



Regular Meeting Agenda July 11, 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
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

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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
July 11, 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 54956.9(d)(2)
CONFERENCE WITH LEGAL COUNSEL – Anticipated Litigation
Wall Vines

2. 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 Organization: Placentia Police and Fire Management Association (PPFMA)

3. Pursuant to Government Code Section 54956.8
CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Property: 207-209 W. Crowther Avenue
Agency Negotiator: Damien R. Arrula, City Administrator
Negotiating Party: Damien R. Arrula, City Administrator
Under Negotiations: Price and Terms of Payment

4. Pursuant to Government Code Section 54956.9(d)(4)
CONFERENCE WITH LEGAL COUNSEL – Potential Initiation of Litigation

RECESS: The City Council and Boards of Directors will recess to their 7:00 p.m. Regular Meeting.

**PLACENTIA CITY COUNCIL
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PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY
PLACENTIA PUBLIC FINANCING AUTHORITY
REGULAR MEETING AGENDA
July 11, 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 Sterling Bennett

PLEDGE OF ALLEGIANCE: Firefighter Josh Martin

PRESENTATIONS:

- a. **Supervisor Doug Chaffee**
Recipients: City Council

- b. **Proclamation** July 2023 as Parks and Recreation Month
Presenter: Mayor Smith
Recipients: Karen Crocker, Director of Community Services and
Veronica Ortiz, Community Services Supervisor

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.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. **City Fiscal Year 2023-24 Registers for July 11, 2023**

Check Register

Fiscal Impact: \$1,253,452.81

Electronic Disbursement Register

Fiscal Impact: \$1,011,093.00

Recommended Action: It is recommended that the City Council:

- 1) Receive and file

1.c. **Amendment No. 1 to HVAC Maintenance Services Agreement with F.M.Thomas Air Conditioning, Inc.**

Fiscal Impact:

Expense:	\$ 82,747	Amendment Amount
Available	<u>\$ 82,747</u>	
Budget:	\$ 25,000	Fiscal Year 2022-23 Operating Budget (103654-6290)
	<u>\$ 57,787</u>	Fiscal Year 2023-24 Operating Budget
	\$ 37,787	(103654-6290)
	\$ 20,000	(103654-6130)

Recommended Action: It is recommended that the City Council:

- 1) Approve Amendment No. 1 to the Maintenance Services Agreement with F.M. Thomas Air Conditioning, Inc., for HVAC Maintenance Services in an amount not-to-exceed \$82,747 for a revised cumulative contract amount of \$196,108 for the remainder of the contract term; and
- 2) Authorize the City Administrator to approve contract change orders up to 10% of the revised cumulative contract amount; and
- 3) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

1.d. **Award of Contract for Fire Station #1 and #2 Roof Replacement Project**

Fiscal Impact:

Expense:	\$234,555	Public Works Agreement
	\$ 23,455	Construction Contingency
Revenue:	<u>\$258,010</u>	Fiscal Year 2023-24 CIP Budget

Recommended Action: It is recommended that the City Council:

- 1) Award a Public Works Agreement to Letner Roofing Company, for the Fire Station #1 and #2 Roof Replacement Project in the amount of \$234,555; and
- 2) Authorize the City Administrator to approve contract change orders up to 10%, or \$23,455 for a total project not-to-exceed contract amount of \$258,010; and
- 3) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

1.e. **Purchase of FARO 360 Degree Scanner**

Fiscal Impact:

Expense:	\$60,222.19	(103041-6840)
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Recommended Action: It is recommended that the City Council:

- 1) Approve the purchase of FARO Scanner Focus Premium and related components in the amount of \$60,222.19; and
- 2) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

1.f. **Turbo Data Agreement for Citation Processing**

Fiscal Impact:

Expense:	Not to Exceed \$35,000 Annually	(103047-6290)
Available Budget:	<u>\$35,000</u>	FY 2023-24 Operating Budget

Recommended Action: It is recommended that the City Council:

- 1) Approve the Professional Services Agreement with Turbo Data Systems for an amount not to exceed \$35,000 annually; and

- 2) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

1.g. **Consent to Assignment and Assumption of Contract**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Approve the attached Consent to Assignment and Assumption of Contract document; and
- 2) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

1.h. **Acceptance of Resignation from the Planning Commission**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Accept the resignation of Claudia Keller from the Planning Commission; and
- 2) Update the City’s master Commission/Committee vacancy list to include the vacancy on the Planning Commission.

