



Regular Meeting Agenda April 16, 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

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
April 16, 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)

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 16, 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: Fire Engineer Ed Hughes

PRESENTATION:

- a. **Proclamation for Chamber of Commerce 100th Anniversary**
Presenters: Mayor Yamaguchi and City Council
Recipients: Walt Lynch, President; Kenny Binnings, Vice President; and Michele Severson, Executive Director

- b. **Proclamation of April 26, 2024 as Arbor Day**
Presenter: Mayor Yamaguchi and City Council
Recipients: City Administrator Arrula and Deputy Public Works Director Chris Tanio

- c. **Proclamation of April 14-20, 2024 as 911 Public Safety Telecommunications Week**
Presenter: Mayor Yamaguchi and City Council
Recipients: Placentia Public Safety Communications Staff

- d. **Proclamation for Donate Life Month**
Presenters: Mayor Yamaguchi and City Council
Recipient: Rene Sorrentino

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.i.):

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 Regular Meetings of: July 11, 2023 and July 25, 2023, Special Meeting of July 25, 2023 and Regular Adjourned Meeting of July 26, 2023

Recommended Action: Approve

1.c. **City Fiscal Year 2023-24 Registers for April 2, 2024
Check Register**

Fiscal Impact: \$4,119,121.19

Electronic Disbursement Register

Fiscal Impact: \$1,047,319.02

Recommended Action: It is recommended that the City Council:

- 1) Receive and file.

**City Fiscal Year 2023-24 Registers for April 16, 2024
Check Register**

Fiscal Impact: \$1,020,271.95

Electronic Disbursement Register

Fiscal Impact: \$1,067,701.45

Recommended Action: It is recommended that the City Council:

- 1) Receive and file.

1.d. **2023 Citywide Engineering and Traffic Speed Survey**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Approve and file the 2023 Engineering and Traffic Survey.

1.e. **Professional Services Agreements for On-Call Construction Management and Inspection Services**

Fiscal Impact:

Expense: \$3,000,000 Total Cumulative Contract Not-to-Exceed

Amount for a total of Six (6) On-Call Contracts

Revenue: Various CIP Project Budgets

Recommended Action: It is recommended that the City Council:

- 1) Approve a Professional Services Agreement with Infrastructure Engineers, a Bowman company, for professional consulting services to provide construction management and inspection services for a term of three (3) years with one (1) two-year term extension based upon performance and at the discretion of the City, in an amount not-to-exceed \$500,000; and
- 2) Approve a Professional Services Agreement with Berg & Associates, Inc. for professional consulting services to provide construction management and inspection services for a term of three (3) years with one (1) two-year term extension based upon performance and at the discretion of the City, in an amount not-to-exceed \$500,000; and
- 3) Approve a Professional Services Agreement with Ardurra Group, Inc., for professional consulting services to provide on-call professional construction management and inspection services for a term of three (3) years with one (1) two-year term extension based upon performance and at the discretion of the City, in an amount not-to-exceed \$500,000; and

- 4) Approve a Professional Services Agreement with Totum corp. for professional consulting services to provide on-call professional construction management and inspection services for a term of three (3) years with one (1) two-year term extension based upon performance and at the discretion of the City, in an amount not-to-exceed \$500,000; and
- 5) Approve a Professional Services Agreement with Z&K Consultants, Inc., for professional consulting services to provide on-call professional construction management and inspection services for a term of three (3) years with one (1) two-year term extension based upon performance and at the discretion of the City, in an amount not-to-exceed \$500,000; and
- 6) Approve a Professional Services Agreement with NV5, Inc., for professional consulting services to provide on-call professional construction management and inspection services for a term of three (3) years with one (1) two-year term extension based upon performance and at the discretion of the City, in an amount not-to-exceed \$500,000; and
- 7) Authorize the City Administrator to approve any contract term extensions based upon consultant performance and amendments up to 10% of the individual contract not-to-exceed amounts, or \$50,000; and
- 8) Authorize the City Administrator to execute the above-mentioned Professional Services Agreements, in forms approved by the City Attorney.

