

REGULAR MEETING
CYPRESS CITY COUNCIL
July 10, 2017
5:00 P.M.

A regular meeting of the Cypress City Council was called to order at 5:02 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
City Attorney Anthony Taylor
Director of Community Development Doug Dancs
Director of Recreation and Community Services June Liu
Assistant Director of Finance and Administrative Services Donna Mullally
City Engineer Kamran Dadbeh
Senior Civil Engineer Nick Mangkalakiri
Public Works Superintendent Kirk Streets
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 concerning the Parks and Facilities Condition and Utilization Assessment Study, and introduced Zachary Mueting, Consultant, RJM Design Group. He stated that Mr. Mueting would speak regarding the process and study results, and that approximately \$4 million is available in reserves for park projects and up to \$500,000 to \$700,000 per year for Capital Improvement Projects (CIP). He indicated that up to \$1 million may be available from the Barton Place Development.

Mr. Mueting indicated that the study included an assessment of current facility conditions, analysis of demographics, telephone surveys, focus groups, community workshops, and sports organization surveys.

Mr. Mueting stated that current and future demographics would be considered, and that City facilities are currently in fair to good condition. He indicated that consideration was given to how the community recreates and that it was determined that 93 percent of phone survey respondents were very or somewhat satisfied with the City's recreation facilities. He stated the program survey results reflected that 92 percent of respondents were very or somewhat satisfied with City programs.

Mr. Mueting indicated that trail development and connectivity was a high priority and that there is a clear balance of sports facilities. He stated that there is a need for soccer facilities that is currently handled through school joint use agreements. He stated that the study revealed a demand for ballfields, of which the City has already taken care of.

Mayor Morales asked what the study revealed about ballfield needs.

Mr. Mueting responded that in 2016 there was a need for 4.5 ballfields, with a deficit of .5 ballfields.

Council Member Johnson asked if the fields would be coed.

Mr. Mueting responded that the ballfield survey included all participants. He stated that all soccer fields, indoor volleyball, and indoor basketball are part of the school joint use agreements.

Mr. Mueting stated that the estimated park reconfigurations would be approximately \$600,000 per acre and that Arnold/Cypress Park is 13.67 acres which would equate to \$8.2 million and Oak Knoll Park is 20.92 acres which would equate to \$12.55 million. He reviewed the two potential reconfiguration scenarios for Oak Knoll Park and Arnold/Cypress Park, and stated that they reflect an analysis of what could be done.

Council Member Johnson asked if there would be a concession area near the main ballfield.

Mr. Mueting responded no, and clarified that the existing facilities in the north end of the park would not be modified and that various elements could be woven into the potential reconfiguration.

Mr. Mueting stated that Scenario 2 included additional parking stalls and a new soccer field overlay with lights, a new community building with restrooms and concessions, and lighted ballfields. He stated that a new maintenance facility would be on the north end of the site.

Council Member Johnson asked if the north field of Scenario 2 is more favorable for boy's baseball than girl's softball.

Mr. Mueting replied that the field could accommodate a 300 foot ballfield and satisfy either baseball or softball.

Council Member Johnson asked if there would be fencing.

Mr. Mueting responded no.

Mr. Mueting stated that the next step in the renovations would be to do a design development review to aide with potential costs.

Mr. Mueting reviewed the Oak Knoll Park potential reconfigurations Scenario 1, and stated that it would include additional bleachers and lights, as well as a centralized walkway for concessions and restrooms, two expanded parking lots, and the elimination of a basketball court, walking path and one ballfield. He stated that the existing Community Center and volleyball courts would remain.

Council Member Berry asked about the added parking in the potential reconfigurations and if the parks' parking accommodations are currently insufficient.

Mr. Mueting responded that parking requirements increase with soccer and ballfield play.

Mr. Mueting reviewed the Oak Knoll Park potential reconfigurations Scenario 2, and stated that it would include two soccer field overlays with lights, the addition of expanded parking in the north parking lot, lights for all ballfields, and elimination of one picnic shelter and the exercise equipment.

Mayor Pro Tem Peat asked about the soccer field and if the fencing would need to be removed.