1.i. **Tentative Tract Map No. TTM 19233 Pertaining to the Subdivision of an +/- 1.76 Acre Lot into six parcels located at 424 N. Nevin Lane within Sp-7 (Specific Plan 7) Zoning District for the Purpose of future Single-Family Home Development**

Fiscal Impact: Approximately \$137,155 of total development impact fee revenue prior to construction of six new single-family residences

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution R-2023-54, a Resolution of the City Council of the City of Placentia, California, adopting a categorical exemption pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000-21177 and §15000 et seq. of Title 14 of the California Code of Regulations) (CEQA) and approving Tentative Tract Map No. TTM 19233 pertaining to the subdivision of property located at 424 N. Nevin Lane (Assessor’s Parcel Number 341-433-05) into six developable parcels and making findings in support thereof.

1.j. **Approval of Plans & Specifications and Award of Construction Contract to Loengreen, Inc., for the interior tenant improvements for the Butler Building for the Placentia Public Safety Center Project No. 5213**

Fiscal Impact:

Expense:	\$ 1,646,000	Total Construction Contract Amount
	\$ 164,600	Total Construction Contingency Amount
	\$ 1,810,600	Total Amount

Available

Budget:	\$ 2,043,041	Fiscal Year 2023-24 CIP Budget (105213-6850 JL# 229999-6850)
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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 Loengreen, Inc., for Placentia Public Safety Center Butler Tenant Improvements in the amount of \$1,646,000; and
- 2) Reject all other bids received and authorize return of the bid bonds; and
- 3) Authorize the City Administrator to approve contract change orders up to ten percent (10%) of the contract amount, or \$164,600 for a total construction contract not-to-exceed amount of \$1,810,600; and
- 4) Adopt Resolution No. R-2023-55, 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
- 5) Authorize the City Administrator to approve all agreements in a form approved by the City Attorney.

1.k. **Acceptance of Construction Work, Notice of Completion and Approval of Contract Change Order No. 3 for Phase I of the Placentia Public Safety Center Project, City Project No. 5213**

Fiscal Impact:

Expense:	\$1,324,000.00	Original Construction Contract
	\$ 445,921.61	<u>Contract Change Orders</u>
	\$ 1,769,921.61	Total Construction Cost
Budgeted:	\$6,250,000.00	FY 2023-24 CIP Project Budget

Recommended Action: It is recommended that the City Council:

- 1) Accept the work performed by TTS Construction, Inc., for Phase I of the Placentia Public Safety Center Project, City Project No. 5213 for a grand total amount of \$1,769,921; and
- 2) Authorize the City Administrator to approve Contract Change Order No. 3 in the amount of \$328,755.43; and
- 3) Authorize the City Administrator to file a Notice of Completion with the Orange County Clerk-Recorder's Office for the Project; and
- 4) Authorize the City Administrator to release retention funds in accordance with the terms of the contract.

1.l. **Acceptance of Construction Work and Notice of Completion for the Citywide Traffic Safety Improvement Project, City Project No. 2908**

Fiscal Impact:

Expense:	\$ 1,283,450.00	Original Construction Contract
	\$ 43,973.85	<u>Approved Change Orders</u>
	\$ 1,327,423.85	Total Construction Cost
Budgeted:	\$ 1,567,742.47	FY 2021-22 & 2022-23 CIP Project Budget

Recommended Action: It is recommended that the City Council:

- 1) Accept the work performed by Baker Electric, Inc. for construction of the Citywide Traffic Signal Improvement Project (HSIP Cycle 9) for a total amount of \$1,327,423.85; and
- 2) Authorize the City Administrator to file a Notice of Completion with the Orange County Clerk-Recorder's Office for the Project; and
- 3) Authorize the City Administrator to release retention funds in accordance with the terms of the contract.

1.m. **Resolution to Adopt a Memorandum of Understanding between the City of Placentia and the Placentia City Employees' Association**

Fiscal Impact:

Fiscal Year 2023-24	\$ 738,872	(Estimated)
Fiscal Year 2024-25	\$ 416,036	(Estimated)
Total	\$1,154,908	

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution R-2023-58 approving the terms between the City and the Placentia City Employees' Association (PCEA); and
- 2) Adopt Resolution No. R-2023-59, 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
- 3) Authorize the City Administrator to execute a Memorandum of Understanding (MOU) based upon the terms for PCEA on behalf of the City, in a form approved by the City's Labor Counsel.

