

REGULAR MEETING  
CYPRESS CITY COUNCIL  
May 22, 2017  
5:30 P.M.

A regular meeting of the Cypress City Council was called to order at 5:33 p.m. by Mayor Morales in the Executive Board Room, 5275 Orange Avenue, Cypress, California.

**ROLL CALL**

Cypress City Council, also acting as the Ex-Officio Governing Board of Directors of the Cypress Recreation and Park District

Mayor Paulo Morales  
Mayor Pro Tem Jon Peat  
Council Member Stacy Berry  
Council Member Rob Johnson  
Council Member Mariellen Yarc

**STAFF PRESENT**

City Manager Peter Grant (arrived at 6:30 p.m.)  
City Attorney Anthony Taylor  
Director of Finance and Administrative Services Matt Burton  
Director of Community Development Doug Dancs  
Director of Recreation and Community Services June Liu  
Police Commander Steven Ramsey  
City Engineer Kamran Dadbeh  
Assistant Director of Finance and Administrative Services Donna Mullally  
Senior Management Analyst Alisha Farnell  
City Clerk Denise Basham

**ORAL COMMUNICATIONS** (Limited to 30 minutes – three minutes per speaker, unless extended by the City Council)

None.

**WORKSHOP SESSION**

The Director of Community Development stated that the City Council would be presented with a workshop on the Fiscal Year 2017-18 Proposed Seven Year Capital Improvement Program.

The Director of Community Development stated the forecasted spending for next year would be approximately \$8.4 million and \$41.5 million over the seven year period and include approximately 22 projects. He indicated that street projects include 48 lane miles of paving and parkway projects such as Valley View Street median restoration at a cost of approximately \$1.6 million. He spoke regarding the effects of the drought and indicated that drought tolerant plants would be planted on Valley View Street instead of grass in order to match the Cypress Land corridor improvements.

Council Member Johnson asked if any residents had contacted the City concerning the dead grass.

The Director of Community Development responded no, and clarified that dead grass has been accepted as part of the recent droughts and that the trees are still surviving.

Council Member Berry asked if future plans include drip irrigation.

The Director of Community Development responded in the affirmative.

The Director of Community Development stated that sewer pipe interior relining would be reduced by \$200,000 due to the unnecessary external design, and indicated that slightly less than one mile of piping would be done next fiscal year.

Council Member Yarc asked about the future plans of Orange County Sanitation District trenching in the City.

The Director of Community Development stated that the City would not incur any cost for the Orange County Sanitation District trenching, and that the proposed trenching would have to go through the City Council approval process, as well as City permits. He stated that the project would include soil testing, pipe flow, and lane closures.

The Director of Community Development stated that traffic signal projects include a traffic signal battery backup system for power outages and replacement traffic signal cabinets.

Council Member Johnson asked about the two newest flashing beacons.

The Director of Community Development responded that the Traffic Commission would evaluate the operation of the flashing beacons.

Council Member Berry asked about other traffic signal battery backup systems.

The Director of Community Development responded that there is a battery backup system at Valley View Street and Katella Avenue.

The Director of Community Development stated that \$250,000 is allocated for storm drain projects that include State permit required filtration devices and that the Myra Avenue Pump Station would be analyzed for a box for future project consideration.

The Director of Community Development indicated that public facility projects include HVAC replacement in the Council Chambers and at the Civic Center. He stated that the Police Department remodel and design would cost approximately \$700,000 for the design and approximately \$4 million for the construction. He indicated that 50 percent of the project would be Federally funded through the Narcotics Assets Seizure Fund and would include the relocation and reconfiguration of offices. He stated that this project would be presented to the City Council separately.

Council Member Berry asked about the \$725,000 design cost for the Police Department remodel and asked if there would be City Council input before finalizing costs.

The Director of Community Development responded in the affirmative, and clarified that there would be a Request for Proposals (RFP) process.

