



## Regular Meeting Agenda April 18, 2023

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 Ward L. Smith  
District 5

Mayor Pro Tem Jeremy B. Yamaguchi  
Councilmember  
District 3

Kevin Kirwin  
Councilmember  
District 2

Rhonda Shader  
Councilmember  
District 1

Chad P. Wanke  
Councilmember  
District 4

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  
April 18, 2023  
5:30 p.m. – City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:**

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

**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 54957.6  
**CONFERENCE WITH LABOR NEGOTIATOR**  
Agency Designated Representatives: Damien Arrula, City Administrator  
Alice Burnett, Director of Human Resources  
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
  
2. Pursuant to Government Code Section 54956.9(d)(1)  
**CONFERENCE WITH LEGAL COUNSEL – Existing Litigation**  
City of Placentia vs. Onward Engineering; Case No. 30- 2018-01040701

**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  
April 18, 2023  
7:00 p.m. – City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:**

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

**INVOCATION:** Chaplain Kenneth Curry

**PLEDGE OF ALLEGIANCE:** Officer Zack King

**PRESENTATIONS:**

**Certificate Recognizing the Liberation of Buchenwald on April 11, 1945**

Presenter: Mayor Smith

Recipient: Former Councilmember Craig S. Green

**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.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. **City Fiscal Year 2022-23 Registers for April 18, 2023**

**Check Register**

Fiscal Impact: \$3,040,117.01

**Electronic Disbursement Register**

Fiscal Impact: \$ 695,608.90

Recommended Action: It is recommended that the City Council:

1) Receive and file

1.c. **Second Reading and Adoption of Ordinance No. O-2023-01, an Ordinance of the City Council of the City of Placentia, California, amending Chapter 9.20 (“Wild Animals”) to Title 9 (“Animals and Fowl”) of the Placentia Municipal Code Relating to Feeding Wild Animals within the City**

Fiscal Impact: None

Recommended Action: Approve

1.d. **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 Huberto Mayo 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.e. **FY 2022-23 Third Quarter Budget Report**

Fiscal Impact:

<b>Fund</b>	<b>Revenues</b>	<b>Appropriations</b>
	(Including Transfers-In)	(Including Capital & Transfers-Out)
General Fund	\$0	\$103,000
Special Revenue	<u>\$44,810</u>	<u>\$ 72,010</u>
<b>Total</b>	<b>\$44,810</b>	<b>\$175,010</b>

Recommended Action: It is recommended that the City Council:

Approve the Third Quarter Budget Report and adopt Resolution No. R-2023-24, amending the City’s FY 2022-23 Budget.

1.f. **Approval of Plans & Specifications and Award of Construction Contract to E. Avico, Inc., for the Interior Tenant Improvements for the Butler Building for the Placentia Public Safety Center Project No. 5213**

Fiscal Impact:

Expense:	\$ 1,680,880	Total Construction Contract Amount
	<u>\$ 168,088</u>	Total Construction Contingency Amount
	\$ 1,848,400	Total Amount
Available Budget:	\$ 2,110,969	Fiscal Year 2022-23 CIP Budget (105213-6850 JL# 229999-6850)

Recommended Action: It is recommended that the City Council:

- 1) Approve the engineered and architectural construction plans & specifications prepared by PBK Architects, Inc., and approve a Public Works Agreement with E. Avico, Inc., for Placentia Public Safety Center Butler Tenant Improvements in the amount of \$1,680,880; and
- 2) Reject the bid proposal submitted by SPAREA as non-responsive; and
- 3) Reject all other bids received and authorize return of the bid bonds; and
- 4) Authorize the City Administrator to approve contract change orders up to ten percent (10%) of the contract amount, or \$168,088, for a total construction contract not-to-exceed amount of \$1,680,800; and
- 5) Authorize the City Administrator to approve all agreements in a form approved by the City Attorney.

1.g. **Grant Of Easement to Southern California Edison for Electric Utility Systems Located at the City Corporation Yard**

Fiscal Impact: None

Recommended Action:

- 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 in a form approved by the City Attorney.

**2. PUBLIC HEARINGS:**

**2.a. Annual Update Regarding Citywide Development Impact Fees, Transit Oriented Development Packinghouse District Development Impact Fees, and Residential Affordable Housing Impact Fees for Cost Recovery**

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 adjusts most fees commensurate with the Construction Cost Index (CCI) and updates two specific fees commensurate with actual costs, and therefore, does not provide unanticipated revenue. The fees that are specifically being updated beyond CCI commensurate with actual costs are the Public Safety Impact Fee (now known as Fire, Police Animal Shelter fees) and TOD Sewer Impact Fee.