1.n. **Resolution to Adopt a Memorandum of Understanding between the City of Placentia and the Placentia Firefighters' Association**

Fiscal Impact:

Fiscal Year 2023-24	\$ 321,108	(Estimated)
Fiscal Year 2024-25	<u>\$ 224,143</u>	(Estimated)
Total	\$ 545,251	

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution R-2023-62 approving the terms between the City and the Placentia Firefighters' Association (PFA); and
- 2) Adopt Resolution No. R-2023-63, 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
- 3) Authorize the City Administrator to execute a Memorandum of Understanding (MOU) based upon the terms for PFA on behalf of the City, in a form approved by the City's Labor Counsel.

1.o. **Resolution to Adopt a Memorandum of Understanding between the City of Placentia and the Placentia Police Officers' Association**

Fiscal Impact:

Fiscal Year 2023-24	\$ 819,236	(Estimated)
Fiscal Year 2024-25	<u>\$ 523,100</u>	(Estimated)
Total	\$1,342,336	

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution R-2023-60 approving the terms between the City and the Police Officers' Association (PPOA); and
- 2) Adopt Resolution No. R-2023-61, 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
- 3) Authorize the City Administrator to execute a Memorandum of Understanding (MOU) based upon the terms for PPOA on behalf of the City, in a form approved by the City's Labor Counsel.

1.p. **Resolution to Adopt a compensation plan for the Unrepresented Mid-Management and Management Employees**

Fiscal Impact:

Fiscal Year 2023-24	\$ 757,911	(Estimated)
Fiscal Year 2024-25	<u>\$ 381,233</u>	(Estimated)
Total	\$1,139,144	

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution R-2023-56 approving a compensation plan for the Unrepresented Mid-Management and Management Employees for the period of July 1, 2023, through June 30, 2025; and
- 2) Adopt Resolution No. R-2023-57, 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.

2. PUBLIC HEARINGS:

2.a. **Public Hearing and Tabulation of Ballots for Annexation into Community Facilities District No. 2014-01 (Public Services CFD) (Continued from June 20, 2023 meeting)**

Fiscal Impact:

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

Recommended Action: It is recommended that the City Council:

- 1) Open the continued 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.

3. REGULAR AGENDA:

3.a. Study Session: Placentia Public Safety Center Update and Funding Options

Fiscal Impact:

Expense:	\$9.7 To \$10.7 Million Bond Depending on Selected Financing Structure (\$20.6 Million Project Total)
Revenue:	Lease Revenue Bond, Reserves, Motorola Financing

Recommended Action: It is recommended that the City Council:

- 1) Receive and file the presentation; and
- 2) Select Option 1 as the preferred financing structure option for a not-to-exceed total bond issue proceed of \$10 million and a maximum interest rate of 5.5%; and
- 3) Should the City Council elect to construct the balance of the facility, direct Staff and the Bond Financing Team to structure Lease Revenue Bonds to finance a portion of the project cost; and
- 4) Direct Staff to return to the City Council with the Phase 2 construction contract for its consideration and approval and bond documents to authorize the bond sale.

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 25, 2023 at 5:30 p.m.

Adjourned in Memory of

Robert Lyons, former Councilmember and Mayor of the City of Placentia

Vince Giampa, former Police Chief of the City of Placentia

TENTATIVE AGENDA FORECAST

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

- NOC: FY 21-22 Street Resurfacing Project
- NOC: Outdoor Dining Platform Project
- Construction Contract: Crowther Avenue Street Resurfacing Project
- PSA Amendment for Geotechnical Services for Public Safety Building
- Purchase of Public Works Maintenance Trucks
- Adopt Resolution Approving Application to SCE for Option E LED Lighting Project
- Resolution Adopting the Annual Statement of Investment Policy for Fiscal Year 2023-24
- Tentative Parcel Map No. TPM 2023-113 Pertaining to the Subdivision of a 0.47-Acre Lot into Two Parcels located at 1278 Vina Del Mar within R-1 (Single-Family Residential) Zoning District for the Purpose of Future Single-Family Home Development.
- Award of Construction Contract and Bond Sale for Public Safety Building
- Annual Refuse Rate Adjustment
- Proposed Senior Center/Community Center update
- Ad-Hoc Committee and Commission update

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 July 11, 2023 meetings of the City Council, Successor Agency, Industrial Commercial Development Authority, and the Placentia Public Financing Authority was posted on July 6, 2023.

Carole M. Wayman
Deputy City Clerk