



Regular Meeting Agenda December 1, 2020

Placentia City Council

Placentia City Council Acting as Successor Agency to the
Placentia Redevelopment Agency
Placentia Industrial Commercial Development Authority
Placentia Public Financing Authority

SPECIAL PROCEDURES NOTICE DURING COVID-19 EMERGENCY

On March 4, 2020, Governor Newsom proclaimed a State of Emergency as a result of the threat of the COVID-19 virus.

On March 17, 2020, Governor Newsom issued Executive Order N-29-20, which temporarily suspends requirements of the Brown Act allowing City Council Members to hold public meetings via teleconferencing and make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the City Council.

Given the health risks associated with COVID-19, please be advised that the City Council Chambers are closed to the public and some, or all, of the Placentia City Council Members may attend this meeting telephonically. Those locations are not listed on the agenda and are not accessible to the public.

How to Observe the Meeting

To maximize public safety while maintaining transparency and public access, all City Council meetings are available to view live on AT&T U-verse (Channel 99), Spectrum (Channel 3), and online at www.placentia.org/pctv.

How to Submit Public Comment

Members of the public may provide public comment by sending comments for City Council consideration by email to the City Clerk at cityclerk@placentia.org. Please limit to 200 words or less. Comments received before or during a Council meeting, until the close of the **Oral Communications** portion of the agenda, may not be read during the City Council meeting but will be summarized in the public record, subject to the regular time limitations per speaker. Longer submittals will be included in the public record. If you are unable to provide your comments in writing, please contact the City Clerk's office for assistance at (714) 993-8231.

Americans with Disabilities Act Accommodation

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at cityclerk@placentia.org or by calling (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City Staff to make reasonable arrangements to ensure accessibility while maintaining public safety. (28 CFR 35.102.35.104 ADA Title II)

Until further notice the City will implement the guidelines of the California Department of Public Health regarding social distancing.

The City of Placentia thanks you in advance for taking all precautions to prevent the spread of the COVID-19 virus.

The City will return to normal City Council meeting procedures as soon as the emergency has ended.



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Placentia Redevelopment Agency

Placentia Industrial Commercial Development Authority

Placentia Public Financing Authority

Ward L. Smith
Mayor

Jeremy B. Yamaguchi
Mayor Pro Tem

Craig S. Green
Councilmember

Rhonda Shader
Councilmember

Chad P. Wanke
Councilmember

Robert S. McKinnell
City Clerk

Kevin A. Larson
City Treasurer

Damien R. Arrula
City Administrator

Christian L. Bettenhausen
City Attorney

City of Placentia
401 E. Chapman Avenue
Placentia, CA 92870

Phone: (714) 993-8117

Fax: (714) 961-0283

Email:

administration@placentia.org

Website: www.placentia.org

Mission Statement

The City Council is committed to keeping Placentia a pleasant place by providing a safe family atmosphere, superior public services and policies that promote the highest standards of community life.

Vision Statement

The City of Placentia will maintain an open, honest, responsive and innovative government that delivers quality services in a fair and equitable manner while optimizing available resources.

Copies of all agenda materials are available for public review in the Office of the City Clerk, online at www.placentia.org, and at the Placentia Library Reference Desk. Persons who have questions concerning any agenda item may call the City Clerk's Office, (714) 993-8231, to make inquiry concerning the nature of the item described on the agenda.

Procedures for Addressing the Council/Board Members

Any person who wishes to speak regarding an item on the agenda or on a subject within the City's jurisdiction during the "**Oral Communications**" portion of the agenda should fill out a "**Speaker Request Form**" and give it to the City Clerk BEFORE that portion of the agenda is called. Testimony for Public Hearings will only be taken at the time of the hearing. Any person who wishes to speak on a Public Hearing item should fill out a "**Speaker Request Form**" and give it to the City Clerk BEFORE the item is called.

The Council and Board members encourage free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of an entire group. To encourage all views, the Council and Board discourage clapping, booing or shouts of approval or disagreement from the audience.

