



## Regular Meeting Agenda January 23, 2024

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 Jeremy B. Yamaguchi  
District 3

Mayor Pro Tem Kevin Kirwin  
District 2

Rhonda Shader  
Councilmember  
District 1

Ward L. Smith  
Councilmember  
District 5

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](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  
January 23, 2024  
5:30 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 Wanke  
Mayor Pro Tem/Board Vice Chair Kirwin  
Mayor/Board Chair Yamaguchi

**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**  
(1 case)
2. Pursuant to Government Code Section 54956.9(d)(4)  
**CONFERENCE WITH LEGAL COUNSEL—POTENTIAL INITIATION OF LITIGATION**  
City of Grants Pass, Oregon v. Gloria Johnson, U.S. Supreme Court Case No. 23-175
3. 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: Unrepresented Executive Management

**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  
January 23, 2024  
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 Wanke  
Mayor Pro Tem/Board Vice Chair Kirwin  
Mayor/Board Chair Yamaguchi

**INVOCATION:** Chaplain Kenneth Curry

**PLEDGE OF ALLEGIANCE:** Firefighter Victor Guerrero

**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.h.):**

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 Special and Regular Meetings of: May 15, 2023 and May 16, 2023**

Recommended Action: Approve

1.c. **City Fiscal Year 2023-24 Registers for January 23, 2024  
Check Register**

Fiscal Impact: \$1,959,278.42

**Electronic Disbursement Register**

Fiscal Impact: \$3,139,052.13

Recommended Action: It is recommended that the City Council:

- 1) Receive and file

1.d. **Award of Contract to Red88media for Broadcasting of City Council and Planning Commission Meetings**

Fiscal Impact:

Expense: \$30,000 Annually  
Budgeted: \$40,000 after proposed Mid-Year adjustment (581573-6290)

Recommended Action: It is recommended that the City Council:

- 1) Approve a Professional Services Agreement with Red88Media for a three (3) year contract, with the option to extend for an additional two (2) years for the broadcasting of City Council and Planning Commission meetings in the not-to-exceed amount of \$30,000 per year; and
- 2) Reject all other bids received; 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. **Approval of Plans and Specifications and Award of Construction Contract to RS Construction & Development Inc., for the City Hall Administrative Office Area Improvement Project, City Project No. 5307**

Fiscal Impact:

Expense: \$ 143,990.00 Total Construction Cost  
\$ 130,900.00 Construction Contract Amount  
\$ 13,090.00 Construction Contingency Amount  
Available Budget: \$ 181,232.06 Total Available Budget  
\$ 180,000.00 General Fund (109800-6850 J/L105307-6850)  
\$ 1,232.06 Measure U Fund (795307-6850 J/L 795307-6850)

Recommended Action: It is recommended that the City Council:

- 1) Approve the Engineered Plans and Specifications prepared by BOA Architecture for the City Hall Administrative Office Area Improvements Project No. 5307; and
- 2) Reject the bid proposal for Admin Office Area Improvements submitted by M-RE Construction Inc. as non-responsive; and
- 3) Approve a Public Works Agreement with RS Construction & Development Inc. for the Admin Office Area Improvements Project in the amount of \$130,900.00; and
- 4) Reject all other bids received and authorize return of the bid bonds; and
- 5) Authorize the City Administrator to approve contract change orders up to ten percent (10%) of the contract amount, or \$13,090.00, for a total construction contract not-to-exceed amount of \$143,990.00; and
- 6) 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 Plans & Specifications Prepared by the California Department of Transportation and Award of Construction Contract to Guills Inc., DBA: Integrity Landscape and Concrete for Landscape Renovation and related Site Improvements on State Route 57, and Amendment No. 3 to the Cooperative Art Agreement with Caltrans for Public Art Project No. 1206**

Fiscal Impact:

Expense: \$ 534,395.69 Total Construction Contract Amount  
\$ 53,439.57 Total Construction Contingency Amount  
\$ 587,835.26 Total Amount  
Available Budget: \$ 587,835.26 Fiscal Year 2023-24 CIP Budget (101206-6730)

Recommended Action: It is recommended that the City Council:

- 1) Approve the landscape improvement plans prepared by Caltrans and approve a Public Works Agreement with Guills Inc., to landscape and improve the area on Route 57 in the amount of \$534,395.69; and

- 2) Authorize the City Administrator to approve contract change orders up to ten percent (10%) of the contract amount, or \$53,439.57, for a total construction contract not-to-exceed amount of \$587,835.26; and
- 3) Adopt Resolution No. R-2024-02, 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 approve Amendment No. 3 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.g. **Put Option Agreement with Mercy Housing California for Private Property at 325 Baker Street (APN 339-382-20) for Future Affordable Housing Development**

Fiscal Impact: \$761,587 Potential Purchase in 2028 (Affordable Housing Development Impact Fee Fund Acct. No. 682534-6099). No fiscal impact in FY 2023-24.