Mr. Mueting responded in the affirmative.

Mr. Mueting spoke regarding the dog park analysis and that all existing facilities were examined. He stated that it would require one or more acres and that no suitable locations were determined based on proximity to residential areas and inadequate noise buffers. He stated that a dog park would displace existing amenities.

Mayor Morales asked if noise buffers would consist of distance and/or space.

Mr. Mueting responded in the affirmative.

Mayor Morales asked about the potential cost of a dog park.

Mr. Mueting responded he would provide the Director of Community Development with dog park cost information, and stated that it would include facility maintenance.

Mr. Mueting stated that Cypress has a balanced field capacity and makeup, and that consideration should be given for preservation of such. He indicated that there should be continued evaluation of programs.

Council Member Johnson spoke regarding the need for increased ballfields.

Mayor Pro Tem Peat clarified that in 2016 there was a need for 4.5 baseball fields and a need for 3.8 softball fields.

The Director of Community Development stated that there is approximately \$4 million in reserves for park projects and up to \$500,000 to \$700,000 per year for CIP. He stated that condition deficiencies total approximately \$6.7 million including \$1.8 million for the Senior Citizens Center improvements that include air conditioner replacement and roofing. He indicated that the next two years reflect \$2.3 million in CIP funding that include Veterans and Willow Park improvements, Americans with Disabilities (ADA) modifications, and parking lot seal coats. He stated that the study provides a tool for staff and the City Council for future improvements, and that staff would return to the City Council with a mid-year update.

Council Member Johnson asked how park usage was determined in the study.

The Director of Community Development replied that the study is based on condition deficiencies, not utilization, and that all parks basically age the same.

Council Member Johnson asked about available and accessible parking at the parks.

The Director of Community Development stated that the City Council could request that additional parking be explored.

The Director of Recreation and Community Services responded that most parks were originally designed as neighborhood parks to serve nearby residents.

Mayor Pro Tem Peat asked why Arnold/Cypress Park was not listed as one of the busiest parks in the study and how utilization could be increased.

Council Member Johnson commented on the Arnold/Cypress Park amenities and that the potential reconfiguration could entice more park attendees.

Council Member Berry asked if the \$6.6 million CIP funding includes ADA modifications.

The Director of Community Development responded in the affirmative.

Council Member Berry asked about State ADA requirements.

The Director of Community Development responded that a transition plan is required that includes a proven effort for future ADA replacements.

Mayor Morales asked if the Recreation and Community Services Department has a facility wish list.

The Director of Recreation and Community Services spoke regarding future City demographic and ethnicity changes, and the necessity to balance the community needs and interests. She stated that Arnold/Cypress Park is the second largest park in the City with more amenities than most parks, and updating its amenities would increase park attendance.

Mayor Pro Tem Peat asked about the demand for restrooms at parks that currently do not have them.

The Director of Recreation and Community Services indicated that the study reflected the community's desire for park restrooms.

Council Member Johnson asked about the Veterans Park pavilion reservations.

The Director of Recreation and Community Services responded that the Veterans Park pavilion is reserved on a 100 percent basis and may be reserved by Cypress residents only, 15 months in advance for a \$25 permit fee.

Council Member Johnson asked about the Oak Knoll Park pavilion.

The Director of Recreation and Community Services stated that the Oak Knoll Park pavilion is available only on a first come, first served basis.

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.

The City Attorney reported that the City Council would be meeting in Closed Session regarding Conference with Labor Negotiator, pursuant to Government Code Section 54957.6, Agency Negotiators: Peter Grant and Matt Burton, Employee Groups:

- Executive Management
- Mid-Management

At 5:47 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
Chief of Police Rodney Cox
Director of Community Development Doug Dancs
Director of Recreation and Community Services June Liu

Assistant Director of Finance and Administrative Services Donna Mullally
 City Engineer Kamran Dadbeh
 City Planner Doug Hawkins
 Senior Civil Engineer Nick Mangkalakiri
 Public Works Superintendent Kirk Streets
 Assistant Planner Judy Aquino
 Human Resources Administrator Regina Nguyen
 Senior Management Analyst Alisha Farnell
 City Clerk Denise Basham

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

INVOCATION The invocation was given by Pastor Ray Huab, Cottonwood Church.

