



Regular Meeting Agenda April 20, 2021

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 via teleconference. 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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Mayor Craig S. Green
District 2

Mayor Pro Tem Chad P. Wanke
District 4

Rhonda Shader
Councilmember
District 1

Ward L. Smith
Councilmember
District 5

Jeremy B. Yamaguchi
Councilmember
District 3

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

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 (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City Staff to make reasonable arrangements to ensure accessibility.
(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
April 20, 2021
5:30 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

CALL TO ORDER:

PRIOR TO ROLL CALL:

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

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 54956.8
CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Property: 207-209 W. Crowther Avenue
Agency Negotiator: Damien R. Arrula, City Administrator
Negotiating Parties: USA Properties
Under Negotiations: Price and Terms of Payment

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

**PLACENTIA CITY COUNCIL
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PLACENTIA REDEVELOPMENT AGENCY
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY
PLACENTIA PUBLIC FINANCING AUTHORITY
REGULAR MEETING AGENDA
April 20, 2021
7:00 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

CALL TO ORDER:

PRIOR TO ROLL CALL:

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

INVOCATION: Fernando Villicana

PLEDGE OF ALLEGIANCE:

PRESENTATION:

a. Proclamation of April 30, 2021 as “National Arbor Day”

Presenter: Alana Tucker, Program Manager for the Arbor Day Foundation

Recipients: Mayor Green, City Administrator Arrula, Deputy City Administrator Estevez

b. Presentation of Placentia Police Department Award Program

Presenter: Placentia Chief of Police Darin Lenyi

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.q):

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: April 6, 2021
Recommended Action: Approve
- 1.c. **City Fiscal Year 2020-21 Register for April 20, 2021**
Check Register
Fiscal Impact: \$ 503,955.81
Electronic Disbursement Register
Fiscal Impact: \$ 928,492.74
Recommended Action: It is recommended that the City Council:
1) Receive and file
- 1.d. **Amendment No. 3 to Maintenance Services Agreement with Bear Electrical Solutions, Inc. For Traffic Signal Maintenance Services**
Fiscal Impact: Expense: \$340,000 Two-Year Cumulative Contract Cost
Budgeted: \$170,000 Fiscal Year 2021-22 Operating Budget
\$ 120,000 (103590-6099)
\$ 50,000 (173590-6099)
\$170,000 Estimated For Fiscal Year 2022-23 Operating Budget
Recommended Action: It is recommended that the City Council:
1) Approve Amendment No. 3 to the Maintenance Services Agreement with Bear Electrical Solutions, Inc., for Traffic Signal Maintenance Services for an additional two-year term and increasing the contract not-to-exceed amount by \$340,000 (\$170,000 per year); and
2) Authorize the City Administrator to approve contract change orders up to 10% of the cumulative two-year contract extension, or \$34,000; and
3) Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney.
- 1.e. **Approval of Final Parcel Map 2019-175 Subdividing an Approximate 0.26-Acre Lot Into Three (3) Parcels Located At the 1600 Block of La Paloma Avenue within the R-1 (O) (Single-Family Residential – Oil Combining District) Zoning District**
Fiscal Impact: There is no fiscal impact associated with the recommended actions.
Recommended Action: It is recommended that the City Council:
1) Approve Final Parcel Map No. 2019-175, subject to review and approval by the County Surveyor; and
2) Authorize the City Clerk to sign Final Parcel Map No. 2019-175.
- 1.f. **Approval of Final Parcel Map 2007-186 Subdividing an Approximately 0.57-Acre Lot Into Three Parcels Located At 1802 N. Valencia Avenue, East Side of Valencia Avenue Between Valencia Avenue and the Western Terminus of Alcott Avenue**
Fiscal Impact: There is no fiscal impact associated with the recommended actions.
Recommended Action: It is recommended that the City Council:
1) Approve Final Parcel Map No. 2007-186, subject to review and approval by the County Surveyor; and
2) Authorize the City Clerk to sign Final Parcel Map No. 2007-186.