PLEASE SILENCE ALL PAGERS, CELL PHONES, AND OTHER ELECTRONIC EQUIPMENT WHILE COUNCIL AND BOARD MEMBERS ARE IN SESSION.

Special Accommodations

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(28 CFR 35.102.35.104 ADA Title II)

In compliance with California Government Code § 54957.5, any writings or documents provided to a majority of the City Council regarding any item on this agenda that are not exempt from disclosure under the Public Records Act will be made available for public inspection at the City Clerk's Office at City Hall, 401 East Chapman Avenue, Placentia, during normal business hours.

Study Sessions are open to the public and held in the City Council Chambers or City Hall Community Room. Executive Sessions are held in the Council Caucus Room. While the public may be in attendance during oral announcements preceding Executive Sessions, Executive Sessions are not open to the public.

**PLACENTIA CITY COUNCIL
PLACENTIA CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE
PLACENTIA REDEVELOPMENT AGENCY
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY
PLACENTIA PUBLIC FINANCING AUTHORITY
REGULAR MEETING AGENDA - CLOSED SESSION
December 1, 2020
6:00 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

CALL TO ORDER:

PRIOR TO ROLL CALL:

ROLL CALL: Councilmember/Board Member Green
Councilmember/Board Member Shader
Councilmember/Board Member Wanke
Mayor Pro Tem/Board Vice Chair Yamaguchi
Mayor/Board Chair Smith

ORAL COMMUNICATIONS: (PLEASE SEE PAGE ONE FOR SPECIAL INSTRUCTIONS ON SUBMITTING PUBLIC COMMENT DURING THE COVID-19 CRISIS)

At this time the public may address the City Council and Boards of Directors concerning any items on the Closed Session Agenda only. There is a five (5) minute time limit for each individual addressing the City Council and Boards of Directors.

The City Council and Boards of Directors will recess to the City Council Caucus Room for the purpose of conducting their Closed Session proceedings.

1. Pursuant to Government Code Section 54956.9 (d)(2):
CONFERENCE WITH LEGAL COUNSEL – Anticipated Litigation
Significant exposure to litigation: (1 Case)
2. Pursuant to Government Code Section 54956.9 (d)(4):
CONFERENCE WITH LEGAL COUNSEL – Potential Initiation of Litigation

RECESS: The City Council and Boards of Directors will recess to their 7:00 p.m. Regular Meeting.

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Councilmember/Board Member Wanke
Mayor Pro Tem/Board Vice Chair Yamaguchi
Mayor/Board Chair Smith

INVOCATION: Fernando Villicana

PLEDGE OF ALLEGIANCE:

PRESENTATION:

- a. **Presentation of the 2020 Project of the Year Award from the Southern California Chapter of the American Public Works Association (APWA) to the City of Placentia**
Presenter: Patrick Somerville, APWA Southern California Chapter Awards Committee Chair
Recipients: Mayor Smith, City Council, City Administrator Arrula, and Acting Deputy City Administrator Estevez

CLOSED SESSION REPORT:

CITY ADMINISTRATOR REPORT:

ORAL COMMUNICATIONS: (PLEASE SEE PAGE ONE FOR SPECIAL INSTRUCTIONS ON SUBMITTING PUBLIC COMMENT DURING THE COVID-19 CRISIS)

At this time, the public may address the City Council and Boards of Directors concerning any agenda item, which is not a public hearing item, or on matters within the jurisdiction of the City Council and Boards of Directors. There is a five (5) minute time limit for each individual addressing the City Council and Boards of Directors.

CITY COUNCIL/BOARD MEMBER COMMENTS:

1. CONSENT CALENDAR (Items 1.a. through 1.g):

All items on the Consent Calendar are considered routine and are enacted by one motion approving the recommended action listed on the Agenda. Any Member of the City Council and Boards of Directors or City Administrator may request an item be removed from the Consent Calendar for discussion. All items removed shall be considered immediately following action on the remaining items.