The Director of Community Development stated that Recreation and Park projects include Mackay Park construction with the ribbon cutting to be held in October and a walkthrough on Monday, June 5. He indicated that the Parks and Facilities Condition Assessment Study is in its final stages and would be presented to the City Council once it is finalized. He stated Parks and Facilities Condition Assessment Study projects for Fiscal Year 2017-18 include approximately \$700,000 for the Senior Citizens Center HVAC and approximately \$400,000 for the Senior Citizens Center roof repairs, and that the Senior Citizens Center skylight roof repair would be needed by Fiscal Year 2018-19. He stated that Americans with Disabilities Act (ADA) improvements at Veterans Park and Willow Park would be approximately \$320,000, as well as restroom and shade shelter improvements at Willow Park.

Council Member Berry asked about the park ADA improvements.

The Director of Community Development responded that park ADA improvements include sidewalk and play area access, as well as rubberized surfacing in the play equipment areas.

Council Member Berry asked if the ADA requirements are new.

The Director of Community Development stated that the ADA requirements are existing and new.

Council Member Berry asked about the ADA compliance deadline.

The Director of Community Development responded that there is no ADA compliance deadline only that the City must have a planned compliance.

The Director of Community Development spoke of budgetary challenges that include local street paving and concrete improvements. He stated that there are no budget changes in Fiscal Year 2017-18 for local street paving and that the current budget reflects \$800,000 in the General Fund and \$300,000 in Measure M funding. He indicated that the budget amount could be decreased to \$500,000 for future years with a reduction in street conditions from a very good condition to a good condition, and remain structurally sound. He stated that the slurry seal schedule would be done every seven to nine years.

Council Member Johnson asked about the Grindlay Street condition category.

The Director of Community Development stated that Grindlay Street south of Oxford Academy is categorized in the low 80's and the new pavement south of that location is categorized in the mid 90's.

Mayor Morales asked when the streets would be sealed with tar.

The Director of Community Development indicated that when street cracks are separated, crack seal would be done in order to prevent water absorption and that a seal coat would be done to prevent the initial pavement layer from becoming brittle or oxidizing.

Mayor Morales asked if that repair process would be categorized as very good.

The Director of Community Development replied that streets would be in a good category and that the same repair process could be used for fair category streets.

The Director of Community Development spoke regarding concrete improvements and what had been done historically within the last 10 years including concrete repairs and tree replacements to deter uprooting. He stated that approximately 98 percent of sidewalk ramps in the City have been replaced and that concrete is sustainable.

The Director of Community Development spoke regarding Senate Bill 1 and that the City would receive approximately \$1 million per year. He indicated that SB 1 includes a maintenance of effort and requires a review of the City's previous three years' spending. He stated that the Fiscal Year 2017-18 Proposed Seven Year Capital Improvement Program is approximately \$42 million.

Council Member Yarc asked about spending done during the past seven year period.

The Director of Community Development responded that the past seven year period budget was \$1.8 million in local street paving and \$3.3 million in concrete for a total of \$5.1 million for use on other projects.

Council Member Johnson asked if future projects could be changed at a later date.

The Director of Community Development responded in the affirmative, and clarified that the projects are accepted for one fiscal year and the remaining six years is a planning tool.

Council Member Berry asked about the tree planting program.

The Director of Community Development responded that some tree planting would be done as part of the new concrete program.

Council Member Johnson asked if the tree planting would only be on the parkways.

The Director of Community Development indicated that there would be overall tree plantings and that many arterial tree plantings have already been done.

Council Member Yarc asked about the increased costs compared to Fiscal Years 2015-16 and 2016-17.

The Director of Community Development responded that the Myra Avenue storm drain boxes and pump stations were expensive budgetary items.

Council Member Yarc asked about the budget for Mackay Park.

The Director of Community Development stated that Mackay Park was previously budgeted and would be carried over, and awarded and spent in Fiscal Year 2016-17.

Council Member Yarc asked about the park improvements budget.

The Director of Community Development responded that park improvements are allocated in the Park Fund Balance.

