



## AGENDA

### CITY COUNCIL/PUBLIC FINANCING AUTHORITY

**Monday, June 3, 2019**  
**Council Chambers**  
**2000 Main Street**  
**Huntington Beach, CA 92648**

**Study Session - 4:00 PM / Closed Session - 5:00 PM**

**Special Meeting of the Housing Authority - 6:00 PM**  
**Regular Meeting - 6:00 PM**

#### **MAYOR AND CITY COUNCIL**

*ERIK PETERSON, Mayor*  
*LYN SEMETA, Mayor Pro Tem*  
*PATRICK BRENDEN, Councilmember*  
*KIM CARR, Councilmember*  
*BARBARA DELGLEIZE, Councilmember*  
*JILL HARDY, Councilmember*  
*MIKE POSEY, Councilmember*

#### **STAFF**

*LORI ANN FARRELL HARRISON, Interim City Manager*  
*MICHAEL E. GATES, City Attorney*  
*ROBIN ESTANISLAU, City Clerk*  
*ALISA BACKSTROM, City Treasurer*

**MEETING ASSISTANCE NOTICE:** In accordance with the Americans with Disabilities Act, services are available to members of our community who require special assistance to participate in public meetings. If you require special assistance, 48-hour prior notification will enable the City to make reasonable arrangements for an assisted listening device (ALD) for the hearing impaired, American Sign Language interpreters, a reader during the meeting and/or large print agendas. Please contact the City Clerk's Office at (714) 536-5227 for more information, or request assistance from the staff or Sergeant-at-Arms at the meeting.

**PUBLIC COMMENTS:** To address the legislative body on items of interest not scheduled for public hearing, *Request to Speak* forms will be made available at the meeting and are collected by the staff or Sergeant at Arms. Some legislative bodies may provide different *Request to Speak* forms for public hearing items.

**AUDIO/VIDEO ACCESS TO BROADCASTED MEETINGS:** City Council and Planning Commission meetings are televised live on HBTV-3 Channel 3, and can be viewed via live or archived website at <https://huntingtonbeach.legistar.com>.

4:00 PM - COUNCIL CHAMBERS

CALL TO ORDER

ROLL CALL

Brenden, Carr, Semeta, Peterson, Posey, Delgleize, Hardy

ANNOUNCEMENT OF SUPPLEMENTAL COMMUNICATIONS (Received After Agenda Distribution)

PUBLIC COMMENTS PERTAINING TO STUDY SESSION / CLOSED SESSION ITEMS (3 Minute Time Limit)

STUDY SESSION

1. [19-609](#) The Public Works Department will present the FY 2019/20 proposed Capital Improvement Program (CIP)

RECESS TO CLOSED SESSION

CLOSED SESSION ANNOUNCEMENT(S)

2. [19-654](#) Mayor Peterson to announce: Pursuant to Government Code § 54957.6, the City Council shall recess into Closed Session to meet with its designated labor negotiator: Lori Ann Farrell-Harrison, Interim City Manager; also in attendance: Robert Handy, Police Chief; Gilbert Garcia, Chief Financial Officer; and Michele Warren, Director of Human Resources regarding the following: Police Management Association (PMA).

CLOSED SESSION

3. [19-649](#) Pursuant to Government Code § 54956.9(d)(2), the City Council shall recess into Closed Session to confer with the City Attorney regarding potential litigation. Number of cases, one (1).
4. [19-650](#) Pursuant to Government Code § 54956.9(d)(1), the City Council shall recess into Closed Session to confer with the City Attorney regarding the following lawsuit: Benzen Properties, LLC, et al. v. City of Huntington Beach, et al.; OCSC Case No. 30-2019-01070544
5. [19-656](#) Pursuant to Government Code § 54956.9(d)(1), the City Council shall

recess into Closed Session to confer with the City Attorney regarding the following lawsuit: Moore (Neal), et al. v. City of Huntington Beach, et al.; OCSC Case No.: 30-2019-01071686.

6. [19-663](#) Pursuant to Government Code § 54956.9(d)(1), the City Council shall recess into Closed Session to confer with the City Attorney regarding the following lawsuit: Bedel (Richard) v. City of Huntington Beach; OCSC Case No.: 30-2017-00958740.
7. [19-651](#) Pursuant to Government Code § 54957.6, the City Council shall recess into Closed Session to meet with its designated labor negotiator: Lori Ann Farrell-Harrison, Interim City Manager; also in attendance: Robert Handy, Police Chief; Gilbert Garcia, Chief Financial Officer; and Michele Warren, Director of Human Resources regarding the following: Police Management Association (PMA).

