



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

MAYOR JEREMY B. YAMAGUCHI  
District 3

KEVIN KIRWIN  
Mayor Pro Tem  
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

**AGENDA  
November 19, 2024**

**Council Chambers  
401 E Chapman Ave.  
Placentia, CA 92870**

**Phone: (714) 993-8117**

**Email: [administration@placentia.org](mailto:administration@placentia.org)  
[www.placentia.org](http://www.placentia.org)**

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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 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. Closed Sessions are held in the Council Caucus Room. While the public may be in attendance during oral announcements preceding Closed Sessions, Closed Sessions are not open to the public.

**PLACENTIA CITY COUNCIL REGULAR MEETING AGENDA - CLOSED SESSION**

**November 19, 2024**

**5:00 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**

**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.*

**CLOSED SESSION PROCEEDINGS:**

Pursuant to Government Code Section 54957

**PUBLIC EMPLOYEE APPOINTMENT/RECRUITMENT**

Title: City Administrator

Pursuant to Government Code Section 54956.8

**CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

Property: 201 N. Bradford Avenue

Agency Negotiator: Joseph Lambert, Director Development Services and Andrew Gonzales, Planning Manager

Negotiating Party: DISH Wireless, LLC

Under Negotiations: Price and Terms of Payment

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.**

**REGULAR MEETING AGENDA**  
**November 19, 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:**

**PRESENTATIONS:**

**a. Proclamation of November as Family Court Awareness Month**

Presenter: Mayor Yamaguchi and City Council

Recipient: Jana Laborde, Family Court Awareness Committee

**b. Placentia Chamber of Commerce Annual Report**

Presenters: Walt Lynch and Michele Severson

**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 MEMBER COMMENTS:**

**1. CONSENT CALENDAR (1.a. to 1.j):**

*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 2024-25 Registers for November 19, 2024

**Check Register**

Fiscal Impact: \$ 573,236.60

**Electronic Disbursement Register**

Fiscal Impact: \$ 696,380.96

Recommended Action: It is recommended that the City Council:

1. Receive and file.

1.c Acceptance of Construction Work and Notice of Completion for the City Hall Administrative Office Area Improvement Project, City Project No. 5307

Fiscal Impact:

Expense:	\$ 130,900.00	Original Construction Contract
	\$ -1,022.00	Balancing Contract Change Order No. 1
	\$ 129,878.00	Total Construction Cost

Budgeted: \$ 181,232.06 FY 2023-24 & FY 2024-25 CIP Budget

Recommended Action: It is recommended that the City Council:

1. Accept the work performed by RS Construction & Development, Inc. for construction of the City Hall Administrative Office Area Improvement Project, City Project No. 5307 for a total amount of \$129,878.00; and
2. Authorize the Acting City Administrator to file a Notice of Completion with the Orange County Clerk-Recorder's Office for the Project; and
3. Authorize the Acting City Administrator to release retention funds in accordance with the terms of the contract.

1.d Acceptance of two Resignations from the Streetscape and Transportation Advisory Commission and Consideration of the Appointment of a New Commissioner

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

1. Accept the resignation of Nick Polichetti from the Streetscape and Transportation Advisory Commission effective October 1, 2024; and
2. Accept the resignation of Thomas Ingalls from the Streetscape and Transportation Advisory Commission effective November 4, 2024; and
3. Consider the appointment of alternate member Anthony Marhoefer to the Streetscape and Transportation Advisory Commission effective December 1, 2024; and
4. Direct Staff to update the City's master Commission//Committee vacancy list to include vacancies on the Streetscape and Transportation Advisory Commission and solicit applications.