Mayor Pro Tem Peat asked about the potential Boys and Girls Club of Cypress Teen Center project.

The Director of Community Development responded that the Boys and Girls Club of Cypress project is not a budgeted item, as costs are being sought with consideration to prevailing wage. He stated that this item would require City Council consideration.

### **CLOSED SESSION**

The City Attorney reported that the City Council would be meeting in Closed Session regarding Conference with Real Property Negotiators, pursuant to Government Code Section 54956.8, Real Property Identified by APN Numbers 241-091-22 through 26, Inclusive, 13.329 Acres Located at the Northwest Corner of Katella Avenue and Winners Circle, Parties Negotiating With: Shea Properties, Negotiating Party: City Manager, Under Negotiation: Price and Terms of Payment.

At 6:10 p.m., the Mayor recessed the meeting.

### **RECONVENE**

The 7:00 p.m. session of the City Council meeting was called to order at 7:03 p.m. by Mayor Morales.

### **ROLL CALL**

Cypress City Council, also acting as the Ex-Officio Governing Board of Directors of the Cypress Recreation and Park District

Mayor Paulo Morales  
Mayor Pro Tem Jon Peat  
Council Member Stacy Berry  
Council Member Rob Johnson  
Council Member Mariellen Yarc

### **STAFF PRESENT**

City Manager Peter Grant  
City Attorney Anthony Taylor  
Director of Finance and Administrative Services Matt Burton  
Director of Community Development Doug Dancs  
Director of Recreation and Community Services June Liu  
Police Commander Steven Ramsey  
City Engineer Kamran Dadbeh  
Information Systems Manager Adrian Smith  
Senior Management Analyst Alisha Farnell  
City Clerk Denise Basham

**PLEDGE OF ALLEGIANCE** The Pledge of Allegiance was led by Council Member Berry.

**INVOCATION** The invocation was given by Pastor Gene Pietrini, Cottonwood Church.

**REPORT OF WORKSHOP AGENDA/CLOSED SESSION**

The Mayor asked for the report of the Workshop and Closed Session Agenda items discussed earlier in the evening.

The City Attorney reported that the City Council met in Workshop Session regarding the Fiscal Year 2017-18 Proposed Seven Year Capital Improvement Program. He stated that the matter was discussed with the City Council.

The City Attorney reported that the City Council met in Closed Session regarding Conference with Real Property Negotiators, pursuant to Government Code Section 54956.8, Real Property Identified by APN Numbers 241-091-22 through 26, Inclusive, 13.329 Acres Located at the Northwest Corner of Katella Avenue and Winners Circle, Parties Negotiating With: Shea Properties, Negotiating Party: City Manager, Under Negotiation: Price and Terms of Payment. He stated that no reportable action was taken.

No other action was taken in Closed Session, nor was any solicited.

**ORAL COMMUNICATIONS** (Limited to 30 minutes – three minutes per speaker, unless extended by the City Council)

Mayor Morales asked anyone who wished to speak on any topic not included on the meeting Agenda to come forward.

Sue Douglas, Cypress, spoke regarding the Los Alamitos Race Course Ad-Hoc Committee.

Alexandria Coronado, Cypress, spoke regarding the designation of the Council Chambers as a historical site.

**CONSENT CALENDAR**

All matters listed on the Consent Calendar are to be approved with one motion unless a Council Member requests separate action on a specific item.

Council Member Yarc requested Agenda Item No. 7 be pulled from the Consent Calendar.

It was moved by Council Member Johnson and seconded by Mayor Pro Tem Peat, to approve Consent Calendar Items No. 1 through 6 and 8 through 10.

