



## Regular Meeting Agenda May 4, 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 while the City Council Chambers are open to the public, 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. Seating in the Council Chambers will be limited and additional seating for the public will be available the Front Community Meeting Room at City Hall.

#### **How to Observe the Meeting**

To maximize public safety while maintaining transparency and public access in addition to being open to the public, 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](http://www.placentia.org/pctv).

#### **How to Submit Public Comment**

Members of the public may provide public comment in person in a safe and socially distanced manner. Masks are mandatory. Comments may also be sent for City Council consideration by email to the City Clerk at [cityclerk@placentia.org](mailto:cityclerk@placentia.org). Please limit submitted comments 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](mailto: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.



## Regular Meeting Agenda May 4, 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

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](http://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  
May 4, 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 54956.9 (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**
3. Pursuant to Government Code Section 54956.8  
**CONFERENCE WITH REAL PROPERTY NEGOTIATOR**  
Property: 2101 N. Tuffree Blvd., Tuffree Park  
Agency Negotiator: Damien R. Arrula, City Administrator  
Negotiating Parties: Damien R. Arrula, City Administrator  
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  
PLACENTIA CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE  
PLACENTIA REDEVELOPMENT AGENCY  
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY  
PLACENTIA PUBLIC FINANCING AUTHORITY  
REGULAR MEETING AGENDA  
May 4, 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:** Charles Frost

**PLEDGE OF ALLEGIANCE:**

**PRESENTATIONS:**

**a. Proclamation of May 2021 as "Older Americans Month"**

Presenter: Mayor Green

Recipient: Carol Downey, First Female Mayor of Placentia, and OC Senior Citizens Advisory Council Member

**b. Proclamation of May 16-22, 2021 as "National Public Works Week"**

Presenter: Mayor Green

Recipients: Deputy City Administrator Luis Estevez and Public Works Staff

**c. Proclamation of May 9-15, 2021 as "National Police Week"**

Presenter: Mayor Green

Recipients: Placentia Chief of Police Darin Lenyi and Police Department Staff

**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.o):**

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 20, 2021**  
Recommended Action: Approve
  
- 1.c. **City Fiscal Year 2020-21 Register for May 4, 2021**  
**Check Register**  
Fiscal Impact: \$2,905,590.47  
**Electronic Disbursement Register**  
Fiscal Impact: \$ 870,273.06  
Recommended Action: It is recommended that the City Council:  
1) Receive and file
  
- 1.d. **Second Reading of Ordinance O-2021-03, Regarding 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: These Development Impact Fees are established for cost recovery or statutory purposes only. There is no immediate fiscal impact associated with the recommended actions. The adoption of revised development impact fees and residential affordable housing impact fees will not have an immediate impact on revenues to the City until effective 60 days subsequent to adoption. This update essentially adjusts the fees commensurate with the Construction Cost Index (CCI), and therefore, does not provide unanticipated revenue, rather adjusts revenue commensurate with CCI.  
Recommended Action: It is recommended that the City Council:  
1) Waive full reading, by title only, and adopt 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).
  
- 1.e. **Resolution for Setting of Public Hearing For Fiscal Year 2021-22 Solid Waste Collection Rates**  
Fiscal Impact: Expense: \$ 6,000 Mailing Expense  
Budgeted: \$ 6,000 FY 2020-21 Operating Budget Refuse Administration Fund (374386-6299)  
Recommended Action: It is recommended that the City Council:  
1) Adopt Resolution No. R-2021-18, a Resolution of the City Council of the City of Placentia, California, declaring its intention to adopt increased solid waste collection charges, setting a public hearing for July 6, 2021, and directing Staff to provide notice pursuant to Proposition 218; and

- 2) Adopt Resolution No. R-2021-19, a Resolution of the City Council of the City of Placentia, California, adopting procedures for establishing and increasing property related fees and charges under Proposition 218.

1.f. **Resolution Setting Public Hearing For Proposed Sewer Rate Increases**

Fiscal Impact: Expense: \$ 12,000 Mailing Expense  
Budgeted: \$ 12,000 FY 2020-21 Operating Budget Sewer Maintenance Enterprise Fund

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution No. R-2021-20, a Resolution of the City Council of the City of Placentia, California, declaring its intention to adopt increased sanitary sewer system service fees, setting a public hearing for July 6, 2021, and directing Staff to provide notice pursuant to Proposition 218; and
- 2) Adopt Resolution No. R-2021-21, a Resolution of the City Council of the City of Placentia, California, adopting procedures for establishing and increasing property related fees and charges under Proposition 218.

