



## **Regular Meeting Agenda November 2, 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**

On March 4, 2020, pursuant to California Government Code Section 8625, Governor Newsom declared a State of Emergency as a result of the threat of the COVID-19 virus.

On September 17, 2021, Governor Newsom signed AB 361, which went into immediate effect as urgency legislation. AB 361 added subsection (e) to Section 54953 to authorize legislative bodies to conduct remote meetings provided the legislative body makes specified findings. As of September 19, 2021 the COVID-19 pandemic had killed more than 67,612 Californians. Social distancing measures decrease the chance of the spread of COVID-19.

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.

#### **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 or comments may 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 and are 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.



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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  
November 2, 2021  
4:30 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:**

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: (3 Cases)
  
2. Pursuant to Government Code Section 54956.9 (d)(4):  
**CONFERENCE WITH LEGAL COUNSEL – Potential Initiation of Litigation**  
Significant Exposure to Litigation: (1 Case)
  
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 City Employees’ Association (PCEA)  
Placentia Firefighters’ Association (PFA)  
Placentia Police and Fire Management Association (PPFMA)  
Placentia Police Officers Association (PPOA)  
Unrepresented Employees
  
4. Pursuant to Government Code Section 54956.8  
**CONFERENCE WITH REAL PROPERTY NEGOTIATOR**  
Property: 1500 Cherry Street (APN: 341-511-01)  
Agency Negotiator: Damien R. Arrula, City Administrator  
Negotiating Parties: California Statewide Communities Development Authority  
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  
November 2, 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:** Sterling Bennett

**PLEDGE OF ALLEGIANCE:**

**PRESENTATION:**

**CLOSED SESSION REPORT:**

**CITY ADMINISTRATOR REPORT:**

**ORAL COMMUNICATIONS:**

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.f.):**

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: October 19, 2021**  
Recommended Action: Approve

1.c. **City Fiscal Year 2021-22 Register for November 2, 2021  
Check Register**

Fiscal Impact: \$2,375,494.99

**Electronic Disbursement Register**

Fiscal Impact: \$1,085,183.89

Recommended Action: It is recommended that the City Council:

- 1) Receive and file

1.d. **Second Reading of Ordinance No. O-2021-10, Amending Chapter 13.48 (Stopping, Standing, or Parking) Of Title 13 (Vehicles and Traffic) to the Placentia Municipal Code Regarding On-Street Parking of Recreational Vehicles and Sleeping in Motor Vehicles**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Waive full reading, by title only, and adopt Ordinance No. O-2021-10, an Ordinance of the City Council of the City of Placentia, California, amending Chapter 13.48 (Stopping, Standing, or Parking) of Title 13 (Vehicles and Traffic) to the Placentia Municipal Code regarding on-street parking of recreational vehicles and sleeping in motor vehicles.

1.e. **Award of Contract for HVAC Maintenance Services**

<u>Fiscal Impact:</u> Expense:	\$ 22,043	Contract Cost for Seven Months
	Budgeted: \$ 23,000	FY 2021-22 Operating Budget (103654-6290)
	\$ 37,787	Future FY 2022-23 Operating Budget
	\$ 37,787	Future FY 2023-24 Operating Budget
	\$ 15,744	Future FY 2024-25 Operating Budget (Contract Cost for Five Months)

Recommended Action: It is recommended that the City Council:

- 1) Accept the bid submitted by F.M. Thomas Air Conditioning, Inc. and approve a Maintenance Services Agreement for HVAC Maintenance Services for a cumulative contract not-to-exceed amount of \$113,361.00 for an initial (3) year contract term starting November 2021, with the option to extend for one (1) additional two-year term; and
- 2) Reject all other bids received and authorize the return of the bid bonds; and
- 3) Authorize the City Administrator to approve contract change orders up to ten percent (10%) of the cumulative three-year contract amount, or \$11,336.10; and
- 4) 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
- 5) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

1.f. **Approval of Resolution Affirming the City's Commitment to the Atwood Multipurpose Trail Project Submitted in the 2023 Federal Transportation Improvement Program (FTIP)**

Fiscal Impact: There is no fiscal impact associated with the recommended action.

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution No. R-2021-62, a Resolution of the City Council of the City of Placentia, California, certifying that the City Of Placentia has the resources to fund the projects in the federal fiscal years ("FFY") 2022-23 to 2027-28 Transportation Improvement Program and affirms its commitment to implement all projects in the Program.

**2. PUBLIC HEARING:** None

### 3. REGULAR AGENDA:

#### 3.a. **Introduction and First Reading of Ordinance No. O-2021-09 Amending Chapter 10.34 (Camping and Storage of Personal Property) Of Title 10 (Peace, Morals and Safety) Of the Placentia Municipal Code**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Introduce for first reading, by title only, further reading waived, Ordinance No. O-2021-09, an Ordinance of the City Council of the City of Placentia, California, amending Chapter 10.34 (Camping and Storage of Personal Property) of Title 10 (Peace, Morals and Safety) of the Placentia Municipal Code; and
- 2) Find that the recommended actions are exempt from the California Environmental Quality Act ("CEQA") pursuant to Sections 15061(b)(3), 15060(c)(3), and 15378 of the CEQA Guidelines, Section 21065 of the Public Resources Code, and the City of Placentia Local Guidelines for implementing CEQA.

#### 3.b. **Discussion with City Council to Modernize City of Placentia Policy No. 430 Purchasing Policy**

Fiscal Impact: There is no immediate or direct fiscal impact associated with the recommended actions.

Recommended Action: It is recommended that the City Council:

- 1) Receive and file the staff report; and
- 2) Ask any questions of Staff; and
- 3) Provide staff with policy direction relative to drafting of the Purchasing Policy and returning with a draft ordinance and public hearing for the City Council's consideration.

### **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, November 16, 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:

- Resolution to Continue to Authorize the Conduct of Remote "Telephonic" Meetings
- 2nd Reading of O-2021-09 (Camping and Storage)
- Agreement for TOD/Crowther Sewer Line Improvement Project
- Agreement for Old Town Façade Improvement Project
- Agreement for Kraemer Memorial Park Fountain Design Services
- Study Session: Local Campaign Finance Reform Ordinance

### **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 November 2, 2021 meetings of the City Council, Successor Agency, Industrial Commercial Development Authority, and the Placentia Public Financing Authority was posted on October 28, 2021.

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Karen O'Leary  
Deputy City Clerk