1.g. **Acceptance of Construction Work and Notice of Completion for the FY 2019-2020 Arterial Roadway Rehabilitation Project, City Project No. 1002**

<u>Fiscal Impact:</u>	Expense:	\$ 2,207,799.00	Construction Contract
		\$ 218,917.09	Change Order No. 1
		\$ 2,426,716.09	Total Construction Cost
Budget:	\$ 2,483,600.00	<u>Total Project Budget FY 2020-21 CIP Budget</u>	
	\$ 1,860,200.00	Measure U (791002-6185)	
	\$ 312,000.00	Measure M (181002-6185)	
	\$ 194,500.00	SB 1/RMRA (601002-6185)	
	\$ 100,000.00	CalRecycle Grant (501002-6185)	
	\$ 16,900.00	Thoroughfare Construction Fund (261002-6185)	

Recommended Action: It is recommended that the City Council:

- 1) Accept the work performed by All American Asphalt Inc. for construction of the FY 2019-20 Arterial Roadway Rehabilitation Project, City Project No. 1002, for a grand total amount of \$2,426,716.09; and
- 2) Authorize the City Administrator to approve Contract Change Order No. 1 in the amount of \$218,917.09; and
- 3) Authorize the City Administrator to file a Notice of Completion with the Orange County Clerk-Recorder's Office for the Project; and
- 4) Authorize the City Administrator to release retention funds in accordance with the terms of the contract.

1.h. **Acceptance of Construction Work and Notice of Completion for Old City Hall Roof Replacement and HVAC Improvement Project, City Project No. 5002**

<u>Fiscal Impact:</u>	Expense:	\$ 164,700.00	Construction Contract Amount
		\$ 34,835.31	Change Order No. 1 (305002-6185)
		\$ 199,535.31	Total Construction Cost
Budget:	\$ 258,400.00	<u>Total Project Budget</u>	
	\$ 38,000.00	Measure U (795002-6185)	
	\$ 220,400.00	Housing & Community Develop. Fund (305002-6185 FY 2019-20 CIP Carryover)	

Recommended Action: It is recommended that the City Council:

- 1) Accept the work performed by Best Contracting Services, Inc. for the Old City Hall Roof Replacement and HVAC Improvement Project, City Project No. 5002, for a grand total amount of \$199,535.31; and
- 2) Authorize the City Administrator to approve contract Change Order No. 1 in the amount of \$34,835.31; and
- 3) Authorize the City Administrator to file a Notice of Completion with the Orange County Clerk-Recorder's Office for the Project; and
- 4) Authorize the City Administrator to release retention funds in accordance with the terms of the contract.

1.i. **Purchase of Evidence Lockers With Prop 69 Funds**

<u>Fiscal Impact:</u>	Expense:	\$ 120,725	(103043-6840)
	Revenue:	\$ 110,000	Miscellaneous Grants – Prop 69 (103043-4210)
	Budgeted:	\$ 10,725	FY 2020-21 General Fund (103043-6840)

Recommended Action: It is recommended that the City Council:

- 1) Approve the appropriation of Prop 69 funding from the County of Orange in the amount of \$110,000; and
- 2) Approve the purchase of evidence storage lockers from McMurray Stern for an amount not-to-exceed \$120,725; and
- 3) Authorize the City Administrator and/or his designee, to execute all the necessary documents, in a form approved by the City Attorney.

1.j. **Professional Services Agreement With California Forensic Phlebotomy, Inc. For Forensic Blood Draw Services**

Fiscal Impact: \$20,000 (Estimated) For Fiscal Year 2021-22 Budget (103040-6055)
\$21,000 (Estimated) For Fiscal Year 2022-23 Budget (103040-6055)
\$22,000 (Estimated) For Fiscal Year 2023-24 Budget (103040-6055)

Recommended Action: It is recommended that the City Council:

- 1) Approve the Professional Services Agreement with California Forensic Phlebotomy, Inc. for a three-year term ending June 30, 2024; and
- 2) Authorize the City Administrator and/or his designee to execute all the necessary documents in a form approved by the City Attorney.

