

REGULAR MEETING  
CYPRESS CITY COUNCIL  
January 22, 2018  
5:30 P.M.

A regular meeting of the Cypress City Council was called to order at 5:32 p.m. by Mayor Peat 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 Jon Peat  
Mayor Pro Tem Stacy Berry  
Council Member Rob Johnson  
Council Member Paulo Morales  
Council Member Mariellen Yarc

**STAFF PRESENT**

City Manager Peter Grant  
City Attorney Anthony Taylor

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

None.

**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: Currently Undetermined Potential Buyers 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 Real Property Negotiators, pursuant to Government Code Section 54956.8, Real Property Identified by APN Number 241-221-23, Located at the Southeast Corner of Cerritos Avenue and Denni Street, Parties Negotiating With: Los Alamitos Race Course, Negotiating Party: City Manager, Under Negotiation: Term of Payment.

At 5:34 p.m., the Mayor recessed the meeting.

**RECONVENE**

The 7:00 p.m. session of the City Council meeting was called to order at 7:02 p.m. by Mayor Peat.

**ROLL CALL**

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

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

**STAFF PRESENT**

City Manager Peter Grant  
 City Attorney Anthony Taylor  
 Director of Finance and Administrative Services Matt Burton  
 Chief of Police Rodney Cox  
 Director of Community Development Doug Dancs  
 Director of Recreation and Community Services June Liu  
 City Engineer Kamran Dadbeh  
 Assistant Director of Finance and Administrative Services Donna Mullally  
 Public Works Superintendent Kirk Streets  
 West-Comm Director Kasandra Bowden  
 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 Police Chaplain Jerry Shumard.

**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 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: Currently Undetermined Potential Buyers Negotiating Party: City Manager, Under Negotiation: Price and Terms of Payment. He stated that no reportable action was taken.

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 Number 241-221-23, Located at the Southeast Corner of Cerritos Avenue and Denni Street, Parties Negotiating With: Los Alamitos Race Course, Negotiating Party: City Manager, Under Negotiation: Term of Payment. He stated that no reportable action was taken.

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

**PRESENTATIONS**

Mayor Peat and the City Council recognized Cypress Veteran James Grimm.

Cypress College President Dr. JoAnna Schilling introduced herself and provided information on the college.

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

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

Shelley Henderson, O.C. Breeze, spoke regarding the upcoming Dining, Arts and Entertainment Guide.

**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 Morales, to approve Consent Calendar Items No. 1 through 18.

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

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

**Item No. 1: Approve Minutes – Meeting of January 8, 2018**

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: Approve Density Bonus Housing Agreement for 9071-9091 Walker Street**

Recommendation: Approve the Density Bonus Housing Agreement.

**Item No. 4: Approve Final Parcel Map No. 2015-191 for 4771 Merten Street**

Recommendation: Approve Final Parcel Map No. 2015-191 and authorize the City Clerk to sign the record map.

**Item No. 5: Approve Plans and Specifications and Award Contracts for the Annual Slurry Seal, Project 197**

Recommendation:

1. Approve Plans and Specifications for the Annual Slurry Seal, Project 197; and
2. Award a contract to Roy Allan Slurry Seal, Inc., Santa Fe Springs, CA, for \$463,448.58, and authorize a contingency of \$69,600; and
3. Approve a Task Order for Construction Inspection Services to Vali Cooper and Associates, Inc., for \$44,120, and authorize a contingency of \$6,620.

**Item No. 6: Approve Plans and Specifications and Award Contracts for the Arterial Overlay – SB1, Project 204**

Recommendation:

1. Approve Plans and Specifications for the Arterial Overlay – SB1, Project 204; and
2. Award a contract to All American Asphalt, Corona, CA, for \$276,770, and authorize a contingency of \$27,700; and
3. Approve a Task Order for Construction Inspection Services to Vali Cooper and Associates, Inc., for \$28,200, and authorize a contingency of \$2,820.