Recommended Action: It is recommended that the City Council:

- 1) Approve Resolution No. R-2024-03, A Resolution of the City Council of the City of Placentia, California Approving a Put Option Agreement with California Land Acquisition Fund Holding IV LLC for the purchase of 325 Baker Street for an Affordable Housing Development along Baker Street; 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. **Renewal of Arctic Wolf Managed Detection and Response Solution for Dedicated Cybersecurity Monitoring**

Fiscal Impact:

Expense:	\$ 76,176.14	Total Project Cost
Budget:	\$ <u>\$240,473.95 (101523-6136)</u>	

Recommended Action: It is recommended that the City Council:

- 1) Approve the renewal of Arctic Wolf MDR Solution as the Cybersecurity Monitoring Solution for the City in an amount not-to-exceed \$76,176.14; and
- 2) Authorize the City Administrator and/or his designee to execute all necessary documents in a form approved by the City Attorney.

2. **PUBLIC HEARINGS:** None

3. **REGULAR AGENDA:**

3.a. **Professional Services Agreement with RHA Landscape Architects Planners Inc. for Architectural and Engineering Design Services for the Proposed Placentia Dog Park Project No. 7405**

Fiscal Impact:

Expense:	\$80,000	Professional Services Agreement
Budget:	\$80,000	FY 2023-24 CIP Budget (109800-6760)

Recommended Action: It is recommended that the City Council:

- 1) Award a Professional Services Agreement for professional landscape architecture services for Phase I for the proposed Dog Park Project to RHA Landscape Architects Planners Inc. for a not-to-exceed amount of \$80,000; and
- 2) Authorize the City Administrator and/or his designee to execute all the necessary documents, in a form approved by the City Attorney; and
- 3) Appoint a City Council Ad-Hoc Committee comprised of two Council Members and a Commissioner from the Parks, Arts, and Recreation Commission to assist Staff and RHA in identifying a location, conceptual design and amenities for the proposed dog park.

- 3.b. **Adopt Resolution of Intention to Establish City of Placentia Community Facilities District No. 2024-01 (Old Town Public Infrastructure) and to Authorize the Levy of a Special Tax Therein to Finance Certain Services and Resolution of Intention to Allow for Future Annexation of Territory to City of Placentia Community Facilities District No. 2024-01 (Old Town Maintenance Services)**

Fiscal Impact: Projected Annual Expense: \$187,400

Projected Annual Revenue: \$187,400

Recommended Action: It is recommended that the City Council:

- 1) Accept the Petition from the developer initiating the formation of a Mello-Roos Community Facilities District (Exhibit A), and.
- 2) Adopt a Resolution of Intention R-2024-04 to establish the proposed City of Placentia Community Facilities District No. 2024-01 (Old Town Maintenance Services) ("CFD No. 2024-01") and to authorize the levy of special tax therein to finance certain services (Exhibit B); and
- 3) Adopt a Resolution of Intention R-2024-05 to allow for the future annexation of territory to Community Facilities District No. 2024-01 and to establish the future annexation area (Exhibit C).

**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.

***Adjourned in Memory of***

***Richard "Rick" Smith***

**ADJOURNMENT:**

The City Council/Successor Agency/ICDA/PPFA Board of Directors will adjourn to a regular City Council meeting on Tuesday, February 6, 2024 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: Urban Forest Plating Project
- NOC: Fire Station Roof Replacement Project
- Amendment to PSA with Totum Corp for PSB Project
- Resolution Authorizing an agreement with Mission Square Retirement
- Update Administrative Policy #372 Part-Time Sick Leave to comply with SB 616 California's Healthy Workplaces, Health Families Act (HWHFA)
- Mitigation Fee Update
- GPA 2021-02 Amendment
- GPA 2023-01, Zone Chane ZCA 2023-01, EA 2023-01
- Mid-Year Budget Presentation

**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 January 23, 2024 meetings of the City Council, Successor Agency, Industrial Commercial Development Authority, and the Placentia Public Financing Authority was posted on January 18, 2024.

\_\_\_\_\_  
Carole M. Wayman  
Deputy City Clerk