6:00 PM – COUNCIL CHAMBERS

RECONVENE CITY COUNCIL/PUBLIC FINANCING AUTHORITY MEETING, AND CALL TO ORDER A SPECIAL MEETING OF THE HUNTINGTON BEACH HOUSING AUTHORITY

ROLL CALL

Brenden, Carr, Semeta, Peterson, Posey, Delgleize, Hardy

PLEDGE OF ALLEGIANCE

INVOCATION

In permitting a nonsectarian invocation, the City does not intend to proselytize or advance any faith or belief. Neither the City nor the City Council endorses any particular religious belief or form of invocation.

8. [19-638](#) Rev. Pattie Mercado of the Huntington Beach Center for Spiritual Living and member of the Greater Huntington Beach Interfaith Council

CLOSED SESSION REPORT BY CITY ATTORNEY

AWARDS AND PRESENTATIONS

9. [19-558](#) Mayor Peterson to call on American Heart Association (AHA) Regional Director of Quality & Systems Improvement, Jennifer

Garrow, to present the “Mission: Lifeline EMS Silver Plus Award” for excellence in cardiac care for heart attack victims.

10. [19-592](#) Mayor Peterson to call on Debbie Killey to present the winners of the 2019 Huntington Beach Environmental Board Art Contest for Middle and Senior High School Students.
11. [19-593](#) Mayor Peterson to proclaim Sunday, June 9 as “Huntington Peach Day” as Miracles for Kids hopes to raise funds and awareness for the “Largest Gathering of People Dressed as a Fruit or Vegetable” at the Huntington Beach Pier.
12. [19-617](#) Mayor Peterson to acknowledge the Historic Wintersburg Preservation Task Force.
13. [19-664](#) Mayor Peterson to call on Community Services Director Marie Knight to call on the Childrens’ Needs Task Force Members, to present Certificates to Youth Character Award recipients.
14. [19-653](#) Special recognition to outgoing Huntington Beach Interim City Manager/Assistant City Manager Lori Ann Farrell Harrison.

ANNOUNCEMENT OF SUPPLEMENTAL COMMUNICATIONS (Received After Agenda Distribution)

PUBLIC COMMENTS (3 Minute Time Limit)

COUNCIL COMMITTEE - APPOINTMENTS - LIAISON REPORTS, AB 1234 REPORTING, AND OPENNESS IN NEGOTIATIONS DISCLOSURES

CITY MANAGER'S REPORT

CONSENT CALENDAR

15. [19-585](#) **Approve and Adopt Minutes**

**Recommended Action:**

- A) Approve and adopt the City Council/Public Financing Authority special meeting minutes dated April 18, 2019; and,
- B) Approve and adopt the City Council/Public Financing Authority regular meeting minutes dated May 6, 2019.

16. [19-635](#) **Approve the May 2019 City of Huntington Beach Strategic Plan**

**Update**

**Recommended Action:**

Approve the May 2019 Strategic Objectives Update as contained within Attachment 1.

17. [19-578](#) **Receive and File Residential and Commercial Refuse Collection Rates Effective July 1, 2019 and Appropriate \$175,000 from FY18/19 Refuse Fund revenue for FY18/19 Operating Expenditures**

**Recommended Action:**

- A) Receive and file the Residential and Commercial Refuse Rates effective July 1, 2019; and,
- B) Authorize an appropriation of \$175,000 for operating costs for Refuse Collection Contract Services.

18. [19-660](#) **City Council Position on Legislation Pending Before the State Legislature as Recommended by the City Council Intergovernmental Relations Committee (IRC)**

**Recommended Action:**

- A) Approve a City position of Support if Amended on Assembly Bill 552 (Stone): Coastal Adaptation, Access and Resilience Program; and,
- B) Approve a City position of Support on Assembly Bill 1718 (Levine): State Coastal Beaches Smoking Ban and Senate Bill 8 (Glazer): State Parks: State Coastal Beaches: Smoking Ban; and,
- C) Approve a City position of Oppose on Assembly Bill 1184 (Garcia): Public Records: Writing Transmitted by Electronic Mail: Retention; and,
- D) Approve a City position of Oppose on Assembly Bill 516 (Chiu): Authority to Remove Vehicles; and,
- E) Approve a City position of Oppose on Assembly Bill 1356 (Ting): Cannabis: Local Jurisdictions: Retail Commercial Cannabis Activity.

