



*City of*  
**PLACENTIA**

401 East Chapman Avenue • Placentia, CA 92870

**NOTICE OF ADJOURNMENT**

**Placentia City Council, Placentia City Council Acting as  
Successor to the Placentia Redevelopment Agency,  
Industrial Commercial Development Authority,  
Placentia Public Financing Authority**

**WEDNESDAY, JULY 26, 2023**

**Notice is hereby given** that the Placentia City Council, Placentia City Council Acting as Successor to the Placentia Redevelopment Agency, the Industrial Commercial Development Authority, and the Placentia Public Financing Authority at a Regular City Council Meeting on Tuesday, July 25, 2023 adjourned said meeting at 8:15 p.m. to Wednesday, July 26, 2023 at 5:00 p.m. in the City Council Chambers, located at Placentia City Hall, 401 East Chapman Avenue, Placentia.

**CERTIFICATION OF POSTING NOTICE**

I, Carole M. Wayman, Deputy City Clerk, hereby certify that the Notice of Adjournment for the July 25, 2023 Regular Meeting of the City Council, City Council Acting as Successor Agency, Industrial Commercial Redevelopment Authority, and the Placentia Public Financing Authority of the City of Placentia was posted July 26, 2023 with notice thereof given per California Government Code § 54955.

Carole M. Wayman  
Deputy City Clerk



## Regular Meeting Agenda July 25, 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  
July 25, 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 54956.8  
**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

**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  
July 25, 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:** Officer Isaias Caravez

**PRESENTATIONS:**

- a. **Presentation to CERT Graduates**  
Presenter: Mayor Smith  
Recipients: CERT Graduates

**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.o.):**

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 and 2023-24 Registers for July 25, 2023**  
**Check Register**
  - 1) FY 22/23 - \$1,119,736.40
  - 2) FY 23/24 - \$ 257,567.27**Electronic Disbursement Registers**  
Fiscal Impact:
  - 1) FY 22/23 \$ 303,747.51
  - 2) FY 23/24 \$ 1,115,148.38Recommended Action: It is recommended that the City Council:
  - 1) Receive and file

1.c. **Acceptance of Construction Work and Notice of Completion for the Santa Fe Avenue Outdoor Dining Platform Project**

Fiscal Impact: Expense: \$65,888.00 Original Construction Contract  
\$13,177.60 Approved Change Order No. 1  
\$79,065.60 Total Construction Cost  
Budgeted: \$150,000.00 Community Development Block Grant  
Fund (302534-6401, 232502-6401)

Recommended Action: It is recommended that the City Council:

- 1) Accept the work performed by Global Builders Inc., for the outdoor dining platform improvements on Santa Fe Avenue, for a grand total amount of \$79,065.60; 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.d. **Acceptance of Construction Work and Notice of Completion for Old Town Placentia Façade Improvement Project**

Fiscal Impact: Expense: \$ 205,838.00 Original Construction Contract  
\$ 12,536.26 Contract Change Orders No. 1-3  
\$ 218,374.26 Total Construction Cost  
Budgeted: \$ 226,421.80 Community Development Block Grant  
Fund (302535-6401 JL# 232501)

Recommended Action: It is recommended that the City Council:

- 1) Accept the work performed by Loengreen Inc., for the Old Town Placentia Façade Improvement Project, for a grand total amount of \$218,374.26; 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) Adopt Resolution No. R-2023-69, 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 to release retention funds in accordance with the terms of the contract.

1.e. **Amendment to Joint Powers Agreement with Integrated Law & Justice Agency for Orange County**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Approve the Restated and Amended Joint Powers Agreement for Integrated Law & Justice Agency for Orange County (ILJAO); and
- 2) Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney.

1.f. **Award of Construction Contract to Unlimited Environmental, Inc. for Demolition Work at 207 West Chapman Avenue**

Fiscal Impact: Expense: \$60,000 Total Construction Contract Amount  
\$ 6,000 Total Construction Contingency Amount  
\$66,000 Total Amount  
Budget: \$66,000 Affordable Housing Development Impact Fee  
Fund (682534-6099)

Recommended Action: It is recommended that the City Council:

- 1) Award a Construction Contract to Unlimited Environmental, Inc., for demolition work and asbestos abatement for 207 West Chapman Avenue in the amount of \$60,000; 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 \$6,000 for a total construction contract not-to-exceed amount of \$66,000; and
- 4) Adopt Resolution No. R-2023-68, 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 and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

1.g. **Resolution Adopting the Annual Statement of Investment Policy for Fiscal Year 2023-24**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution No. R-2023-66, a Resolution of the City Council of the City of Placentia, California, adopting the annual Statement of Investment Policy for the Fiscal Year 2023-24.

