



Regular Meeting Agenda June 20, 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, 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 20, 2023
5:30 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA
and**

**Teleconference Site:
Harrah’s Joliet
151 N Joliet St, Joliet, IL 60432**

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
Michael Busse v. City of Placentia; Case No. 21-156302

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 20, 2023
7:00 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

Teleconference Site: Harrah's Joliet 151 N Joliet St, Joliet, IL 60432

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 Tony Mercado

PLEDGE OF ALLEGIANCE: Officer Hyun Chung

PRESENTATIONS: None

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.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. **City Fiscal Year 2022-23 Registers for June 20, 2023**

Check Register

Fiscal Impact: \$3,020,376.03

Electronic Disbursement Register

Fiscal Impact: \$1,771,590.36

Recommended Action: It is recommended that the City Council:

1) Receive and file

- 1.c. **Second Reading and Adoption of Ordinance No. O-2023-02, an Ordinance of the City Council of the City of Placentia, California, Adding Chapter 2.54 Entitled "Electronic and Paperless Filing of Campaign Disclosure Statements and Statement of Economic Interest," Relating to Electronic and Paperless Filing of Fair Political Practices Commission Campaign Disclosure and Economic Interest Statements**

Fiscal Impact: None

Recommended Action: Approve

- 1.d. **Second Reading and Adoption of Ordinance No. O-2023-03, an Ordinance of the City Council of the City of Placentia, California, Amending Specific Plan No. 7 To Change the Subarea Land Use Designation of the Subject Property from Low Density Residential (LDR) To Medium Density Residential (MDR), Including Modifications to the MDR Development Standards on Property Located along Alta Vista Street, between Rose Drive and Jefferson Street (APNS 341-501-01 through 341-501-65)**

Fiscal Impact: None

Recommended Action: Approve

- 1.e. **Amendment No. 1 to Professional Services Agreement with HdL Companies for Sales Tax Analysis and Auditing Services**

Fiscal Impact:

Expense: \$6,540 Annual Fee Plus Additional Fees Contingent on Recovered Revenue Budgeted in FY 23-24 Proposed Budget (102020-6099)

Recommended Action: It is recommended that the City Council:

- 1) Approve Amendment No. 1 to the Professional Services Agreement with Hinderliter, de Llamas and Associates (HdL Companies) for Sales Tax Analysis and Auditing Services for a 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.f. **Professional Services Agreement with Kosmont Transactions Services, Inc. for Professional Financial Advisory Services**

Fiscal Impact:

Expense: \$36,000 Annual Fee
Budgeted: \$36,000 in FY 23-24 Adopted Budget (102020-6099)

Recommended Action: It is recommended that the City Council:

- 1) Approve Professional Services Agreement with Kosmont Transaction Services, Inc. for Professional Financial Advisory Services; 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.g. **Award of Contract to Bear Electrical Solutions, Inc. for Traffic Signal Maintenance Services**

Fiscal Impact:

Expense:	\$ 510,000	Total Cost for Services (3-Year)
Budgeted:	\$ 170,000	Fiscal Year 2023-24 Operating Budget (103590-6099)
	\$ 170,000	Fiscal Year 2024-25 Operating Budget
	\$ 170,000	Estimated For Fiscal Year 2025-26 Operating Budget

Recommended Action: It is recommended that the City Council:

- 1) Approve a Professional Services Agreement with Bear Electrical Solutions, Inc. for Traffic Signal Maintenance Services in an amount not-to-exceed \$170,000 per year for an initial three (3) year contract term, with the option to extend 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 annual contract not-to-exceed amount; and
- 3) Authorize the City Administrator to approve the eligible contract term extension for one (1) additional two (2) year term based upon contractor performance and at the discretion of the City; and
- 4) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

1.h. **Approval of Plans & Specifications and Award of Construction Contract to M.S. Construction Management Group for the Construction of a Concrete Pedestal and Related Site Improvements for the Placentia Gateway "Chromatic Ascension" Sculpture, and Amendment No. 2 to the Cooperative Art Agreement with Caltrans for Public Art Project No. 1206**

Fiscal Impact:

Expense:	\$ 398,400	Total Construction Contract Amount
	\$ 39,840	Total Construction Contingency Amount
	\$ 438,240	Total Amount
Available Budget:	\$ 438,240	Fiscal Year 2022-23 CIP Budget (101206-6730)

Recommended Action: It is recommended that the City Council:

- 1) Approve the engineered construction plans & specifications prepared by Patrell Engineering Group and approve a Public Works Agreement with M.S. Construction Management Group to construct a concrete base for the Placentia Gateway "Chromatic Ascension" public art piece in the amount of \$398,400; and
- 2) Authorize the City Administrator to approve contract change orders up to ten percent (10%) of the contract amount, or \$39,840, for a total construction contract not-to-exceed amount of \$438,240; and
- 3) Approve Resolution No. R-2023-44, A Resolution of the City Council of the City of Placentia, California authorizing a budget amendment in Fiscal Year 2022-23 in compliance with City Charter of the City of Placentia §§1206 and §§1209 pertaining to appropriations for actual expenditures; and
- 4) Authorize the City Administrator to approve Amendment No. 2 to the Cooperative Art Agreement with Caltrans increasing the allowable project reimbursement amount; and
- 5) Authorize the City Administrator to approve all agreements in a form approved by the City Attorney.

