



## Regular Meeting Agenda

June 15, 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 in 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 June 15, 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  
June 15, 2021  
5:00 p.m. – City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:**

**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 PANDEMIC)**

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: (2 Cases)
  
2. Pursuant to Government Code Section 54956.8  
**CONFERENCE WITH REAL PROPERTY NEGOTIATOR**  
Property: State of California Right-of-Way Located at the Intersection of State Route 57 and Crowther Avenue  
Agency Negotiator: Damien R. Arrula, City Administrator  
Luis Estevez, Deputy City Administrator  
Negotiating Parties: Roberta Hettick, Deputy Director, Caltrans District 12  
Under Negotiations: Price and Terms of Payment
  
3. Pursuant to Government Code Section 54957.6  
**CONFERENCE WITH LABOR NEGOTIATOR**  
Agency Designated Representatives: Damien R. Arrula, City Administrator  
Rosanna Ramirez, Deputy City Administrator  
Employee Organizations: Placentia Police Management Association (PPMA)  
Placentia Firefighters Association (PFA)  
Placentia City Employees Association (PCEA)

**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  
June 15, 2021  
7:00 p.m. – City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:**

**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:** None

**CLOSED SESSION REPORT:**

**CITY ADMINISTRATOR REPORT:**

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

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.p):**

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: June 1, and Special Meeting: June 2, 2021**  
Recommended Action: Approve



- 1.g. **Measure M Eligibility Application Package for Fiscal Year 2021-22**  
Fiscal Impact: Revenue: \$807,045 In Estimated Measure M Funds (180000-4092)  
Recommended Action: It is recommended that the City Council:
- 1) Authorize Staff to submit the 7-year CIP project list utilizing Measure M funding; and
  - 2) Approve Resolution No. R-2021-38, a Resolution of the City Council of the City of Placentia, California, concerning the status and update of the Circulation Element and Mitigation Fee Program for the Measure M (M2) Program; and
  - 3) Authorize Staff to submit the Measure M Eligibility application package to OCTA to ensure continued eligibility for Measure M funding and receipt of Local Fair Share M2 funds.
- 1.h. **Resolution Adopting Fiscal Year 2021-22 Project List for Compliance with SB 1, the Road Repair and Accountability Act of 2017**  
Fiscal Impact: There is no direct fiscal impact associated with the recommended actions.  
Recommended Action: It is recommended that the City Council:
- 1) Approve Resolution No. R-2021-39, a Resolution of the City Council of the City of Placentia, California, adopting the List of Projects for Fiscal Year 2021-22 funded by SB 1, The Road Repair and Accountability Act 2017; and
  - 2) Direct Staff to submit the project list to the California Transportation Commission.
- 1.i. **Declaration of Surplus Property**  
Fiscal Impact: Revenue realized from the sale of surplus property will be deposited into the Equipment Replacement Fund (410000-4750)  
Recommended Action: It is recommended that the City Council:
- 1) Declare the six (6) vehicles listed in this report as surplus property; and
  - 2) Authorize the City Administrator or his designee to execute the necessary documents to dispose of these vehicles through a public auction; and
  - 3) Direct Staff to deposit the auction proceeds into the City Equipment Replacement Fund.
- 1.j. **Award of Construction Contract for the Old Placentia City Hall ADA Improvement Project, City Project No. 5101**  
Fiscal Impact: Expense: \$180,000 Construction Contract Amount  
Budget: \$198,849 Total Project Budget (FY 2020-21 CIP Budget)  
\$ 7,049 Measure U Fund (795101-6185)  
\$191,800 Housing & Community Develop. Fund (305101-6185)  
Recommended Action: It is recommended that the City Council:
- 1) Approve a Public Works Agreement with A2Z Construct, Inc. for the Old Placentia City Hall ADA Improvement Project in the amount of \$180,000; and
  - 2) Authorize the City Administrator to approve contract change orders up to ten percent (10%) of the contract amount, or \$18,000, for a total construction contract not-to-exceed amount of \$198,000; and
  - 3) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.
- 1.k. **Amendment No. 1 to Compressed Natural Gas Fueling Station Lease Agreement with Trillium USA**  
Fiscal Impact: Revenue: \$ 75,000 Annual Base Lease Payment  
\$ 14,812 FY 2019-20 Fuel Royalty Payment  
Recommended Action: It is recommended that the City Council:
- 1) Approve a one-year term lease extension through June 30, 2022 with Trillium USA to operate the City's CNG fuel station; and
  - 2) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

1.l. **Grant of Easement to Southern California Edison for SiFi Hut No. 1 at Placentia Sports Complex**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Approve the Grant of Easement to Southern California Edison for electric utility systems; and
- 2) Authorize the City Administrator to execute the Grant of Easement on behalf of the City.