1.k. **Purchase of Two (2) License Plate Reader Units**

Fiscal Impact: Expense: \$ 49,570 (676106-6840)
Budgeted: \$ 49,570 Public Safety Impact Fee Funds
No General Fund dollars will be utilized for this purchase

Recommended Action: It is recommended that the City Council:

- 1) Approve the purchase of two (2) License Plate Reader units from Vigilant Solutions, LLC for an amount not-to-exceed \$49,570; and
- 2) Authorize the City Administrator and/or his designee, to execute all the necessary documents, in a form approved by the City Attorney.

1.l. **Replacement Purchase of Mobile Data Computers**

Fiscal Impact: Expense: \$51,966.64 (676107-6840)
Revenue: \$51,966.64 Public Safety Impact Fee Funds
No General Fund dollars will be utilized for this purchase

Recommended Action: It is recommended that the City Council:

- 1) Approve the purchase of replacement MDCs and necessary equipment and configuration with DuraTech USA, Inc. for an amount not to exceed \$51,966.64; and
- 2) Authorize the City Administrator and/or his designee, to execute all the necessary documents, in a form approved by the City Attorney.

1.m. **Approve 2020 Orange County Operational Area Agreement**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Approve the 2020 Orange County Operational Area Agreement; and
- 2) Adopt Resolution R-2021-16, a Resolution of the City Council of the City of Placentia, California, approving the Operational Area Agreement of the County of Orange and local agencies.

1.n. **Acceptance of Resignation From the Senior Advisory Committee**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Accept the resignation of Johnnie Broadfoot from the Senior Advisory Committee; and
- 2) Update the City's master Commission/Committee vacancy list to include the vacancy on the Senior Advisory Committee.

1.o. **Professional Services Agreement With JHD Planning, LLC To Complete the 6th Cycle Regional Housing Needs Assessment (RHNA) Update to the Housing Element of the General Plan**

Fiscal Impact:

Consultant Proposal:	\$69,460
Staff Recommended Contingency:	<u>\$10,000</u>
Total Cost Of The Contracts:	\$79,460
Budgeted SB2 Funds:	\$60,000 (509102-6017)
Budgeted General Plan Update Fee Funds:	\$19,460 (749102-6017)
Total Budgeted:	\$79,460

Recommended Action: It is recommended that the City Council:

- 1) Approve a Professional Services Agreement with JHD Planning, LLC to provide professional services related to updating the Housing Element of the General Plan for an amount not to exceed \$79,460; and
- 2) Authorize the City Administrator to sign the necessary documents, in a form approved by the City Attorney.

1.p. **Acceptance of Construction Work and Notice of Completion for Fire Station 2 Renovation Project, City Project No. 5105**

<u>Fiscal Impact:</u>	Expense: \$	84,400	Construction Contract Amount
		\$ 14,800	Change Order No. 1 (675105-6185)
		\$ 99,200	Total Construction Cost
Budget:	\$	408,250	Total Project Budget
		\$ 14,250	Measure U CIP (795105-6185)
		\$ 174,000	City Public Safety Impact Fee (675105-6185)
		\$ 220,000	General Fund (105105-6185)

Recommended Action: It is recommended that the City Council:

- 1) Accept the work performed by Noble E & C Inc. for the Fire Station No. 2 Renovation Project, City Project No. 5105, for a grand total amount of \$99,200; and
- 2) Authorize the City Administrator to approve contract Change Order No. 1 in the amount of \$14,800; and
- 3) Authorize the City Administrator to file a Notice of Completion with the Orange County Clerk-Recorder's Office for the Project; and
- 4) Authorize the City Administrator to release retention funds in accordance with the terms of the contract.

1.q. **Agreement With All City Management Services, Inc. For Crossing Guard Services**

Fiscal Impact: \$72,072 For Fiscal Year 2021-22 Budget (103047-6290)
\$77,553 For Fiscal Year 2022-23 Budget
\$77,553 For Fiscal Year 2023-24 Budget
Budgeted: \$72,072 FY 2021-22 Operating Budget (General Fund)

Recommended Action: It is recommended that the City Council:

- 1) Approve the Agreement with All City Management Services, Inc. for a three (3) year term ending June 30, 2024 for an amount not-to-exceed \$72,072 (FY 2021-22), \$77,553 (FY 2022-23) and \$77,553 (FY 2023-24); and
- 2) Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney.