1.e [Acceptance of Construction Work and Notice of Completion for the Wayfinding Directional Signage Project Phase 1, City Project No.1403](#)

Fiscal Impact:

Expense: \$ 86,146.49 Original Construction Contract

\$ 15,853.51 Change Order No. 1

\$ 2,170.00 Change Order No. 2 & 3

\$104,170.00 Total Construction Cost

Budgeted: \$200,000.00 FY 2023-24 & FY 2024-25 CIP Budget

Recommended Action: It is recommended that the City Council:

1. Accept the work performed by Square Signs LLC DBA Front Signs, for construction of the Wayfinding Directional Signage Project (Wayfinding Project Phase I), City Project No. 1403 for a grand total amount of \$104,170; 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.f [Agreement with St. Jude Hospital to Accept a Healthy Communities Initiative Grant to Support Community Health and Wellness](#)

Fiscal Impact:

Expense: \$60,000 (St. Jude Grant)

Revenue: \$60,000 (St. Jude Grant)

Recommended Action: It is recommended that the City Council:

1. Approve a Restricted Project Grant Agreement with St. Jude Hospital to accept a \$60,000 Healthy Communities Initiative Grant to support community health and wellness; and
2. Approve Resolution No. R-2024-72, A Resolution of the City Council of the City of Placentia, California authorizing a budget amendment in Fiscal Year 2024-25 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.

1.g [Measure M \(M2\) Expenditure Report for Fiscal Year 2023-24](#)

Fiscal Impact: There is no fiscal impact to the recommended action.

Recommended Action: It is recommended that the City Council:

1. Adopt Resolution No. R-2024-76, a Resolution of the City Council of the City of Placentia, California, concerning the Fiscal Year 2023-24 Measure M2 (M2) Expenditure Report for the City of Placentia.

1.h [Approval of Final Tract Map No. 19183 for the development of an approximate 1.3-acre site with 39 residential townhome units located at 1952 & 1958 East Veterans Way within the High Density Residential \(R-3\) Zoning District](#)

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

1. Approve Final Tract Map No. 19183, subject to final review and approval by the County Surveyor; and
2. Accept the offer of easement dedication for ingress and egress purposes for emergency and public security vehicles; and
3. Authorize the Mayor and City Clerk to execute a Subdivision Improvement Agreement, in a form approved by the City Attorney for public improvements associated with Tract Map 19183; and
4. Authorize the City Clerk to sign Final Tract Map No. 19183.

1.i [Grant of Easement to Southern California Edison for Electric Utility Systems Located at 2210 Valencia Avenue, Koch Park](#)

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

1. Approve the Grant of Easement to Southern California Edison for electric utility systems located at 2210 Valencia Avenue, Koch Park; and
2. Authorize the Acting City Administrator to execute the Grant of Easement on behalf of the City in a form approved by the City Attorney.

1.j [Approval of Plans and Specifications and Award of Construction Contract to All American Building Services for the FY 2024-2025 Residential Street Curb Ramps Project, City Project No. 2503](#)

Fiscal Impact:

Expense:	\$ 96,800	<u>Total Construction Contract Amount</u>
	\$ 88,000	Construction Contract Amount
	\$ 8,800	Construction Contingency Amount
Available Budget:	\$100,000	Fiscal Year 2024-2025 CIP Budget (602503-6741)

Recommended Action: It is recommended that the City Council:

1. Approve Plans and Specifications prepared by City Staff and approve a Public Works Agreement with All American Building Services for the FY 2024-2025 Residential Street Curb Ramps Project in the amount of \$88,000; and
2. Reject all other bids received and authorize return of the bid bonds; and
3. Authorize the Acting City Administrator to approve contract change orders up to ten percent (10%) of the contract amount, or \$8,800, for a total construction contract not-to-exceed amount of \$96,800; and
4. Authorize the Acting City Administrator and/or her designee to execute all necessary documents, in a form approved by the City Attorney.

**2. PUBLIC HEARINGS: None**

### 3. REGULAR AGENDA:

#### 3.a Approval of Specifications and Award of Construction Contract to Roy Allan Slurry Seal, Inc. for the Fiscal Year 2023-24 Residential Streets Slurry Seal Project

Fiscal Impact:

Expense: \$1,896,403.90 Total Construction Costs  
\$1,651,276.27 Construction Contract Amount  
\$ 165,127.63 Construction Contingency Amount  
\$ 80,000.00 Construction Inspection Costs