1.h. **Resolution Approving the Adoption of the Multiple Employer OPEB/Pension 115 Trust Administered by Shuster Advisory Group, LLC**

Fiscal Impact: Estimated savings of \$293,000 over 10-years, \$1.1 million over 20-years, and \$2.9 million over 30-years

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution 2023-67 approving the adoption of the Multiple Employer OPEB/Pension 115 Trust administered by Shuster Advisory Group, LLC and the discontinuance of the City's current participation in the PARS Post-Retirement Health Care Plan Trust administered by Public Agency Retirement Services ("PARS") and U.S Bank; and
- 2) Direct staff to return to City Council with an update to Policy 431, "Section 115 Funding Policy", incorporating an OPEB and pension mitigation funding strategy.

1.i. **Award of Construction Contract to Mark Company Asphalt and Concrete for the Crowther Avenue Street Resurfacing Project, Project No. 1401**

Fiscal Impact:

Expense:	\$259,865	Construction Contract
	\$ 25,986	Contingency Amount
Budgeted:	\$285,851	FY 2023-24 CIP Budget (719800-6740 JL#24101)

Recommended Action: It is recommended that the City Council:

- 1) Approve a Public Works Agreement for Project No. 1401 with Mark Company Asphalt and Concrete for an amount not-to-exceed \$259,865; and
- 2) Authorize the City Administrator to approve contract change orders up to 10% of the contract not-to-exceed amount, or \$25,986; and
- 3) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

1.j. **Approval of Plans & Specifications and Award of Construction Contract to PCN3, Inc., for Phase II Construction of the Placentia Public Safety Center Project No. 5213**

Fiscal Impact:

Expense:	\$ 9,888,000	Total Construction Contract Amount
	\$ 988,000	Total Construction Contingency Amount
	<u>\$10,876,000</u>	Total Amount

Available

Budget: \$21,616,963 Fiscal Year 2023-24 CIP Budget

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 PCN3 Inc. for the

construction of Phase II of the Placentia Public Safety Center in the amount of \$9,888,000; 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 \$988,000 for a total construction contract not-to-exceed amount of \$10,876,000; and
- 4) Adopt Resolution No. R-2023-70, 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 and/or his designee to execute all agreements in a form approved by the City Attorney.

1.k. **Amendment No. 1 to the Professional Services Agreement with Geocon West Inc., for Geotechnical Testing and Inspection Services for the Placentia Public Safety Center**

Fiscal Impact:

Expense:	\$ 46,000	Amendment Increase
Available Budget:	\$ 5,007,150	FY 2022-23 CIP Budget (105213-6850 JL# 229999-6850)

Recommended Action: It is recommended that the City Council:

- 1) Approve Amendment No. 1 to the Professional Services Agreement with Geocon West, Inc.; and
- 2) Authorize the City Administrator to execute the agreement amendment in a form approved by the City Attorney.

1.l. **Purchase of Two (2) Public Works Service Trucks**

Fiscal Impact:

Expense:	\$85,767.38	Total Purchase Price
Budget:	\$90,000.00	FY 2023-24 CIP Budget (799800-6842, JL#24802)

Recommended Action: It is recommended that the City Council:

- 1) Approve the purchase of two (2) 2023 Ford F-150 Regular Cab work trucks from Fairway Ford in the amount of \$85,767.38; and
- 2) Authorize the City Administrator and/or his designee to issue a purchase order to Fairway Ford for these vehicles and execute all necessary documents, in a form approved by the City Attorney.

1.m. **Amendment No. 4 to the Professional Services Agreement with the Placentia Yorba Linda Unified School District for the Provision of Two (2) School Resource Officers**

Fiscal Impact:

Revenue:	\$250,000	(School District Reimburses 79% of School Resource Officers Actual Amount)
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Recommended Action: It is recommended that the City Council:

- 1) Approve Amendment No. 4 to the Professional Services Agreement for the Provision of School Resource Officer Services with Placentia-Yorba Linda Unified School District based on a reimbursement formula as specified in the Agreement; and
- 2) Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney.

1.n. **Resolution authorizing the temporary suspension of regulatory ordinances pertaining to the operation of the Placentia Rotary Club Cowabunga event on Saturday, September 16, 2023 at Kraemer Memorial Park.**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Approve an agreement in a form approved by the City Attorney with the Placentia Rotary Club to host the annual Cowabunga fundraising event at Kraemer Memorial

Park and authorize the City Administrator or designee to execute all applicable documents; and

- 2) Adopt Resolution No. R-2023-71, A Resolution of the City Council of the City of Placentia Authorizing the Temporary Suspension of Regulatory Sections 10.28.010 and 23.76.050 of the Placentia Municipal Code for the operation of the Cowabunga fundraising event on September 16, 2023, from 4:00 p.m. to 9:00 p.m. at Kraemer Memorial Park located at 201 N. Bradford Avenue.