2. PUBLIC HEARING:

2.a. **Zone Change No. ZC 2018-01, Development Plan Review No. DPR 2018-01, and Tentative Tract Map No. TTM 19104 for the Development of an Approximately 5.6-Gross Acre Site With 139 Residential Townhome Units Located At 443 & 455 S. Van Buren Street (Toffoli Investments)**

Fiscal Impact: Revenue: \$2,010,774 Development Impact Fees

Recommended Action: It is recommended that the City Council:

- 1) Open Public Hearing concerning ZC 2018-01, DPR 2018-01, and TTM 19104; and
- 2) Receive the Staff Report, consider all public testimony, ask questions of Staff; and
- 3) Close the Public Hearing; and
- 4) Adopt Resolution No. R-2021-17, a Resolution of the City Council of the City of Placentia, California, adopting Mitigated Negative Declaration (MND) No. 2020-01 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 Development Plan Review No. DPR 2018-01, and Tentative Tract Map No. TTM 19104 to allow for the development of an approximately 5.6-gross acre lot for the construction of 22, three-story, multi-family buildings consisting of 139 for-sale residential townhome units and

- associated hardscape and landscape improvements, on property located at 443 and 455 S. Van Buren Street (APN: 346-164-22, -25, & -26); and
- 5) Waive full reading, by title only, and introduce for first reading Ordinance No. O-2021-03, an Ordinance of the City Council of the City of Placentia, California, amending the official Zoning Map of the City of Placentia from Manufacturing (M) District and Oil Combining (O) Zoning District to High Density Residential (R-3) Zoning District to bring the zoning of the site into alignment with the updated General Plan High Density Residential Land Use Designation on an approximately 5.6-gross acre lot, located at 443 and 455 S. Van Buren Street (APNs 346-164-22, -25, & -26).

3. REGULAR AGENDA:

- 3.a. **Continued Item - Study Session: 2020 Sewer Cost Recovery Fee Rate Study**
Fiscal Impact: There is no immediate fiscal impact associated with this Study Session. Based upon City Council policy direction, Staff will finalize any proposed sewer rate cost recovery adjustments and return to the City Council on May 4, 2021, to schedule the public hearing and Proposition 218 process to formally adjust the City's sewer rates.
Recommended Action: It is recommended that the City Council:
- 1) Receive and file the Staff report and presentation; and
 - 2) Ask any questions of Staff; and
 - 3) Provide Staff with policy direction relative to the 2020 Sewer Cost Recovery Fee Study and any potential adjustments to the City's existing sewer rate; and
 - 4) Direct Staff to return to the May 4, 2021 City Council meeting to formally adopt a resolution setting the public hearing date to consider formally adopting increased sewer collection rates and adopting a resolution outlining the procedures for establishing and increasing property related fees and charges under Proposition 218.

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.

Adjourned in Memory of

Johnnie Broadfoot, Senior Advisory Committee Member and Longtime Placentia Resident

ADJOURNMENT:

The City Council/Successor Agency/ICDA/PPFA Board of Directors will adjourn to a regular City Council meeting on Tuesday, May 4, 2021 at 5:30 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:

- Set Public Hearing Date for Refuse Rate Adjustment
- Set Public Hearing Date for Sewer Utility Cost Recovery Public Hearing and Prop. 218 Process
- Purchase of Homeless Liaison Officer Truck
- Set Public Hearing Date for Annual LMD Certifications
- Set Public Hearing Date for Annual SLD Certifications
- Purchase Order for Vehicle Lift Improvements
- Agreement for Sewer Maintenance Services
- Agreement for TOD Traffic Mitigation Design Services
- Agreement for On-Call Construction Management and Inspection Services
- Study Session: Speed Hump Policy

CERTIFICATION OF POSTING

I, Karen O’Leary, Deputy City Clerk 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 April 20, 2021 meetings of the City Council, Successor Agency, Industrial Commercial Development Authority, and the Placentia Public Financing Authority was posted on April 15, 2021.

Karen O’Leary
Deputy City Clerk