1.m. **Approval of Purchase Order to Southwest Lift & Equipment, Inc. To Rebuild an Existing Vehicle Lift in the City's Fleet Garage and Replacement of Associated Air Compressor**

Fiscal Impact: Expense: \$77,100.07 Total Project Cost  
Budgeted: \$51,300.07 FY 2020-21 Capital Improvement Program Budget (795104-6840)  
\$25,801.00 FY 2020-21 Operating Budget

Recommended Action: It is recommended that the City Council:

- 1) Authorize the City Administrator to award a Purchase Order to Southwest Lift & Equipment Inc., for a not-to-exceed amount of \$70,090.97; and
- 2) Approve Resolution No. R-2021-40, 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
- 3) Authorize the City Administrator to approve any change orders to the purchase order up to 10% of the purchase order amount, or \$7,009.10; and
- 4) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

1.n. **Amendment No. 1 to Sole Source Professional Services Agreement With Koa Hills Consulting for Consulting Services for the Finance Enterprise System Upgrade**

Fiscal Impact: Expense: \$155,575 Professional Services  
Budget: \$ 5,575 2021-22 Operating Budget (102020-6099)  
\$150,000 2021-22 CIP Budget (Project No. 796204-6840)

Recommended Action: It is recommended that the City Council:

- 1) Approve Amendment No. 1 to the Professional Services Agreement with Koa Hills Consulting in the amount of \$155,575 for finance enterprise system upgrade consulting services for an additional 18 months; and
- 2) Authorize the City Administrator to approve contract change orders up to ten percent (10%) of the cumulative two-year contract extension, or \$15,557; and
- 3) Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney.

1.o. **Award of Contract to Team One Management Inc. For Park Restroom Janitorial Services**

Fiscal Impact: Expense: \$ 71,175 Contract Cost  
Budgeted: \$ 72,000 FY 2021-22 Operating Budget (103655-6290)

Recommended Action: It is recommended that the City Council:

- 1) Approve a Maintenance Services Agreement with Team One Management, Inc. for park restroom janitorial services for a cumulative contract not-to-exceed amount of \$213,525.00 for the initial three (3) year contract term, with the option to extend the term for one (1) additional two (2) year term; and
- 2) Authorize the City Administrator to approve contract change orders up to ten percent (10%) of the cumulative contract amount, or \$21,352.50; and
- 3) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney; and
- 4) Authorize the City Administrator to approve the eligible agreement term extension based upon contractor performance and at the discretion of the City.

1.p. **Contract Extension With the Pun Group, Inc. For Financial Auditing Services for Fiscal Year 2020-2021**

Fiscal Impact: Expense: \$76,535 Fiscal Year 2021-22 (102020-6010)

Recommended Action: It is recommended that the City Council:

- 1) Approve Amendment No. 2 to the Professional Services Agreement with the Pun Group, Inc. for a one-year extension for Fiscal Year 2021-22 in an amount not-to-exceed \$76,535; and
- 2) Authorize the City Administrator to execute all necessary documents, in a form approved by the City Attorney.

**2. PUBLIC HEARINGS:**

2.a. **City of Placentia Annual Budget, Capital Improvement Program, Position Allocation Plan, and Annual Appropriations Limit, and Placentia Public Financing Authority Annual Budget for Fiscal Year 2021-22**

Fiscal Impact: **General Fund**

Expenditures – Operating: \$ 35,991,300  
Expenditures – Debt Service: \$ 5,177,100  
Expenditures – Capital: \$ 529,400  
Expenditures – Transfers Out: \$ 53,000  
Revenue: \$ 36,513,300  
Operating Transfers-In: \$ 6,546,100

**Special Revenue Funds**

Expenditures – Operating: \$ 5,654,900  
Expenditures – Debt Service: \$ 278,600  
Expenditures – Capital: \$ 7,688,900  
Expenditures – Transfers Out: \$ 6,865,000  
Revenue: \$ 20,786,800  
Operating Transfers-In: \$ 136,100

**Debt Service Fund**

Expenditures – Debt Service: \$ 409,500  
Operating Transfers-In: \$ 409,500

**Enterprise Funds**

Expenditures – Operating: \$ 5,316,500  
Expenditures – Transfers Out: \$ 176,700  
Revenue: \$ 5,942,100