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing concerning the Citywide Development Impact Fee Schedule, the Transit-Oriented Development (TOD) Packing House Development Impact Fee Schedule, and the Residential Affordable Housing Impact Fee Schedule; and
- 2) Receive the staff report, consider all public testimony, ask questions of Staff; and
- 3) Close the public hearing; and
- 4) Find that the recommended actions are exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15378(b)(4), 15061(b)(3), and 15273 of the CEQA Guidelines, Section 21065 of the Public Resources Code, and the City of Placentia Local Guidelines for implementing CEQA; and
- 5) Adopt Resolution No. R-2023-20, a Resolution of the City Council of the City of Placentia, California, approving updated Development Impact Fees pursuant to Construction Cost Index to financially mitigate impacts to parks and recreational facilities, sewer facilities, transportation infrastructure, storm drain facilities, Quimby in-lieu fees, and adopting public safety (Fire, Police, Animal Shelter) fees pursuant to the April 2023 Development Impact Fee Nexus Study; and
- 6) Adopt Resolution No. R-2023-21, a Resolution of the City Council of the City of Placentia, California, approving updated Development Impact Fees pursuant to Construction Cost Index to financially mitigate impacts to traffic and transportation infrastructure, and streetscape infrastructure in the Transit Oriented Development area, and adopting sewer facilities fees in the Transit Oriented Development area pursuant to the April 2023 Development Impact Fee Nexus Study; and
- 7) Adopt Resolution No. R-2023-22, a Resolution of the City Council of the City of Placentia, California, approving updated Citywide Residential Affordable Housing Impact Fees pursuant to Construction Cost Index for residential developments citywide; and
- 8) Direct City Staff to further evaluate and determine a metric that most closely reflects the current cost indices average for cost trends for specific construction trade labor and materials in the current construction environment; and
- 9) Direct City Staff to prepare a new Development Impact Fee Nexus Study Report to be employed for the future update of both Citywide Development Impact Fees and Transit Oriented Development (TOD) Impact Fees for fiscal year 2024-25.

**2.b. Public Hearing: Adoption of Proposed Overhead Cost Allocation Study and Comprehensive Fee and Rate Schedule**

Fiscal Impact: The proposed fee changes as of July 1, 2023, are intended to recover the cost of providing existing services associated with those fee-related regulatory functions and other programs.

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing to consider amending the Placentia Comprehensive Fee Schedule for certain fees, rates, and charges for various City user services; and
- 2) Receive the Staff report, consider all public testimony, and discuss the proposed fees; and

- 3) Close the public hearing; and
- 4) Adopt Resolution No. R-2023-23, a Resolution of the City Council of the City of Placentia, California, establishing and adopting certain City fees, rates, and charges for various City services with an effective date of July 1, 2023, for Fiscal Year 2023-24.

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

#### **3.a. Study Session: Revised Infrastructure Financing Plan for the Placentia Enhanced Infrastructure Financing District**

Fiscal Impact: Estimated range of \$17 to \$24 million in Property Tax Increment Revenue Over Approximately 40 Years

Up to \$59 million in net fiscal impact revenue to the City

Recommended Action: It is recommended that the City Council:

- 1) Review the Staff presentation on the proposed EFID IFP amendments; and
- 2) Ask any questions of Staff and the Financial Advisory Team; and
- 3) Approve in concept the proposed EFID IFP amendments and direct the City Administrator to bring forth the final proposed IFP amendments necessary to fulfill the revised EIFD plan.

#### **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, May 2, 2023 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:

- PSA: Architectural Design Services for City Hall and Police State Modernization Project
- PSA: Engineering Design Services for the Powell Building Improvement Project
- Agreement for Grant Writing and Advocacy Services
- Preliminary Engineer's Report for Landscape Maintenance District 92-1
- Preliminary Engineer's Report for Street Lighting District 81-1
- Award of Construction Contract for Urban Forest Planting Project
- Contract Award for Parque del Arroyo Verde Renovation

#### **CERTIFICATION OF POSTING**

I, Carole M. Wayman, 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 18, 2023 meetings of the City Council, Successor Agency, Industrial Commercial Development Authority, and the Placentia Public Financing Authority was posted on April 13, 2023.

---

Carole M. Wayman  
Deputy City Clerk