The motion was unanimously carried by the following roll call vote:

AYES: 5 COUNCIL MEMBERS: Berry, Johnson, Yarc, Peat and Morales  
 NOES: 0 COUNCIL MEMBERS: None  
 ABSENT: 0 COUNCIL MEMBERS: None

**Item No. 1: Approve Minutes – Meeting of May 8, 2017**

**Recommendation:** Approve as submitted.

**Item No. 2: Introduce and/or Adopt All Ordinances and Resolutions Presented for Consideration by Title Only and to Waive Further Reading**

**Item No. 3: Accept the 2016-17 Public Safety Realignment Act Grant**

Recommendation:

- 1. Accept a \$12,626.44 Public Safety Realignment Act Grant;
- 2. Appropriate \$12,627 in the General Fund Grants Program; and
- 3. Increase estimated revenues by \$12,627 in the General Fund Grants Program.

**Item No. 4: Amend Cooperation Agreement for Community Development Block Grants (CDBG) and Home Investments Programs (HOME)**

Recommendation:

- 1. Approve the resolution confirming Cypress' continued participation in the Urban County CDBG and HOME Programs for Fiscal Years 2018 – 2020; and
- 2. Authorize the City Manager to sign Amendment Four to the Cooperation Agreement.

Resolution No. 6615

A Resolution of the City Council of the City of Cypress, Approving the City's Participation in the Housing and Community Development Block Grant and Home Programs With the County Of Orange

**Item No. 5: Approve Antenna Facilities on Four Southern California Edison Street Light Poles – Design Review Committee Permit No. 3093**

Recommendation: Approve Design Review Committee Permit No. 3093m, subject to the attached conditions.

Resolution No. 6616

A Resolution of the City Council of the City of Cypress, Approving Design Review Committee Permit No. 3093 - With Conditions

**Item No. 6: Approve Revised Conditions of Approval for Screening Trees at the 67 Unit Apartment Project at 4552 Lincoln Avenue - Design Review Committee Permit No. 3036**

Recommendation: Approve the revised conditions of approval regarding screening trees.

Resolution No. 6617

A Resolution of the City Council of the City of Cypress, Approving Revised Conditions of Approval for Design Review Committee Permit No. 3036 - With Conditions

**Item No. 8: Receive and File the Technology Master Plan for FY 2017-18 through FY 2021-22**

Recommendation: Receive and file the attached Technology Master Plan for FY 2017-18 through FY 2021-22.

**Item No. 9: Receive and File the Investment Report for the Month Ended April 30, 2017**

Recommendation: Receive and file the attached investment report.

**Item No. 10: Approve Register of Warrants, Electronic Funds Transfers and Wires Issued for the Period of May 1, 2017 through May 12, 2017**

Recommendation: Approve the attached payment register summarized below for the period of May 1, 2017 through May 12, 2017:

- Warrants 42449 through 42596
- Electronic Funds Transfers 2787 through 2873
- Payroll Wire W1333 through W1334

**Regarding Item No. 7: Authorize the Purchase of Two Replacement Street Sweepers,** Council Member Yarc asked for a comparison of the purchase of two street sweepers versus contracting out for the services.

The City Manager stated that the City street sweeping schedule of mornings-only is less expensive than contracting out for services and would allow the Public Works staff to be deployed to other City services in the afternoon. He stated approximately \$500,000 of restricted funding from the Air Quality Management District (AQMD) designed to convert the City fleet to alternative fuels would be used, with approximately \$100,000 from the City General Fund. He spoke regarding future wage increase impacts, and indicated that there would still be an ability to contract out for services.

It was moved by Council Member Johnson and seconded by Mayor Pro Tem Peat, to authorize the City Manager to execute the cooperative purchasing contract with Houston-Galveston Area Council to purchase two street sweepers for \$659,646 from Mar-Co Equipment Company through their cooperative purchasing program.

The motion was unanimously carried by the following roll call vote:

AYES: 5 COUNCIL MEMBERS: Berry, Johnson, Yarc, Peat and Morales  
 NOES: 0 COUNCIL MEMBERS: None  
 ABSENT: 0 COUNCIL MEMBERS: None

**NEW BUSINESS**

**Item No. 11: Discuss and Provide Direction Regarding the Fiscal Year 2017-18 Proposed Budget**

The Director of Finance and Administrative Services provided background information on this item. He stated that one change to the Fiscal Year 2017-18 Budget is an additional \$5,000 for the City's participation in the Orange County Task Force on Drowning Prevention.