**Internal Service Funds**

Expenditures – Operating: \$ 2,738,300  
Operating Transfers-In: \$ 2,738,300

**Fiduciary Fund**

Expenditures – Debt Service: \$ 3,786,600  
Operating Transfers-in: \$ 3,786,600

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing concerning the City of Placentia Budget for Fiscal Year 2021-22 and Capital Improvement Program (CIP) for Fiscal Year 2021-22, consider all public testimony, ask questions of Staff, and close the public hearing; and
- 2) Adopt Resolution No. R-2021-41, a Resolution of the City Council of the City of Placentia, California, taking actions necessary to adopt the Fiscal Year 2021-22 Annual Budget; and taking actions necessary to adopt the Fiscal Year 2021-22 Capital Improvement Program (CIP) Budget with an appropriation of \$8,226,600; and authorizing the Position Allocation Plan and Compensation Plan for Fiscal Year 2021-22; and
- 3) Authorize the City Administrator to release appropriation controls for the General Government Department and Risk Management fund outside of the normal quarterly process, as necessary; and
- 4) Approve the use of the County's population growth and California per capita income growth as determined by the State Department of Finance for the calculation of the Fiscal Year 2021-22 Annual Appropriation Limit; and

- 5) Adopt Resolution R-2021-42, a Resolution of the City Council of the City of Placentia, California, approving and adopting the Annual Appropriations Limit for the Fiscal Year 2021-22 in the amount of \$101,180,364.

**Recommended Action:** It is recommended that the Placentia Public Financing Authority take the following actions:

- 1) Conduct the Public Hearing concerning the Placentia Public Financing Authority Budget for Fiscal Year 2021-22; and
- 2) Adopt Resolution No. PPFA-2021-02, a Resolution of the Placentia Public Financing Authority (PPFA) Board of Directors of the City of Placentia, California, taking actions necessary to adopt the PPFA's Fiscal Year 2021-22 Annual Budget.

- 2.b. **Public Hearing on Amendment to the City's Urban Forest Protection Ordinance**  
Fiscal Impact: There is no direct fiscal impact associated with the Staff recommendations.  
Recommended Action: It is recommended that the City Council:
  - 1) Open the Public Hearing concerning Ordinance No. O-2021-06; and
  - 2) Receive the Staff Report, consider all public testimony, and ask any questions of Staff; and
  - 3) Close the Public Hearing; and
  - 4) Waive full reading, by title only, and introduce for first reading, Ordinance No. O-2021-06, an Ordinance of the City Council of the City of Placentia, California, amending Chapter 14.12 of the Placentia Municipal Code entitled "Urban Forestry Management and Protection Ordinance" to add provisions pertaining to contractors performing tree maintenance services in the City.

### **3. REGULAR AGENDA:**

- 3.a. **Consideration of Resolution Expressing Support for the Placentia Library District To Continue Under the Current Leadership Structure and Operation Model**  
Fiscal Impact: None  
Recommended Action: It is recommended that the City Council:
  - 1) Review the Staff presentation; and
  - 2) Determine whether or not to approve the proposed Resolution; and
  - 3) If approved, adopt proposed Resolution No. R-2021-43, a Resolution of the City Council of the City of Placentia, California, expressing support for the Placentia Library District to continue under the current leadership structure and operation model.

### **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, July 6, 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:

- Second Reading of the Tree Protection Ordinance Amendment
- Kraemer Memorial Park Fountain, Plaza, and ADA Improvement Project
- Agreements for On-Call Plan Check Services
- Amendment with KOA for FY 2021-22 Asphalt Rehabilitation Project
- Cooperative Agreement for Tustin/Rose Traffic Signal Synchronization Project
- Agreement for Environmental and Prelim Engineering Atwood Multi-Purpose Trail
- Agreement for Crowther Avenue Resurfacing Project
- FY 2021-22 Solid Waste Collection Rate Adjustment
- Proposed Sewer Rate Adjustment
- Community Center/Senior Center Study Session
- Annexation Study Session
- ARPA Funds Study Session
- Development Impact Fees Study Session
- RV Parking Study Session

## **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 June 15, 2021 meetings of the City Council, Successor Agency, Industrial Commercial Development Authority, and the Placentia Public Financing Authority was posted on June 10, 2021.

---

Karen O'Leary  
Deputy City Clerk