1.g. **Resolution Relating to Fiscal Year 2021-22 Levy of Assessments to the City of Placentia Landscape Maintenance District No. 92-1 and Setting a Public Hearing for June 1, 2021 at 7:00 P.M.**

Fiscal Impact: Revenue: \$ 447,500 Recouped Through Assessments  
Expenditures: \$ 417,300 (LMD 92-1 Fund)

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution R-2021-22, a Resolution of the City Council of the City of Placentia, California, directing preparation of the final Engineer's Report for Fiscal Year 2021-22 for the continuation of the annual assessments for Landscape Maintenance District No. 92-1; and
- 2) Adopt Resolution R-2021-23, a Resolution of the City Council of the City of Placentia, California, declaring its intention to provide for the annual levy and collection of assessments for certain maintenance within an existing district, pursuant to the provisions of Division 15, Part 2, of the California Streets and Highways Code and setting a time and place for public hearing thereon.

1.h. **Resolution Relating to Fiscal Year 2021-22 Levy of Assessments to the City of Placentia Street Lighting District No. 81-1 and Setting a Public Hearing for June 1, 2021 at 7:00 P.M.**

Fiscal Impact: Revenue: \$ 135,000 (SLD-81-1 Assessments)  
\$ 35,900 (Transfer in From General Fund)  
Expenditures: \$ 170,900 (SLD 81-1 Fund)

Recommended Action: It is recommended that the City Council:

- 3) Adopt Resolution R-2021-24, a Resolution of the City Council of the City of Placentia, California, directing preparation of the Engineer's Report for Fiscal Year 2021-22 for the continuation of the annual assessments for Street Lighting District No. 81-1; and
- 4) Adopt Resolution R-2021-25, a Resolution of the City Council of the City of Placentia, California, declaring its intention to provide for an annual levy and collection of assessments for certain maintenance within an existing district, pursuant to the provisions of Division 15, Part 2, of the California Streets and Highways Code and setting a time and place for public hearing thereon.

1.i. **Award of Contract to Houston and Harris Inc. For Sewer Maintenance Services**

Fiscal Impact: Expense: \$592,066.95 Total Cost for Services  
Budgeted: \$220,000.00 Estimated FY 21-22 Sewer Maintenance Fund  
\$220,000.00 Estimated FY 22-23 Sewer Maintenance Fund  
\$220,000.00 Estimated FY 23-24 Sewer Maintenance Fund

Recommended Action: It is recommended that the City Council:

- 1) Approve a Professional Services Agreement with Houston and Harris PCS, Inc. for sewer maintenance services in an amount not-to-exceed \$197,355.65 per year for an initial three (3) year contract term with the option to extend for two (2) additional one-year terms; and

- 2) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney; and
- 3) Authorize the City Administrator to approve contract amendments up to 10% of the initial three-year contract amount, or \$59,206.70; and
- 4) Authorize the City Administrator to approve the eligible contract term extension based upon contractor performance and at the discretion of the City.

1.j. **Professional Services Agreement with AGA Engineers, Inc. For Transit Oriented Development Traffic Mitigation Engineering Design Services**

Fiscal Impact: Expense: \$ 59,000 Professional Engineering Services  
 Budgeted: \$100,000 FY 2020-21 CIP Budget

Recommended Action: It is recommended that the City Council:

- 1) Award a Professional Services Agreement with AGA Engineers, Inc. for traffic engineering services in an amount not-to-exceed \$59,000; and
- 2) Authorize the City Administrator to approve contract amendments up to 10%, or \$5,900, of the contract not-to-exceed amount; and
- 3) Authorize the City Administrator to sign the required documents, in a form approved by the City Attorney.

1.k. **Amendment No. 1 to Maintenance Services Agreement with Axis General Construction Inc. For Storm Water Pump Station Maintenance Services**

Fiscal Impact: Expense: \$125,095.21 Total Cost for Services  
 Budgeted: \$ 45,860.00 FY 2020-21 Operating Budget (103652 6099)  
 \$ 37,907.64 Estimated for FY 2021-22 Operating Budget

Recommended Action: It is recommended that the City Council:

- 1) Approve Amendment No. 1 to the Maintenance Services Agreement with Axis General Construction Inc. for provision of Storm Water Pump Station, increasing the contract not-to-exceed amount by \$11,372.29 for a cumulative total of \$125,095.21; and
- 2) Authorize the City Administrator to approve contract change orders up to 10% of the cumulative three-year contract amount, or \$12,509.52; and
- 3) Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney.