Budgeted: \$1,896,403.90 Total Project Funds  
\$ 996,239.56 FY24/25 Measure U Funds  
\$ 460,000.00 FY24/25 McFadden Park Playground Renovation  
(Resolution R-2024-73)  
\$ 250,000.00 FY24/25 Funds from Wayfinding Signs – Residential  
(Resolution R-2024-73)  
\$ 180,164.34 FY24/25 Funds from Tynes Gym Roof Replacement  
(Resolution R-2024-73)  
\$ 10,000.00 City of Anaheim’s Project Share  
(Resolution R-2024-73)

Alternate Recommendation

Expense: \$2,598,321.49 Total Construction Cost  
\$2,289,383.17 Construction Contract Amount  
\$ 228,938.32 Construction Contingency Amount  
\$ 80,000.00 Construction Inspection Costs

Alternate Recommendation

Budgeted: \$2,598,321.49 Total Project Funds  
\$1,203,000.00 FY24/25 Measure M Funds  
\$1,385,321.49 FY24/25 SB1/RMRA Funds  
\$ 10,000.00 City of Anaheim’s Project Share  
(Resolution R-2024-74)

Recommended Action: It is recommended that the City Council:

1. Approve the Engineered Specifications prepared by NV5 Inc. for the FY 2023-24 Residential Streets Slurry Seal Project; and
2. Approve a Public Works Agreement with Roy Allan Slurry Seal, Inc., for the FY 2023-24 Street Rehabilitation Project in the amount of \$1,651,276.27; and
3. Reject all other bids received and authorize return of the bid bonds; and
4. Authorize the City Administrator to approve contract change orders up to ten percent (10%) of the contract amount, or \$165,127.63, for a total construction contract not-to-exceed amount of \$1,816,403.90; and
5. Approve a Cooperative Agreement with the City of Anaheim for the construction cost for Anaheim’s fair share of roadway rehabilitation project that is estimated to be \$10,000, with the final cost to be based at actual construction completion; and
6. Approve a purchase order with Bowman Company to provide construction inspection and material testing services for a not-to-exceed amount of \$80,000;

and

- 7. Adopt Resolution No. R-2024-73, A Resolution of the City Council of the City of Placentia, California authorizing a budget amendment in Fiscal Year 2024-25 in compliance with City Charter of the City of Placentia §§1206 and 1209 pertaining to appropriations for actual expenditures; and
- 8. Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

As an alternate recommendation City Council may take the following actions:

- 1. Approve the Engineered Specifications prepared by NV5 Inc. for the FY 2023-24 Residential Streets Slurry Seal Project; and
- 2. Reject all bids received for the FY 2023-24 Arterial Street Rehabilitation Project; and
- 3. Approve a Public Works Agreement with Roy Allan Slurry Seal, Inc., for the FY 2023-24 Residential Streets Slurry Seal Project in the amount of \$2,289,383.17; 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 \$228,938.32, for a total construction contract not-to-exceed amount of \$2,518,321.49; and
- 6. Approve a Cooperative Agreement with the City of Anaheim for the construction cost of Anaheim’s fair share of roadway rehabilitation that is estimated to be \$10,000, with the final cost to be based at actual construction completion; and
- 7. Approve a purchase order with Bowman Company to provide construction inspection and material testing services for a not-to-exceed amount of \$80,000; and
- 8. Adopt Resolution No. R-2024-74, A Resolution of the City Council of the City of Placentia, California authorizing a budget amendment in Fiscal Year 2024-25 in compliance with City Charter of the City of Placentia §§1206 and 1209 pertaining to appropriations for actual expenditures; and
- 9. Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

3.b [Approval of Plans and Specifications and Award of Construction Contract to Sequel Contractors, Inc. for the Fiscal Year 2023-24 Arterial Street Rehabilitation Project, City Project No. 6098](#)

Fiscal Impact:

Expense:     \$3,337,060.44 Total Construction Cost  
                   \$2,824,600.40 Construction Contract Amount  
                   \$ 282,460.04 Construction Contingency Amount  
                   \$ 120,000.00 Construction Inspection Costs  
                   \$ 110,000.00 City of Fullerton Reimbursement

Available

Budget:     \$3,337,060.44 Total Project Budget  
                   \$1,497,000.00 Fiscal Year 2024-25 CIP (171301-6740)   RMRA Funds  
                   \$ 426,760.44 Fiscal Year 2024-25 CIP (181301-6740)   Measure U  
                   \$ 25,000.00 Fiscal Year 2024-25 CIP (791301-6740)   Citywide Storm