REPORT OF WORKSHOP AGENDA/CLOSED SESSION

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

The City Attorney reported that a Workshop Session was held regarding the Parks and Facilities Condition and Utilization Assessment Study. He stated that the matter was discussed and direction received.

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 the item was discussed, direction was received, and no reportable action was taken.

The City Attorney reported that the City Council met in Closed Session regarding Conference with Labor Negotiator, pursuant to Government Code Section 54957.6, Agency Negotiators: Peter Grant and Matt Burton, Employee Groups:

- Executive Management
- Mid-Management

He stated that no reportable action was taken.

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

PRESENTATIONS

The City Clerk administered the Loyalty Oath and presented Certificates of Appointment to newly-appointed Commissioners Ashley Baker, Nettie Bryan, Gincy Heins, Robert Sittman, and Sherre Yurenko.

Mayor Morales recognized and presented Certificates of Appreciation to the following outgoing Commissioners: Pat O'Toole, Recreation and Community Services Commission, Kenneth Lynch, Senior Citizens Commission, and Judy Wagner, Senior Citizens Commission.

Mayor Morales presented a Certificate of Special Recognition to Paula and Wes Johnson.

Mayor Morales presented Certificates of Special Recognition to the Cypress College Girls Softball Team for its California Community College Athletic Association (CCCAA) State Championship, Cypress College Diver Alejandra Gomez on her CCCAA State Championship on the 3M board, and Cypress College Golfer Dylan Hall on his individual State Title.

The Chief of Police introduced Police Commander Chris Revere and Police Services Officer Diana Martinez.

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.

Anne Hertz, Boys and Girls Club of Cypress, spoke regarding Agenda Item No. 13.

David Frias, Boys and Girls Club of Cypress, spoke regarding Agenda Item No. 13.

Hoi Yin, Sierra Club, spoke regarding a new trash policy in California.

Ed Kraemer, Cypress, spoke regarding Agenda Item No. 16.

David Rose, Cypress, spoke regarding Agenda Item No. 16.

PUBLIC HEARINGS

Public comments – five minutes per speaker, unless extended by the City Council.

Council Members should disclose communications with anyone relevant to a Public Hearing

Item No. 1: Approve a Parking Lot North of 10775 Business Center Drive and 6401-6431 Global Drive – Conditional Use Permit No. 3097

The Assistant Planner provided background information on this item.

The applicant, Jeff Kindness, stated that he agreed with the conditions of approval.

The public hearing was opened.

The public hearing was closed.

It was moved by Council Member Yarc and seconded by Council Member Johnson, to approve Conditional Use Permit No. 3097, subject to the attached conditions.

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 |

Resolution No. 6634

A Resolution of the City Council of the City of Cypress
Approving Conditional Use Permit No. 3097 - With Conditions

Item No. 2: Public Hearing to Consider the Renewal of Cypress Corporate Center Landscape Maintenance District No. 1

The City Engineer provided background information on this item.

The public hearing was opened.

The public hearing was closed.

It was moved by Council Member Berry and seconded by Mayor Pro Tem Peat, to adopt the attached Resolution ordering the renewal of Cypress Corporate Center Landscape Maintenance District No. 1 for FY 2017-18, pursuant to the Landscaping and Lighting Act of 1972.

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

Resolution No. 6635

A Resolution of the City Council of the City of Cypress, California, Ordering the Renewal of the Cypress Corporate Center Landscape Maintenance District No. 1 for Fiscal Year 2017-18, Pursuant to the Landscaping and Lighting Act of 1972, and Confirming the Diagram and Assessment Thereof

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.

It was moved by Council Member Johnson and seconded by Council Member Berry, to approve Consent Calendar Items No. 3 through 12.

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. 3: Approve Minutes – Meeting of June 26, 2017

Recommendation: Approve as submitted.