1.f. **Acceptance of Construction Work and Notice of Completion for Construction of the TOD Crowther Sewer Line Replacement Project**

Fiscal Impact:

Expense:	\$ 4,696,973.63	Original Construction Contract
	\$ 335,782.13	Contract Change Orders 1-9
	\$ (187,016.14)	Contract Change Order 10
	<u>\$ 4,845,739.62</u>	<u>Total Contract Amount</u>

Budget:	\$ 5,445,645.90	<u>Total Project Budget</u>
	\$ 3,829,676.56	(103101-6750) ARPA Funds
	\$ 1,615,969.00	(713101-6750) TOD Sewer Development Impact Fees

Recommended Action: It is recommended that the City Council:

- 1) Accept the work performed by Kana Pipeline Inc., for a grand total amount of \$4,845,739.62; and
- 2) Authorize the City Administrator to approve Contract Change Order No. 10 with Kana Pipeline, Inc. in the credit amount of \$187,016.14; 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.g. **Amendment No. 1 to Restatement of City Administrator Employment Agreement**

Fiscal Impact: \$34,329.00

Recommended Action: It is recommended that the City Council:

- 1) Approve Amendment No. 1 to the Restatement of the City Administrator's Employment Agreement dated March 21, 2023, to be executed by the Mayor, in a form approved by the City Attorney.

1.h. **Change Order No. 1 with McMurray Stern for the Evidence Storage Equipment for the Public Safety Center Butler Building**

Fiscal Impact:

Expense:	\$ 14,514.87	Change Order No. 1
Budget:	\$ 5,007,150.00	Available Project Funding (105213-6850 JL# 229999-6850)

Recommended Action: It is recommended that the City Council:

- 1) Approve Change Order No.1 with McMurray Stern for installation of the Space Saver High Density Mobile System for \$14,514.87; and
- 2) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

1.i. **Approve Amendment No. 5 to Professional Services Agreement with PBK to complete the Architectural and Engineering Design Services for the Placentia Public Safety Center Project**

Fiscal Impact:

Expense:	\$ 89,285	Amendment No. 5 to Professional Services Agreement
Available Budget:	\$ 1,990,457	Fiscal Year 2023-24 CIP Budget (105213-6850 JL# 229999-6850 & 105213-6850 JL# 105213-6850)

Recommended Action: It is recommended that the City Council:

- 1) Approve Amendment No. 5 to Professional Services Agreement with PBK for an additional \$89,285 to complete the architectural and engineering services for a cumulative contract not-to-exceed amount of \$692,300; and
- 2) Authorize the City Administrator to approve contract change orders up to 10% of the cumulative contract amount, or \$69,230; and
- 3) Authorize the City Administrator and/or his designee to approve the agreement in a form approved by the City Attorney.

1.j. **Facility Condition Assessment and 10-Year Strategic Asset Management Plan**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Receive and file the report.

1.k. **Reject Bid for Fire Station No. 2 Bay Door Replacement City Project No. 24502**

Fiscal Impact:

Budgeted: \$50,000 FY 2023-24 CIP Budget (799800-6760-24703)

Recommended Action: It is recommended that the City Council:

- 1) Reject the bid received and authorize the return of the bid bond; and
- 2) Adopt Resolution No. 2024-23, A Resolution of the City Council of the City of Placentia, California, finding that work could be completed more economically and authorizing direct negotiation of the contract on the open market for Fire Station No. 2 Bay Door Replacement City Project No. 24502; and
- 3) Authorize the City Administrator to approve a contract in an amount not-to-exceed \$40,000; and
- 4) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

1.l. **Recap of 2023 Heritage Festival and Approval of 2024 Event**

Fiscal Impact:

2023 Expense:	\$121,889.08	Total Event Cost
2023 Staff Cost:	\$ 34,441.47	Includes All City Staff
2023 Supplies Cost:	\$ 87,447.61	General Fund
2023 Revenue:	\$ 41,735.00	