Drain

\$1,203,000.00 Fiscal Year 2024-25 CIP (791301-6740) Measure M  
\$ 185,300.00 Fiscal Year 2024-25 CIP (181301-6740) TOD Streetscap

Recommended Action: It is recommended that the City Council:

1. Approve the Engineered Plans and Specifications prepared by NV5 Inc. for the FY 2023-24 Street Rehabilitation Project No. 6098; and
2. Approve a Public Works Agreement with Sequel Contractors Inc., for the FY 2023-24 Street Rehabilitation Project in the amount of \$2,824,600.40; and
3. Reject all other bids received and authorize return of the bid bonds; and
4. Authorize the City Administrator to approve contract change orders up to ten percent (10%) of the contract amount, or \$282,460.04, for a total construction contract not-to-exceed amount of \$3,107,060.44; and
5. Approve a Cooperative Agreement with the City of Fullerton for the construction cost for Placentia's share of an adjacent roadway rehab project that is estimated to be \$110,000, with the final cost to be based at actual construction completion; and
6. Approve a purchase order with Bowman Company to provide construction inspection and material testing services for a not-to-exceed amount of \$120,000; and
7. Adopt Resolution No. R-2024-75, A Resolution of the City Council of the City of Placentia, California authorizing a budget amendment in Fiscal Year 2024-25 in compliance with City Charter of the City of Placentia §§1206 and 1209 pertaining to appropriations for actual expenditures; and
8. Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

3.c [Review the 35% rendering of the Proposed Placentia Dog Park Project No. 7405](#)

Fiscal Impact:

Expense: \$106,050 RHA Architectural and Engineering Services for Phase II  
Budget: \$ 56,250 FY 2023-24 CIP Budget (QUIMBY)  
\$ 49,800 Parks & Rec Impact Fee fund

Recommended Action:

It is recommended that the City Council:

1. Review the 35% design renderings and provide feedback and direction for Staff.

3.d [Study Session: Establishment of the Placentia Centennial Celebration Steering Committee](#)

Fiscal Impact:

There is no fiscal impact associated with this item at this time.

Recommended Action: It is recommended that the City Council:

1. Receive and File the Staff Report; and
2. Ask any questions of Staff; and
3. Review and approve the composition of the Centennial Steering Committee; and
4. Designate two (2) City Council Members to serve on the Centennial Steering

- Committee; and
5. Review and approve the application for the Centennial Steering Committee; and
  6. Authorize Staff to begin recruitment for the Steering Committee Members.

3.e [Appointment to the Orange County Vector Control District](#)

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

1. Consider Mr. Craig S. Green for reappointment to the Orange County Vector Control District (OCVCD) Board of Trustees, or a successor, for a two (2) or four (4) year term; and
2. Direct Staff to notify the OCVCD of the City Council's appointment; and
3. Direct Staff to update the City's intergovernmental agencies, associations and subcommittees list.

**CITY COUNCIL MEMBERS REQUESTS:**

*Council Members may make requests or ask questions of Staff. If a Council 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, December 3, 2024 at 5:30 p.m.*

**TENTATIVE AGENDA FORECAST:**

- *PSA for on-call contract for traffic engineer*
- *Resolution to amend the pay schedule for Part-time Employees per State Minimum Wage Increase*
- *Increase in rates for tow company, extension of contract*
- *Award of Contract for False Alarm Services*
- *Approve offer letter packages for Construction Easements for Golden Avenue Bridge*
- *Approval of Vesting Tentative Map No. 19300, subdivision of four (4) parcels into three parcels for townhouse condominium subdivision: 440 N. Jefferson Street*

**CERTIFICATION OF POSTING**

*I, Carole M. Wayman, Deputy City Clerk for the City of Placentia and Assistant Secretary of the Industrial Commercial Development Authority, the Successor Agency, and the Placentia Financing Authority hereby certify that the Agenda for the November 19, 2024, meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority, and the Placentia Public Financing Authority was posted on November 14, 2024.*

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*Carole M. Wayman, Deputy City Clerk*