Item No. 4: Introduce and/or Adopt All Ordinances and Resolutions Presented for Consideration by Title Only and to Waive Further Reading

Item No. 5: Accept a Department of Alcoholic Beverage Control Education and Enforcement Grant

Recommendation:

1. Adopt a Resolution accepting \$31,297 in Grant Assistance Program (GAP) funds from the Department of Alcoholic Beverage Control; and
2. Increase revenues in the General Fund Grants fund for FY 2017-18 by \$31,297; and
3. Appropriate \$31,297 in the General Fund Grants fund Police program for FY 2017-18; and
4. Decrease appropriations by \$12,198 in the General Fund for personnel costs transferred to the General Fund Grants fund; and
5. Authorize the City Manager to sign grant materials.

Resolution No. 6636

A Resolution of the City Council of the City of Cypress, California, Modifying the Adopted Budget for Fiscal Year 2017-18 to Accept \$31,297 in Grant Assistance Program Funds Administered by the California Department of Alcoholic Beverage Control

Item No. 6: Approve the Urban Area Security Initiative Sub-Recipient AgreementRecommendation:

1. Approve the Fiscal Year 2016 Urban Area Security Initiative (UASI) Sub-Recipient Agreement; and
2. Authorize the City Manager to execute the UASI documents.

Item No. 7: Approve the Purchase of Six Police Replacement Vehicles

Recommendation: Authorize the purchase of six replacement police vehicles for \$197,405 from Wondries Fleet Group via National Auto Fleet Group.

Item No. 8: Approve Plans and Specifications and Award Contracts for the Annual Concrete Rehabilitation, Project 193Recommendation:

1. Approve Plans and Specifications for the Annual Concrete Rehabilitation, Project 193; and
2. Award a contract in the amount of \$446,841 to CT&T Concrete Paving, Inc. for the Annual Concrete Rehabilitation, Project 193, and authorize a contingency of \$67,026; and
3. Approve a Task Order for Construction Inspection Services to Vali Cooper and Associates, Inc., for \$59,340, and authorize a contingency of \$8,901.

Item No. 9: Accept Annual Slurry Seal, Project 177

Recommendation: Accept the Annual Slurry Seal, Project 177, in the final amount of \$676,806, and approve the final retention payment of \$33,840.30 to American Asphalt South, Inc.

Item No. 10: Accept Sewer Rehabilitation, Project 150

Recommendation: Accept the Sewer Rehabilitation, Project 150, in the amount of \$507,120, and approve the final retention payment of \$25,356 to Sancon Technologies, Inc.

Item No. 11: Establish Salary for Confidential and Temporary Part-Time PositionsRecommendation:

1. Adopt a Resolution amending Resolution 6590 to establish salary ranges for Confidential positions; and
2. Adopt a Resolution amending Resolution 6623, modifying the hourly pay range schedule for Temporary Part-Time and Seasonal Employees.

Resolution No. 6637

A Resolution of the City Council of the City of Cypress, and Acting as Ex-Officio Governing Board of Directors of the Cypress Recreation and Park District, Amending Resolution No. 6590 Establishing Salary Ranges for Confidential Positions

Resolution No. 6638

A Resolution of the City Council of the City of Cypress, and Acting as Ex-Officio Board of Directors of the Cypress Recreation and Park District, Amending Resolution No. 6623 Establishing Hourly Pay Ranges for Temporary Part-Time and Seasonal Positions

Item No. 12: Approve Register of Warrants, Electronic Funds Transfers and Wires Issued for the Period of June 12, 2017 through June 23, 2017

Recommendation: Approve the attached payment register summarized below for the period of June 12, 2017 through June 23, 2017:

- Warrants 42897 through 43054
- Payroll Wire W1337

NEW BUSINESS

Item No. 13: Approve in Concept Expansion of the Boys & Girls Club Building at 10161 Moody Street

The Director of Community Development provided background information on this item.

Council Member Berry asked if the proposed teen center would have its own entrance.

The Director of Community Development stated that it is the intent for the proposed teen center to have its own entrance, as well as access from within the club.

Council Member Berry asked about the entrance inside of the club.

The Director of Community Services indicated that the inside entrance would be walled off with a door.

Council Member Berry asked if this concept is the most economically viable expansion.

