund revenues for this project; or, 6) alternatively, award a contract to Aramexx Group, Inc. in the amount of \$496,321.50, excluding the electrical portion of the project; and, 7) Approve a budget amendment in the amount of \$146,321.50.

13. RESOLUTION FOR MEASURE M2 CIRCULATION ELEMENT & MITIGATION FEE AND APPROVAL OF 2019-2020 M2 SEVEN-YEAR CAPITAL IMPROVEMENT PROGRAM

Presented by Mina Mikhael, Assistant City Engineer

Purpose: Authorize the Public Works Department to update capital improvement program to maintain M2 Program eligibility and adopt a resolution concerning the Circulation Element and Mitigation Fee Program to comply with OCTA requirements for future funding opportunities. There are no direct costs associated with this item.

Recommended Action: 1) Approve the Measure M2 Seven-Year Capital Improvement Program; 2) Adopt a resolution concerning the status and update of the Circulation Element and Mitigation Fee Program for the Measure M (M2) Program; 3) Authorize the City Clerk to certify the resolution adoption; and, 4) Authorize staff to submit the necessary documentation to the Orange County Transportation Authority (OCTA).

14. RESOLUTION FOR THE DECLARATION OF EMERGENCY FOR THE BUENA PARK NAVIGATION CENTER

Presented by Christopher G. Cardinale, City Attorney

Purpose: Authorize the Public Works Department to facilitate the development of the Caballero Navigation Center as expeditiously as possible to address existing health and safety concerns resulting from the 'homeless shelter crisis' in the community. There is no direct budget impact associated with this item.

Recommended Action:

1) That the City Council, based on substantial evidence, adopt a Resolution by fourth-fifths vote declaring an emergency and waiving competitive bidding requirements associated with the procurement of construction services for the Navigation Center proposed at 6490 Caballero Boulevard, Buena Park.

15. RESOLUTION APPROVING PRELIMINARY PLANS AND SPECIFICATIONS AND AWARD A CONTRACT WITH ABBOTT CONSTRUCTION FOR DEMOLITION WORK FOR THE NAVIGATION CENTER AT 6490 CABALLERO BLVD., AND APPROVE AN AGREEMENT WITH CRATE MODULAR FOR CONSTRUCTION DOCUMENTS AND MODULAR UNITS

Presented by Nabil S. Henein, P.E., Director of Public Works/City Engineer

Purpose: Approve plans and specifications for demolition work and execute professional service agreements for construction documents and modular units and demolition. Associated costs will be allocated from the Homeless Emergency Aid Program (HEAP) fund.

Recommended Action: 1) Adopt a resolution approving preliminary plans and specifications for demolition work for the Navigation Center located at 6490 Caballero Boulevard; 2) Approve an agreement with Abbott Construction for the project demolition work; 3) Approve an agreement with Crate Modular for construction documents and modular units for the Navigation Center located at 6490 Caballero Boulevard; 4) Authorize the City Manager and City Clerk to execute the agreements; and, 5) Approve a budget amendment in an amount to be specified in staff's oral report.

CALL TO ORDER 6 P.M.

PUBLIC HEARING (16)

16. CONSIDERATION OF EXTENDING THE MORATORIUM ON SHORT-TERM RENTALS

Presented by Christopher G. Cardinale, City Attorney

Purpose: Consideration of the City Council on an extension of the Moratorium on the operation of residential short-term rentals in the City. There is no direct budget impact associated with this item.

Recommended Action: 1) That the City Council conduct a public hearing, and thereafter adopt the attached Ordinance extending the City's moratorium on residential short-term rental facilities by ten (10) months and fifteen (15) days; or until to May 14, 2020.

MAYOR/CITY COUNCIL REPORTS & CALENDAR

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

RECESS

STUDY SESSION (17 - 23) (Reconvene in the Council Chamber)

17. **DISCUSS AND PROVIDE DIRECTION REGARDING THE TRAFFIC CONDITIONS ON BEACH BOULEVARD AT THE SOUTHBOUND INTERSTATE-5 FREEWAY ON-RAMP**
Presented by: Nader M. Alqam, Assistant Engineer

18. **DISCUSS AND PROVIDE DIRECTION REGARDING A COMPREHENSIVE REMODEL AND CHANGE OF USE OF THE COMMONWEALTH AIRPORT INN FROM A MOTEL TO PERMANENT SUPPORTIVE HOUSING (PSH) FOR THE HOMELESS AND A PROPOSED 2,650-SQ. FT. OFFICE ADDITION**
Presented by: Swati Meshram, PhD, AICP, LEED AP, Senior Planner

19. **DISCUSS AND PROVIDE DIRECTION REGARDING PARKING RESTRICTION AND PROHIBITION POLICY**
Presented by: Norm Wray, Senior Engineering Technician

20. **DISCUSS AND PROVIDE DIRECTION REGARDING THE CITY'S FAT, OIL, AND GREASE (FOG) CONTROL FEES**
Presented by: Joe Hunt, Acting Management Analyst

21. **DISCUSS AND PROVIDE DIRECTION REGARDING PUBLIC ART IN CROSSWALKS**
Presented by: Jim Box, Community Services Director

22. **CITY MANAGER REPORT**

23. **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. 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, and uploaded to the City of Buena Park website www.buenapark.com.

Date Posted: June 20, 2019

Adria M. Jimenez, MMC, City Clerk