- 1.a. **Consideration to Waive Reading in Full of all Ordinances and Resolutions**
Fiscal Impact: None
Recommended Action: Approve
- 1.b. **Minutes**
City Council/Successor/ICDA/PPFA Regular Meeting: November 17, 2020
Recommended Action: Approve
- 1.c. **City Fiscal Year 2020-21 Register for December 1, 2020**
Check Register
Fiscal Impact: \$ 908,747.76
Electronic Disbursement Register
Fiscal Impact: \$ 889,915.88
Recommended Action: It is recommended that the City Council:
 1) Receive and file
- 1.d. **Award of Contract for City Hall Carpet Replacement**
Fiscal Impact: Expense: \$ 79,882.50 Public Works Agreement (795005-6185)
 Budget: \$182,847.54 FY 2020-21 CIP Budget (795005-6185)
Recommended Action: It is recommended that the City Council:
 1) Approve a Public Works Agreement with TS Carpet & Design Center for carpet replacement at City Hall in the amount of \$79,882.50; and
 2) Authorize the City Administrator to approve contract change orders up to ten percent (10%) of the contract amount, or \$7,988.25; and
 3) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.
- 1.e. **Maintenance Services Agreement for Carpet Cleaning Services with DFS Flooring**
Fiscal Impact: Expense: \$ 8,482 Annual Contract Amount
 Budgeted: \$ 8,482 Fiscal Year 2020-21 Operating Budget
 (103654-6301)
Recommended Action: It is recommended that the City Council:
 1) Approve a Maintenance Services Agreement in an amount not-to-exceed \$25,446 for an initial three (3) year contract term, with the option to extend for one (1) additional two-year term; and
 2) Authorize the City Administrator to approve contract change orders up to 10% of the total contract not-to-exceed amount, or \$2,544; and
 3) Authorize the City Administrator to approve the eligible contract term extension for one (1) additional two-year term based upon contractor performance and at the discretion of the City; and
 4) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.
- 1.f. **Measure M (M2) Expenditure Report for Fiscal Year 2019-20**
Fiscal Impact: None
Recommended Action: It is recommended that the City Council:
 1) Adopt Resolution No. R-2020-71, a Resolution of the City Council of the City of Placentia, California, concerning the Measure M2 Expenditure Report for the City of Placentia for the Fiscal Year ending June 30, 2020.
- 1.g. **Award of Contract to Refinish Wood Fascia Public Counters, Interior Doors, and Baseboards throughout City Hall**
Fiscal Impact: Expense: \$ 86,750.00 Contract Amount
 Budgeted: \$182,847.54 Fiscal Year 2020-21 CIP Budget (795005-6185)
Recommended Action: It is recommended that the City Council:

- 1) Approve a Public Works Agreement with MTL Construction Services for wood refinishing work in City Hall for a not-to-exceed amount of \$86,750; and
- 2) Authorize the City Administrator to approve contract change orders up to 10% of the contract amount, or \$8,675; and
- 3) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

2. PUBLIC HEARING:

- 2.a. **General Plan Amendment (GPA) No. 2020-01, Zone Change (ZC) No. 2020-01, Development Plan Review (DPR) No. 2020-01 and Mitigated Negative Declaration (MND) No. 2020-02 to Allow for the Development of 64 Affordable Senior Apartment Units and a Managers Unit within Two, Two-Story Residential Buildings, Expansion of an Existing Parish Hall Building, Addition of 45 at-Grade Parking Spaces, and Associated Landscaping Improvements on an Approximately 3.85-Acre Developed Lot Located at the Northeast Corner of North Angelina Drive and East Morse Avenue (National Community Renaissance of California)**

Fiscal Impact: Revenue: \$626,405 Development Impact Fees

Recommended Action: It is recommended that the City Council:

- 1) Open Public Hearing concerning GPA 2020-01, ZC 2020-01, and DPR 2020-01; and
- 2) Receive the Staff Report, consider all public testimony, ask any questions of Staff; and
- 3) Close the Public Hearing; and
- 4) Adopt Resolution No. R-2020-72, a Resolution of the City Council of the City of Placentia, California, adopting Mitigated Negative Declaration (MND) No. 2020-02 and a Mitigation Monitoring and Reporting Program with the California Environmental Quality Act (Public Resources Code §§ 21000-21177 and §15000 Et. Seq. of Title 14 of the California Code of Regulations) (CEQA), approving General Plan Amendment (GPA) No. 2020-01 and Development Plan Review (DPR) No. 2020-01 to allow for the development of 64 affordable senior apartment units and a managers unit (65 total units) within two (2), two-story residential buildings, addition of 45 at-grade parking spaces, and associated landscaping improvements on an approximately 3.85-acre partially developed lot located at the northeast corner of North Angelina Drive and East Morse Avenue; and
- 5) Waive full reading, by title only, and introduce for first reading Ordinance No. O-2020-09, An Ordinance of the City Council of the City of Placentia, California, amending the official Zoning Map of the City of Placentia from "R-1" (Single Family Residential) to "R-3" (High Density Residential) on an approximately 3.85-acre partially developed lot located at the northeast corner of North Angelina Drive and East Morse Avenue (APN 340-273-25).

3. REGULAR AGENDA:

- 3.a. **Appointments to Fill Vacancies on Various City Commissions and Committees**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Make the necessary appointments to fill the vacancies listed below:
 - a. Two (2) vacancies on the Heritage Committee
 - b. One (1) vacancy on the Park Arts & Recreation Commission (PARC)
 - c. One (1) vacancy on the Planning Commission
 - d. One (1) vacancy on the Streetscape and Transportation Advisory Commission
 - e. One (1) vacancy on the Veterans Advisory Committee; and
- 2) Direct Staff to update the City's master Commission and Committee vacancy list and continue the Commission and Committee Application/Recruitment process for any remaining vacancies and present to City Council at a future meeting for consideration of appointments.

3.b. **Fourth Quarter Fiscal Year 2019-20 Treasurer's Report**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Receive and file the fourth quarter Fiscal Year 2019-20 Treasurer's Report.

3.c. **Finance and Construction of New Public Safety Facility**

Fiscal Impact: Expenditure: \$8.4 to \$9.7 Million Construction & Financing Costs
Depending on Facility Option Selected

Revenue: Lease Revenue Bonds to Fund Project Costs
Base Project Savings \$2,803,740 Over 30 years
Alternative 1 Savings \$1,931,223 Over 30 Years

Recommended Action: It is recommended that the City Council:

- 1) Receive the Public Safety Facility Briefing presentation; and
- 2) Provide direction to Staff on which Facility Option to pursue; and
- 3) Based upon the option selected, direct Staff to return to the City Council with all necessary architectural and engineering contracts to design the Council selected project; and
- 4) Direct Staff to assemble a Bond Financing Team to structure Lease Revenue Bonds to finance the cost of the Council selected project; and
- 5) Direct Staff to return to the City Council with bond documents to authorize the bond sale.

CITY COUNCIL/BOARD MEMBERS REQUESTS:

Council/Board Members may make requests or ask questions of Staff. If a Council/Board Member would like to have formal action taken on a requested matter, it will be placed on a future Council or Board Agenda.

ADJOURNMENT:

The City Council/Successor Agency/ICDA/PPFA Board of Directors will adjourn to a regular City Council meeting on Tuesday, December 15, 2020 at 6:00 p.m.

TENTATIVE AGENDA FORECAST

The Tentative Agenda Forecast is subject to change up until the posting of the Agenda for the Council Meeting listed below:

- Reorganization of the City Council
- Second Reading of Ordinance Amending the Official Zoning Map of the City (N. Angelina Dr. and E. Morse Ave.)

CERTIFICATION OF POSTING

I, Rosanna Ramirez, Acting Deputy City Administrator of the City of Placentia and Assistant Secretary of the Industrial Commercial Development Authority, the Successor Agency, and the Placentia Public Financing Authority hereby certify that the Agenda for the December 1, 2020 meetings of the City Council, Successor Agency, Industrial Commercial Development Authority, and the Placentia Public Financing Authority was posted on November 24, 2020.

Rosanna Ramirez
Acting Deputy City Administrator