**Item No. 7: Approve Plans and Specifications and Award Contracts for the Annual Overlay, Project 196**

Recommendation:

1. Approve Plans and Specifications for the Annual Overlay, Project 196; and
2. Award a contract to All American Asphalt, Corona, CA, for \$824,720, and authorize a contingency of \$82,600; and
3. Approve a Task Order for Construction Inspection Services to Vali Cooper and Associates, Inc., for \$80,466, and authorize a contingency of \$12,070; and

4. Approve a \$20,340 increase in Estimated Revenues in the CIP Fund for the receipt of Rubberized Pavement Grant Program funds from CalRecycle; and
5. Approve a \$47,000 increase in Estimated Revenues in the CIP Fund for estimated reimbursements from the City of Anaheim and the City of Buena Park.

**Item No. 8: Accept Annual Concrete Rehabilitation – Phase II, Project 193**

Recommendation: Accept the Annual Concrete Rehabilitation – Phase II, Project 193, in the amount of \$441,534.56 and approve the final retention payment of \$22,076.73 to CT&T Inc.

**Item No. 9: Accept Sewer Relining, Project 182**

Recommendation: Accept the Sewer Relining, Project 182, in the amount of \$217,807, and approve the final retention payment of \$10,890.35 to Insituform Technologies, LLC.

**Item No. 10: Adopt Resolution Authorizing the Katella Avenue Traffic Signal Synchronization Project Funding Application**

Recommendation: Adopt a Resolution authorizing a Comprehensive Transportation Funding Program application to the Orange County Transportation Authority for the Katella Avenue Signal Synchronization Project.

Resolution No. 6659

A Resolution of the City Council of the City of Cypress Approving the Submittal of a Traffic Signal Synchronization Project to the Orange County Transportation Authority for Funding Under the Competitive Measure M2 Regional Transportation Signal Synchronization Program

**Item No. 11: Approve Senior Commission Proposal for a Process to Consider Rebranding the Senior Center**

Recommendation: Approve Senior Commission proposal for a process to consider rebranding the Senior Center.

**Item No. 12: Adopt Administrative Budgets for the Cypress Successor Agency for the Two Six-Month Periods of July 1, 2018 through December 31, 2018 and January 1, 2019 through June 30, 2019**

Recommendation: Adopt the administrative budgets for the Successor Agency for the two six-month period of July 1, 2018 through December 31, 2018 and January 1, 2019 through June 30, 2019, per the attached Exhibit A.

**Item No. 13: Receive and File the Audit Letter to the City Council for the Fiscal Year Ended June 30, 2017**

Recommendation: Receive and file the Audit Letter from Lance, Soll and Lunghard LLP to the City Council for the Fiscal Year ended June 30, 2017.

**Item No. 14: Receive and File the Independent Accountants' Report on Agreed-Upon Procedures Applied to the Appropriations Limit Worksheet for the Fiscal Year Ended June 30, 2017**

Recommendation: Receive and file the attached Independent Accountants' Report on Agreed-Upon Procedures Applied to the Appropriations Limit Worksheet for the Fiscal Year ended June 30, 2017.

**Item No. 15: Receive and File the Cypress Recreation and Park District's Component Unit Financial Report for the Fiscal Year Ended June 30, 2017**

Recommendation: Receive and file the Component Unit Financial Report for the Fiscal Year Ended June 30, 2017.

**Item No. 16: Receive and File the Independent Accountants' Report on the Cypress Recreation and Park District's Appropriations Limit for the Fiscal Year Ended June 30, 2017**

Recommendation: Receive and file the attached Independent Accountants' Report on Agreed-Upon Procedures Applied to the Appropriations Limit Worksheet for the Fiscal Year ended June 30, 2017.

**Item No. 17: Receive and File the Investment Report for the Month Ended December 31, 2017**

Recommendation: Receive and file the attached investment report.