Anne Hertz, Boys and Girls Club of Cypress, responded in the affirmative, and stated that a modular building would be too costly.

Council Member Berry asked if the City Council would approve the final design.

The Director of Community Development responded in the affirmative, and clarified that the Club would work with staff on the lease agreement and permitting process.

It was moved by Mayor Pro Tem Peat and seconded by Council Member Berry, to approve in concept the expansion of the existing Boys & Girls Club to serve as a teen center.

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. 14: Award a Design Contract for the Valley View Median Restoration

The Director of Community Development provided background information on this item.

Council Member Yarc asked how the contract amount was determined.

The Director of Community Development stated that \$95,000 is for the design contract.

Council Member Yarc asked about the size of the project.

The City Manager stated that the project would cover all of the City median.

Council Member Yarc asked about the construction cost.

The Director of Community Development stated that the construction cost is estimated to be approximately \$1.2 million.

Council Member Yarc asked if the construction cost is budgeted.

The Director of Community Development responded in the affirmative.

Council Member Berry spoke in support of the project.

It was moved by Council Member Johnson and seconded by Mayor Pro Tem Peat, to award a contract for the Valley View Median Restoration design to David Volz Design, Inc., in the amount of \$94,890, and authorize a contingency of \$14,250.

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. 15: Business License Update

The Assistant Director of Finance and Administrative Services provided an update on the City's new online business license system.

ITEMS FROM CITY COUNCIL MEMBERS

Item No. 16: Approve Recommendations from the City Council Ad Hoc Subcommittee to Develop a Process for Creating a Vision for the Future of Los Alamitos Race Course

Council Member Yarc suggested that this item be continued indefinitely in order to work through issues.

Mayor Pro Tem Peat spoke regarding the process and that a call was received from the Los Alamitos Race Course with regard to them no longer supporting the item.

It was moved by Council Member Yarc and seconded by Mayor Pro Tem Peat, to continue this item.

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 Berry:

Attended a Soroptimist of Cypress meeting. Attended the O.C. Fire Authority Class 44 Graduation. Attended the Concert-on-the-Green. Attended the 4th of July Celebration at the Joint Forces Training Base. Attended an O.C. Sanitation District Operations Committee meeting. Attended a SCAG Community Economic and Human Development Committee meeting. Attended the Farmers Market.

Council Member Johnson:

Attended the retirement lunch for Cypress Public Works employees. Attended the Concert-on-the-Green. Attended the Farmers Market. Attended the 4th of July Celebration at the Joint Forces Training Base.

Council Member Yarc:

Attended an O.C. Sanitation District Board meeting. Attended the Farmers Market. Attended the Concert-on-the-Green.

Mayor Pro Tem Peat:

Attended the Rotary Club of Cypress Demotion Dinner at Fiddler on the Green. Attended the Concerts-on-the-Green. Attended the retirement lunch for Cypress Public Works employees. Recognized Samantha Johnson of the Boys and Girls Club of Cypress for being the recipient of the Dos Manos Program Professional of the Year award for the Orange Chapter of the Association of Boys and Girls Clubs.

Mayor Morales:

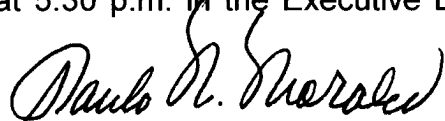
Attended the Concerts-on-the-Green. Attended the 4th of July Celebration at the Joint Forces Training Base. Attended a Veterans Barbecue hosted by Senator Josh Newman.

CITY MANAGER REMARKS

The City Manager stated that the Farmers Market is held every Saturday at the corner of Lexington Drive and Katella Avenue. He indicated that Senator Josh Newman would be hosting an event at the Cypress Senior Citizens Center on Saturday, July 15. He announced the Cypress Community Festival to be held on Saturday, July 22.

ADJOURNMENT

Mayor Morales adjourned the meeting at 8:14 p.m. to an adjourned Regular Meeting, to be held on Monday, August 28, 2017, beginning at 5:30 p.m. in the Executive Board Room.


MAYOR OF THE CITY OF CYPRESS

ATTEST:


CITY CLERK OF THE CITY OF CYPRESS