Council Member Berry asked about the forecast of the 13 acre development.

The Director of Finance and Administrative Services stated that the five-year budget forecast does not include the 13 acre development as revenues are difficult to predict.

Council Member Yarc asked about the park assessment study and its effects on the budget.

The Director of Finance and Administrative Services stated that supplemental appropriations could be made anytime throughout the fiscal year.

The City Manager indicated that in the first year of the Capital Improvement Project budget some of the projects that were identified in the facility condition assessment are already programmed. He stated that no action is necessary unless the City Council wished to make changes.

**Item No. 12: Receive and File the Strategic Plan Six-Month Objectives Update**

The City Manager provided background information on this item.

Mayor Pro Tem Peat requested that additional emphasis be placed on generating revenues.

The City Manager responded in the affirmative, and stated that new objectives would be included in future Strategic Plans.

It was moved by Council Member Johnson and seconded by Council Member Berry, to receive and file the strategic plan six-month objectives update.

The motion was unanimously carried by the following roll call vote:

AYES: 5 COUNCIL MEMBERS: Berry, Johnson, Yarc, Peat and Morales  
 NOES: 0 COUNCIL MEMBERS: None  
 ABSENT: 0 COUNCIL MEMBERS: None

**ORAL COMMUNICATIONS** (Five minutes per speaker, unless extended by the City Council)

None.

**COUNCIL MEMBER REPORTS AND REMARKS**

Mayor Morales requested reports from the Council Members on their respective committee assignments.

**Council Member Yarc:**

Attended the Cypress Police Foundation Appreciation Luncheon. Attended the Youth Action Committee Recognition. Attended a State Convention for the California Federation of Woman's Clubs. Attended the Cypress College Scholarship Awards.

**Council Member Berry:**

Attended the Cypress Chamber of Commerce Networking Breakfast. Attended an Orange County Vector Control District meeting. Attended the Soroptimist of Cypress Awards Ceremony. Attended the Cypress Police Foundation Appreciation Luncheon. Attended a Library Advisory Board meeting. Volunteered at the Mother's Day Luncheon at the Cypress Senior Citizens Center. Participated in a League of California Cities Board meeting. Attended a Cypress Children's Advocacy Council meeting. Attended a Woman's Club of Cypress Board meeting. Attended an Orange County Vector Control Board meeting.

**Mayor Pro Tem Peat:**

Participated in the Cypress Chamber of Commerce Golf Tournament. Attended the Cypress Police Foundation Appreciation Luncheon. Attended the LT Foods America Appreciation Dinner. Participated in the Cypress Police Department Submunition Training Exercise. Attended a West-Comm Board meeting. Met with members of SCORE.

**Mayor Morales:**

Participated in the Cypress Chamber of Commerce Golf Tournament. Met with command staff at the Joint Forces Training Base and the cities of Los Alamitos and Seal Beach regarding the Fourth of July Fireworks Celebration. Attended the Cypress Police Foundation Appreciation Luncheon. Attended a scholarship fundraiser for St. John Bosco High School.

**CITY MANAGER REMARKS**

The City Manager spoke of the Memorial Day event at Cypress Forest Lawn on May 29, 2017.

Council Member Yarc spoke regarding the Cypress College Softball Team State Championship.



The City Manager indicated that the Cypress College Diving Team won the State Championship and one of their golfers won the individual State title.

**ADJOURNMENT**

Mayor Morales adjourned the meeting in memory of Stanislaus County Sheriff Deputy Jason Garner and Community Service Officer Raschel Johnson at 7:36 p.m. to an adjourned Regular Meeting, to be held on Monday, June 12, 2017, beginning at 5:30 p.m. in the Executive Board Room.

  
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MAYOR OF THE CITY OF CYPRESS

ATTEST:

  
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CITY CLERK OF THE CITY OF CYPRESS