**Item No. 18: Approve Register of Warrants, Transfers and Wires Issued for the Period of December 18, 2017 through January 5, 2018**

Recommendation: Approve the attached payment register summarized below for the period of December 18, 2017 through January 5, 2018:

- Warrants 45100 through 45119
- Payroll Transfers W1351 through W1352

**NEW BUSINESS**

**Item No. 19: Receive and File the West Cities Police Communications Computer Aided Dispatch and Records Management System Project Update**

The Chief of Police introduced core project team members West-Comm Director Kasandra Bowden, Dispatch Manager Crystal Coorough, Seal Beach Police Records Supervisor Dan Fortney, Scientia Project Manager Bob Keyes, and Cypress Police Sergeant Greg Faessel.

Kasandra Bowden, West-Comm Director, provided an update on the project.

Mayor Peat complimented the West-Comm staff on the project and the ability to remain within the projected timeline.

It was moved by Council Member Johnson and seconded by Council Member Yarc, to receive and file the West Cities Police Communications computer aided dispatch and records management system project update.

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

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

**Item No. 20: Receive and File the Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2017**

The Director of Finance and Administrative Services provided background information on this item.

Mayor Pro Tem Berry asked about positive findings by the auditor.

The Director of Finance and Administrative Services stated that there were no audit problems.

Council Member Yarc clarified that the City pays its pension liabilities annually and that the unfunded portion is the State estimate.

The Director of Finance and Administrative Services stated that CalPERS determines funding requirements for pension liabilities and that the City has paid its required annual contribution.

Mayor Peat asked about the \$90 million in reserves and if it would fund City services for approximately three years.

The Director of Finance and Administrative Services responded in the affirmative and spoke regarding the City's fiscal conservativeness.

It was moved by Council Member Johnson and seconded by Mayor Pro Tem Berry, to receive and file the Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2017.

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

AYES: 5 COUNCIL MEMBERS: Johnson, Morales, Yarc, Berry and Peat  
 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 Peat requested reports from the Council Members on their respective committee assignments.

Council Member Johnson:

Attended the State of the City luncheon.

Mayor Pro Tem Berry:

Attended an O.C. Division League of California Cities Board meeting. Attended the State of the City luncheon. Attended a League of California Cities meeting and Community Services Policy Committee meeting in Sacramento. Attended the Farmers Market. Attended a Los Alamitos Race Course Ad-Hoc Subcommittee meeting.

Council Member Morales:

Attended an O.C. Mosquito and Vector Control orientation meeting. Attended a presentation on the Cypress Town Center 2.0 initiative at the Cypress Community Center. Attended the State of the City luncheon. Attended an O.C. Mosquito and Vector Control meeting.

Council Member Yarc:

Attended the Cypress Chamber of Commerce Networking Breakfast. Attended an Americana Awards Auction Committee meeting. Attended the Farmers Market. Attended the State of the City luncheon. Attended a Woman's Club of Cypress Legislative meeting.

Mayor Peat:

Participated in the State of the City luncheon.

**CITY MANAGER REMARKS**

The City Manager stated that the next City Council meeting will be tomorrow at 4:00 p.m. at the Cypress School District and the first meeting in February will not be held in the Council Chambers. He indicated that Assemblywoman Sharon Quirk-Silva will host a Community Breakfast on February 2 in Anaheim. Stated that the Woman's Club is sponsoring a shoe drive for UNICEF. Announced the March 2018 retirement of O.C. Fire Authority Division Chief Dave Steffen.

The City Attorney reminded of the February 26 workshop on new state housing bills.

**ADJOURNMENT**

Mayor Peat adjourned the meeting in memory of Cypress resident Brian Sunley at 7:58 p.m. to an adjourned Special Joint Meeting with the Cypress School District, to be held on Tuesday, January 23, 2018, beginning at 4:00 p.m. at the Cypress School District Office.

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MAYOR OF THE CITY OF CYPRESS

ATTEST:

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CITY CLERK OF THE CITY OF CYPRESS