1.i. **Purchase of Replacement Desktop Computers for Police Department**

Fiscal Impact:

Expense:	\$ 49,993.17	Total Purchase Price of Equipment
Budget:	\$ 50,000.00	CIP General Fund (216202-6840)

Recommended Action: It is recommended that the City Council:

- 1) Authorize the City Administrator to approve a purchase order with Dell Computer for the purchase of computing equipment not-to-exceed the amount of \$49,993.17; and
- 2) Authorize the City Administrator to execute all necessary documents, in a form approved by the City Attorney.

1.j. **Annual Military Equipment Report Per CA Assembly Bill No. 481**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Receive and file the annual Military Equipment Report per CA Assembly Bill No. 481; and
- 2) Adopt Resolution R-2023-50, A Resolution of the City Council of the City of Placentia, California, renewing its Military Equipment Use Policy.

1.k. **Measure M Eligibility Application Package for Fiscal Year 2023-24**

Fiscal Impact:

Revenue:	\$1,192,053 in estimated Measure M Funds (180000-4092)
----------	---

Recommended Action: It is recommended that the City Council:

- 1) Authorize Staff to submit the 7-year Capital Improvement Program (CIP) project list utilizing Measure M funding; and
- 2) Approve Resolution No. R-2023-45, 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) Approve Resolution No. R-2023-46, a Resolution of the City Council of the City of Placentia, California, concerning the update of the Local Signal Synchronization Plan for the Measure M (M2) Program; and
- 4) 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.l. **Successor Agency Staffing Support Services for FY 2023-24 for Assistance with Submitting Last and Final ROPS**

Fiscal Impact:

Expense: \$15,000
 Budgeted: \$15,000 Successor Agency Professional Services
 (547525-6499)

Recommended Action: It is recommended that the City Council, acting in its sole capacity as the Successor Agency to the former Redevelopment Agency of the City of Placentia, take the following actions:

- 1) Approve the Professional Services Agreement with Kosmont & Associates, Inc. dba Kosmont Companies for an amount not-to-exceed \$15,000 for a term ending June 30, 2024; and
- 2) Authorize the City Administrator to approve a one (1) year contract term extension based on Consultant's performance and at the discretion of the City; and
- 3) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

1.m. **Award of Contract with West Coast Arborists, Inc. for Tree Maintenance Services**

Fiscal Impact:

Expense: \$258,830 Annual Contract Not-to-Exceed Amount
 Budgeted: \$258,830 Fiscal Year 2023-24 Operating Budget
 (103655-6116 and 173555-6116)

Recommended Action: It is recommended that the City Council:

- 1) Approve a Professional Services Agreement with West Coast Arborists, Inc., for tree trimming services in an amount not-to-exceed \$258,830 per year, or \$776,490 for the initial three (3) year contract term; and
- 2) Authorize the City Administrator to approve agreement amendments up to ten percent (10%) of the cumulative agreement amount; and
- 3) Authorize the City Administrator to approve the eligible contract term extension for an additional two-year term based upon contractor performance and at the discretion of the City; and
- 4) Authorize the City Administrator to execute all necessary documents, in a form approved by the City Attorney.

1.n. **Amendment to Cooperative Agreement with the County of Orange for the Design and Construction of the OC Loop Recreation Trail**

Fiscal Impact:

Expense: None
 Revenue: \$215,682 County Onetime Payment to City

Recommended Action: It is recommended that the City Council:

- 1) Approve Amendment No.1 to the Cooperative Agreement with the County of Orange for the design and construction of the OC Loop Class 1 bikeway; and
- 2) Authorize the City Administrator and/or his designee to execute all necessary documents in a form approved by the City Attorney.

1.o. **Amendment No. 3 to Professional Services Agreement with NV5 Inc., for On-Call Construction Management and Inspection Services**

Fiscal Impact:

Expense:	\$143,270	Amendment Amount
Available Budget:	\$228,000	Fiscal Year 2022-23 CIP Budget
	\$110,000	Sewer Impact Fees (713101-6750)
	\$118,000	Citywide Sewer Impact Fee (643101-6750)

Recommended Action: It is recommended that the City Council:

- 1) Approve Amendment No. 3 to the Professional Services Agreement with NV5 Inc., for an additional \$143,270 to provide additional professional services to complete the TOD/Crowther Sewer Line Replacement Project for a cumulative contract not-to-exceed amount of \$613,510; and
- 2) Adopt Resolution No. R-2023-51, A Resolution of the City Council of the City of Placentia, California authorizing a budget amendment in Fiscal Year 2022-23 in compliance with City Charter of the City of Placentia §§1206 and §§1209 pertaining to appropriations for actual expenditures; and
- 3) Authorize the City Administrator and/or his designee to execute the necessary documents, in a form approved by the City Attorney.