1.o. **Approval of LS-1 Option E Agreement with Southern California Edison**

Fiscal Impact: Estimated Savings: \$2,356,340 net after recovery of initial capital investment over 20 years

Recommended Action: It is recommended that the City Council:

- 1) Approve the Southern California Edison Company Schedule LS-1 Option E, Energy Efficiency-Light Emitting Diode (LED) Fixture Replacement Rate Agreement; and
- 2) Authorize the City Administrator and/or his designee to execute the LS-1 Option E Agreement in a form approved by the City Attorney.

**2. PUBLIC HEARINGS:**

2.a. **Annual Solid Waste Handling Services Rate Adjustment and Related Resolutions for Fiscal Year 2023-24**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing concerning the Solid Waste Handling Services, Rate Adjustment and related resolutions for Fiscal Year 2023-24; and
- 2) Receive the Staff Report, consider all public testimony, ask questions of Staff; and
- 3) Close the Public Hearing and direct the City Clerk to tabulate the written protests and report the results of the tabulation to the City Council; and
- 4) Adopt Resolution No. R-2023-64, a Resolution of the City Council of the City of Placentia, California, approving the Amended Fee Schedule for Solid Waste Handling Services for Fiscal Year 2023-24; and
- 5) Adopt Resolution No. R-2023-65, a Resolution of the City Council of the City of Placentia, California, authorizing and determining residential solid waste handling service charges and directing placement thereof on the Orange County property tax rolls for Fiscal Year 2023-24; and
- 6) Approve Amendment No. 14 to the Amended, Revised and Restated Agreement for Solid Waste Handling Services between the City of Placentia and Republic Waste Services of Southern California, LLC; and
- 7) Authorize the City Administrator to execute all the necessary documents, in a form approved by the City Attorney.

2.b. **A Resolution of the City Council of the City of Placentia approving the issuance by the Placentia Public Financing Authority of not to exceed \$10 Million of Placentia Public Financing Authority Lease Revenue Bonds (Public Safety Center Project) Series 2023a; approving the execution and delivery of related documents in connection with the offering and sale of such bonds; and authorizing other matters related thereto**

**A Resolution of the Governing Board of the Placentia Public Financing Authority authorizing the issuance of not to exceed \$10 Million of Placentia Public Financing Authority Lease Revenue Bonds (Public Safety Center Project) Series 2023a; and approving the execution and delivery of related documents in connection with the offering and sale of such bonds; and authorizing other matters related thereto**

Fiscal Impact:

Expense: Lease payments on lease revenue bonds in lieu of rental payments for current leased facility

**Recommended Action:** It is recommended that the City Council:

- 1) Open the Public Hearing concerning the sale of Lease Revenue Bonds to fund the construction of the Placentia Public Safety Center; and
- 2) Receive the Staff Report, consider all public testimony, ask questions of Staff; and
- 3) Close the Public Hearing; and
- 4) Adopt Resolution R-2023-72 authorizing the issuance of bonds by the Placentia Public Financing Authority in an amount not-to-exceed \$10 million, approving the form of the Indenture, Site Lease, Lease Agreement, Preliminary Official Statement, Bond Purchase Agreement and Continuing Disclosure Agreement; and
- 5) Authorize the City Administrator to execute all the necessary documents, in a form approved by the City Attorney.

**Placentia Public Financing Authority**

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

- 1) Adopt Resolution PPFA-2023-02 authorizing the issuance of bonds by the Placentia Public Financing Authority in an amount not to exceed \$10 million and approving the form of the Indenture, Site Lease, Lease Agreement, Preliminary Official Statement, Bond Purchase Agreement and, Assignment Agreement; and
- 2) Authorize the Executive Director to execute all the necessary documents, in a form approved by the Authority's Counsel.

**3. REGULAR AGENDA:**

**3.a. Appointments to Fill Vacancies on One City Commission and One Committee**

**Fiscal Impact:** None

**Recommended Action:** It is recommended that the City Council:

- 1) Make the necessary appointments to fill the vacancies listed below:
  - a. One (1) vacancy on the Planning Commission
  - b. One (1) vacancy on the Senior Advisory Committee
- 2) Direct Staff to update the City's Master Commission and Committee vacancy list; and
- 3) Continue the Commission and Committee Application/Recruitment process for any remaining vacancies for future consideration of appointments.

**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, September 5, 2023 at 5:30 p.m.

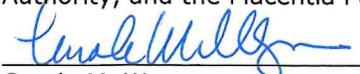
**TENTATIVE AGENDA FORECAST**

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

- NOC: FY 21-22 Street Resurfacing Project
- 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 zoning
- 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 25, 2023 meetings of the City Council, Successor Agency, Industrial Commercial Development Authority, and the Placentia Public Financing Authority was posted on July 20, 2023.



Carole M. Wayman  
Deputy City Clerk