19. [19-619](#) **Accept the lowest responsive and responsible bid and authorize execution of a construction contract with RT Contractor Inc. in the amount of \$535,000 for the Central Park Restrooms Project, CC1591**

**Recommended Action:**

- A) Accept the lowest responsive and responsible bid submitted by RT Contractor, Inc. in the amount of \$535,000; and,

- B) Authorize the Mayor and City Clerk to execute a construction contract in a form approved by the City Attorney.

20. [19-564](#) **Award and authorize execution of a construction contract in the amount of \$490,050.00 to Aid Builders, Inc. for the Alley Rehabilitation Project, CC-1569**

**Recommended Action:**

- A) Accept the lowest responsive and responsible bid submitted by Aid Builders, Inc., in the amount of \$490,050.00; and,
- B) Authorize the Mayor and City Clerk to execute a construction contract in a form approved by the City Attorney.

21. [19-627](#) **Approve and Authorize the Execution of a License Agreement between the City of Huntington Beach and Concours D'Elegance Group for use of Central Library facilities for the Annual Concours Car Show**

**Recommended Action:**

Approve and authorize the Mayor and City Clerk to execute the "First Restated and Amended License Agreement between the City of Huntington Beach and Concours D'Elegance Group for use of Public Library Facilities for an annual Concours Car Show."

22. [19-589](#) **Approve Final Tract Map No. 17801 and Subdivision Agreement for the LeBard Park Residential Subdivision (Seabreeze Homes) by HB Homes Management, LLC at 20461 Craimer Lane**

**Recommended Action:**

- A) Approve Final Tract Map No. 17801 and accept the offer of easement dedications for street, public utility purposes and drainage purposes on Cynthia Drive and Lightbreeze Circle pursuant to findings and requirements (Attachment No. 1); and,
- B) Approve and authorize the Mayor and City Clerk to execute the Subdivision Agreement by and between the City of Huntington Beach and HB Homes Management, LLC (Attachment No. 6); and,
- C) Accept Faithful Performance Bond No. 379919S, Labor and Material Bond No. 379919S and Monument Bond No. 379922S as sureties for the installation of the subdivision's required public improvements and survey monumentation (Attachment No. 7); and,
- D) Authorize the Mayor and City Clerk to sign Final Tract Map No. 17801 on behalf of the City of Huntington Beach; and,

- E) Instruct the City Clerk to file the respective bonds with the City Treasurer and notify the Surety, Indemnity Insurance Company of this action.

- 23. [19-622](#) **Approve Affordable Housing Agreement for Tract No. 18147 Windbourne Residential Development (Franklin School Site) located at 14422 Hammon Lane and authorize City Manager to sign documents to effectuate the Agreement**

**Recommended Action:**

**CITY COUNCIL/HOUSING AUTHORITY MOTION TO:**

- A) Approve and authorize the Mayor/Chairperson and City Clerk/Secretary to sign the Affordable Housing Agreement for Tract No. 18147 Windbourne Residential Development; and,
- B) Authorize the City Manager to sign any and all related documents to effectuate the Agreement.

- 24. [19-659](#) **Approve and Authorize Execution of Agreement with Tripepi Smith for Cablecasting Services**

**Recommended Action:**

Approve and authorize the Mayor and City Clerk to execute a two-year contract with Tripepi Smith for Cablecasting Services in an amount not to exceed \$150,000.

- 25. [19-643](#) **Adopt Ordinance No. 4181 amending Section 2.76.010 of the Huntington Beach Municipal Code (HBMC) related to exclusions from competitive service by adding the classification of Assistant Chief Financial Officer**

**Approved for Introduction May 20, 2019 - Vote: 4-2-1 (Carr, Hardy-No; Peterson-Absent)**

**Recommended Action:**

Adopt Ordinance No. 4181, "An Ordinance of the City of Huntington Beach Amending the Huntington Beach Municipal Code by Amending Section 2.76.010 Thereof Related to Exclusions From the Competitive Service" by adding the Assistant Chief Financial Officer.

**PUBLIC HEARING**

- 26. [19-606](#) **Public Hearing To Consider Adopting Resolution No. 2019-28 To Adopt A Budget For The City For Fiscal Year 2019/2020**

**Recommended Action:**

- A) Open the Public Hearing on the Proposed FY 2019/20 City budget appropriation of \$381,229,021 as outline in the Proposed Budget document;
- B) Adopt Resolution Number 2019-28, "A Resolution of the City Council of the City of Huntington Beach Adopting a Budget for the City for FY 2019/20" as shown on Attachment 2;
- C) Approve the FY 2019/20 Proposed Budget Table of Organization as shown on Attachment 2, Exhibit D; and,
- D) Authorize the Professional Services included in the FY 2019/20 budget to be representative of the services projected to be utilized by departments in FY 2019/20, as shown in Attachment 3.