1.l. **Approval of Final Tract Map No. 18129 for the Parcel Located at Southwest Corner of Orchard Drive and Highland 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 Tract Map No. 18129, subject to review and approval by the County Surveyor; and
- 2) Authorize the City Clerk to sign Final Tract Map No. 18129.

1.m. **Budget Amendment of Granicus Solutions for Web Streaming, On Demand/Video, And Agenda Meeting Management**

Fiscal Impact: Expense: \$6,500 Software Maintenance  
 Funding Source: \$6,500 PEG Access Fund (581573-6136)

Recommended Action: It is recommended that the City Council:

- 1) Approve Resolution No. R-2021-26, a Resolution of the City Council of the City of Placentia, California authorizing a budget amendment in Fiscal Year 2020-21 in compliance with City Charter of the City of Placentia Sections 1206 and 1209 pertaining to appropriations for actual expenditures; and
- 2) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

1.n. **Resolution Authorizing Temporary Suspension of Regulatory Ordinances Pertaining to the Operation of the Placentia Chamber of Commerce Jazz Festival Event Fundraiser at Bradford Park on Saturday, May 29, 2021, Pending Receipt of Approved Insurance Documents**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Approve an Agreement in a form approved by the City Attorney with the Placentia Chamber of Commerce to host the "Placentia Jazz Festival" fundraising event at Bradford Park and authorize the City Administrator or designee to execute all applicable documents; and
- 2) Adopt Resolution No. R-2021-27, a Resolution of the City Council of the City of Placentia authorizing the temporary suspension of Regulatory Sections 10.28.010 and 23.76.050 of the Placentia Municipal Code for the operation of the "Placentia Jazz Festival" fundraising event on May 29, 2021 from 3:00 to 9:00 p.m. at Bradford Park located at 136 East Palm Circle.

**2. PUBLIC HEARING:** None

**3. REGULAR AGENDA:**

3.a. **Emergency Purchase of Citywide Unified Communications (Telephone System) As a Service (UCaaS) Solution from RingCentral, Implemented by Golden Star Technology, Inc. (GST)**

Fiscal Impact:

Expense:	\$ 26,042.13	Total Purchase Price
	\$ 4,645.76	Monthly Subscription
Budgeted:	\$ 6,968.64	Software Maintenance (101523-6136)
	\$ 23,419.23	Machinery & Equipment (101523-6840)

Recommended Action: It is recommended that the City Council:

- 1) Approve the City Administrator's emergency purchase authorization in the amount of \$26,042.13 from GST for the procurement and implementation of the Voice Over Internet Protocol (VOIP) telephone solution; and
- 2) Authorize the City Administrator to execute all necessary documents, in a form approved by the City Attorney; and
- 3) Approve Resolution No. R-2021-28, a Resolution of the City Council of the City of Placentia, California, authorizing a budget amendment in Fiscal Year 2020-21 in compliance with City Charter of the City of Placentia Sections 1206 and 1209 pertaining to appropriations for actual expenditures.

**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***

***Carlos Cabral, Father of Executive Assistant Maria Perez***

**ADJOURNMENT:**

The City Council/Successor Agency/ICDA/PPFA Board of Directors will adjourn to a regular City Council meeting on Tuesday, May 18, 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:

- Agreement for Citywide Fiber Optic Deployment Inspection Services
- Purchase Order with Valverde Construction for Old Town Sewer Repairs
- NOC: City Hall Wood Refinishing Project
- Resolution Adopting FY 2021-22 SB-1 Annual Street Resurfacing Project
- Purchase of Homeless Liaison Officer Truck
- Agreement for On-Call Construction Management and Inspection Services
- Purchase Order for Fleet Garage Vehicle Lift Improvements
- Amendment to SiFi Development Agreement
- Agreement for Catch Basin Screen Insert Project Phase VI

### **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 May 4, 2021 meetings of the City Council, Successor Agency, Industrial Commercial Development Authority, and the Placentia Public Financing Authority was posted on April 29, 2021.

Karen O'Leary  
Deputy City Clerk