2024 Expense:	\$122,900	Estimated Supply/Equipment Expenditures for FY 2024-25
---------------	-----------	--

Recommended Action: It is recommended that the City Council:

- 1) Review the proposed recommendations presented by Staff and the Heritage Festival Committee and provide feedback; and
- 2) Approve the recommendations from Staff and the Heritage Festival Committee for the 2024 Heritage Festival and Parade event; and

- 3) Approve the request for the City to fund \$122,900 in supply and staffing costs for the 2024 Heritage Festival to be allocated in the Fiscal Year 2024-25 budget; and
- 4) Approve vendor and event participation fees to increase based on the City's annual fee schedule update to maintain consistency with the City's overall fee structure for programs and events; and
- 5) Approve the recommendation from Staff and the Heritage Festival Committee to tentatively approve the 2025 event date for October 11, 2025 in order to better solicit large corporate sponsors.

2. PUBLIC HEARINGS:

2.a. **Adoption of Proposed Overhead Cost Allocation Study and Comprehensive Fee and Rate Schedule**

Fiscal Impact: The proposed fee changes as of July 1, 2024, 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-2024-20, 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, 2024, for Fiscal Year 2024-25.

2.b. **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 impact fees only commensurate with the Construction Cost Index (CCI).

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-2024-18, 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 to public safety (Fire, Police, Animal Shelter) fees citywide; and
- 6) Adopt Resolution No. R-2024-21, 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, streetscape infrastructure and sewer facilities in the Transit Oriented Development area; and
- 7) Adopt Resolution No. R-2024-22, 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 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 2025-26 or earlier, with a cost increase 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.

2.c. **Zoning Code Amendment (ZCA) No. 2024-01 to amend the Placentia Municipal Code (PMC) Chapter 23.111 Regarding Amortization of Uses and Preservation of Property Rights Related to Legal Non-Conforming Uses; and, to Amend the Placentia Municipal Code to Omit Chapter 23.37 Titled "SF-C Santa Fe-Commercial District" and to make Conforming Amendments to the Placentia Municipal Code Chapter 23.08, Chapter 23.82, Chapter 23.90, and Chapter 22.24 Omitting References to the "SF-C Santa Fe-Commercial District"**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Open the public hearing concerning Zoning Code Amendment (ZCA) No. 2024-01; and
- 2) Receive the Staff report, consider all Public Testimony, ask any questions of Staff, and
- 3) Close the public hearing; and
- 4) Find that approval of Zoning Code Amendment (ZCA) No. 2024-01 is exempt from environmental review and direct Staff to file a Notice of Exemption, pursuant to CEQA Section 15061(b)(3); and
- 5) Waive full reading, by title only, and introduce for first reading, Ordinance No. O-2024-04, an Ordinance of the City Council of the City of Placentia, California, finding that approval of Zoning Code Amendment No. 2024-01 is exempt from the California Environmental Quality Act (CEQA) pursuant To CEQA Section 15061(b)(3) and approving Zoning Code Amendment No. 2024-01 amending the Placentia Municipal Code, Chapter 23.111 regarding amortization of uses and preservation of property rights related to legal non-conforming uses; and, to amend the Placentia Municipal Code to omit Chapter 23.37 titled "Sf-C Santa Fe-Commercial District" and to make conforming amendments to the Placentia Municipal Code Chapter 23.08, Chapter 23.82, Chapter 23.90, And Chapter 22.24 omitting references to the "SF-C Santa Fe-Commercial District".

3. REGULAR AGENDA:

3.a. **2024 City Treasurer Investment Report Update**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Receive and file the 2024 Treasury Update.

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 7, 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:

- Second Reading Zoning Code Amendment ZCA No. 2024-01
- NOC: Parque de Arroyo Verde Project
- PSA ADA Transition Plan
- PSA for Class and Comp Study
- Quarter 3 2023-24 Budget Review
- Pro-Housing Designation Resolution

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 16, 2024 meetings of the City Council, Successor Agency, Industrial Commercial Development Authority, and the Placentia Public Financing Authority was posted on April 11, 2024.

Carole M. Wayman
Deputy City Clerk