27. [19-623](#) **Conduct a Tax and Equity Fiscal Responsibility Act ("TEFRA") public hearing and adopt Resolution No. 2019-41 approving the financing of the construction of improvements to the Pegasus School, located at 19692 Lexington Lane, with no City obligations**

**Recommended Action:**

- A) Conduct the public hearing under the requirements of TEFRA and the Internal Revenue Code of 1986, as amended (the "IRS Code"); and,
- B) Adopt Resolution No. 2019-41, "A Resolution of the City Council of the City of Huntington Beach approving the making of the one or more loans by First Republic Bank to the California Municipal Finance Authority in a Principal Amount not to Exceed \$13,000,000, for the Purpose of Financing the Costs of Certain Improvements to a School Commonly Known as the Pegasus School and Certain Other Matters relating thereto."

28. [19-624](#) **Conduct a Tax and Equity Fiscal Responsibility Act ("TEFRA") public hearing and adopt Resolution No. 2019-40 approving the issuance by the California Statewide Communities Development Authority ("CSCDA") of Multifamily Housing Revenue Bonds in an amount not to exceed \$30,000,000 for Huntington Pointe Apartments, located at 18992 Florida St., with no City obligations**

**Recommended Action:**

- A) Conduct a public hearing under the requirements of TEFRA and the Internal Revenue Code of 1986, as amended ("IRS Code"), in consideration of the issuance of tax-exempt bond financing by the California Statewide Communities Development Authority for the benefit of Huntington Pointe 2019 LP, to provide



re-financing for the acquisition, rehabilitation, improvement, and equipping of an existing 104-unit multifamily rental housing project generally known as Huntington Pointe Apartments, and;

- B) Adopt Resolution No. 2019-40 "A Resolution of the City Council of the City of Huntington Beach approving the issuance by the California Statewide Communities Development Authority of Multifamily Housing Revenue Bonds for Huntington Pointe Apartments."

29. [19-625](#) **Conduct a Tax and Equity Fiscal Responsibility Act ("TEFRA") public hearing and adopt Resolution No. 2019-39 approving the issuance by the California Statewide Communities Development Authority ("CDCDA") of Multifamily Housing Revenue Bonds in an amount not to exceed \$28,000,000 for Hermosa Vista Apartments, located at 15363 & 15425 Goldenwest St., with no City obligations**

**Recommended Action:**

- A) Conduct a public hearing under the requirements of TEFRA and the Internal Revenue Code of 1986, as amended ("IRS Code"), in consideration of the issuance of tax-exempt bond financing by the California Statewide Communities Development Authority for the benefit of Hermosa 2019 LP, to provide financing for the acquisition, rehabilitation, improvement, and equipping of an 88-unit multifamily rental housing project generally known as Hermosa Vista Apartments, and;
- B) Adopt Resolution No. 2019-39 "A Resolution of the City Council of the City of Huntington Beach Approving the Issuance by the California Statewide Communities Development Authority of Multifamily Housing Revenue Bonds for Hermosa Vista Apartments."

**ADMINISTRATIVE ITEMS**

30. [19-644](#) **Approve for Introduction Ordinance No. 4182 Amending Huntington Beach Municipal Code Chapter 2.109 Related to the Finance Commission**

**Recommended Action:**

Approve for introduction Ordinance No. 4182, "An Ordinance of the City of Huntington Beach Amending Sections 2.109.020, 2.109.040, 2.109.060 of the Huntington Beach Municipal Code Relating to the Finance Commission."

**COUNCILMEMBER COMMENTS (Not Agendized)**

**ADJOURNMENT**

The next regularly scheduled meeting of the Huntington Beach City Council/Public Financing Authority is

Monday, June 17, 2019, at 4:00 PM in the Civic Center Council Chambers, 2000 Main Street, Huntington Beach, California.

**INTERNET ACCESS TO CITY COUNCIL/PUBLIC FINANCING AUTHORITY AGENDA AND  
STAFF REPORT MATERIAL IS AVAILABLE PRIOR TO CITY COUNCIL MEETINGS AT**

**<http://www.huntingtonbeachca.gov>**