1.p. **Professional Services Agreement with LSA Associates, Inc., for Preparation of Supplemental California Environmental Quality Act (CEQA) Documentation Regarding Expansion of the City's Transit Oriented Development (TOD) Packinghouse District**

Fiscal Impact:

Expense:	\$117,180	Professional Services Agreement
Budget:	\$231,000	FY 2023-34 Operating Budget (742531-6099)

Recommended Action: It is recommended that the City Council:

- 1) Approve a Professional Services Agreement with LSA Associates, Inc., for preparation of supplemental CEQA documentation regarding expansion of the City's Transit Oriented Development (TOD) Packinghouse District; and
- 2) Authorize the City Administrator to approve contract change orders up to 10% of the contract not-to-exceed amount, or \$11,718; and
- 3) Adopt Resolution No. R-2023-52, A Resolution of the City Council of the City of Placentia, California authorizing a budget amendment in Fiscal Year 2023-24 in compliance with City Charter of the City of Placentia §§1206 and §§1209 pertaining to appropriations for actual expenditures; and
- 4) Authorize the City Administrator and/or his designee to execute the necessary documents, in a form approved by the City Attorney.

1.q. **Purchase of Community Services Facility Maintenance Vehicle**

Fiscal Impact:

Expense:	\$63,964.63	Total Purchase Price
	\$10,000.00	Outfitting/Equipment Costs
Budget:	\$75,000.00	FY 2022-23 Vehicle Replacement Fund (814000-6842)

Recommended Action: It is recommended that the City Council:

- 1) Approve the purchase of one (1) 2023 Ford F-250 Regular Cab Utility work truck with Harbor Service Body from Ken Grody Ford in the amount of \$63,964.63 and an additional \$10,000 for outfitting costs of the vehicle upon receipt; and
- 2) Approve Resolution No. R-2023-53, A Resolution of the City Council of the City of Placentia, California authorizing a budget amendment in Fiscal Year 2022-23 in compliance with City Charter of the City of Placentia §§1206 and 1209 pertaining to appropriations for actual expenditures; and
- 3) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

2. PUBLIC HEARINGS:

2.a. **Public Hearing and Tabulation of Ballots for Annexation into Community Facilities District No. 2014-01 (Public Services CFD)**

Fiscal Impact:

Annual Revenue: \$111,915.32 (550000-4505)

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing concerning the annexation of the JPI Cenza development project; and
- 2) Receive the Staff Report, consider all public testimony, ask questions of Staff; and
- 3) Conduct election for annexation of the JPI Cenza TOD Project Annexation to Community Facilities District No. 2014-01 (Public Services); and
- 4) Close the Public Hearing; and
- 5) Adopt the Resolution No. R-2023-47, A Resolution of the City Council of the City of Placentia, California, Making Certain Findings, Certifying the Results of an Election and Ordering the Annexation of Territory (JPI Cenza TOD Annexation) to Community Facilities District No. 2014-01 (Public Services) and Approving the Amended Map for Said District.

2.b. **Public Hearing and Tabulation of Ballots for Annexation into Community Facilities District No. 2018-01**

Fiscal Impact:

Annual Revenue: \$61,140,86 (800000-4505)

Recommended Action: It is recommended that the City Council:

- 1) Open the public hearing concerning the annexation of the JPI Cenza apartment building project; and
- 2) Receive the Staff Report, consider all public testimony, ask questions of Staff; and
- 3) Close the Public Hearing; and
- 4) Accept the Petition, Consent and Waiver from the landowner for annexation to Community Facilities District No. 2018-01 (TOD CFD); and
- 5) Adopt the Resolution No. R-2023-48, A Resolution of the City Council of the City of Placentia, California, Making Certain Findings, Certifying the Results of an Election and Ordering the Annexation of Territory (JPI Annexation) to Community Facilities District No. 2018-01 (TOD CFD) and Approving the Amended Map for Said District.

3. REGULAR AGENDA:

3.a. **Placentia Public Safety Communications Center 2022 Annual Report**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Receive and file a copy of the completed 2022 Annual Report.

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 11, 2023 at 5:30 p.m.

Adjourned in Memory of
Robert Modica, Tina Maraj and Margaret Duncan

TENTATIVE AGENDA FORECAST

The Tentative Agenda Forecast is subject to change up until the posting of the Agenda for the Council Meeting listed below:

- Contract Change Order #3 for Public Safety Building
- Construction Contract for Butler Building TI Improvements
- Amendment to HVAC Maintenance Contract
- Construction Contract for Fire Station Roof Replacement Project
- Maintenance Services Agreement for Elevator Maintenance Services
- NOC: Citywide Traffic Signal Safety Improvement Project
- Construction Contract: Crowther Avenue Street Resurfacing Project
- PSA Amendment for Geotechnical Services for Public Safety Building
- Transfer of Affordable Housing Fund to the General Fund for 117 N. Main Street (APN: 339-033-054)

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 June 20, 2023 meetings of the City Council, Successor Agency, Industrial Commercial Development Authority, and the Placentia Public Financing Authority was posted on June 15, 2023.

Carole M. Wayman
Deputy City Clerk