



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

KEVIN KIRWIN
Mayor
District 2

CHAD P. WANKE
Mayor Pro Tem
District 4

THOMAS HUMMER
Councilmember
District 1

WARD L. SMITH
Councilmember
District 5

JEREMY B. YAMAGUCHI
Councilmember
District 3

Robert S. McKinnell
City Clerk

Kevin A. Larson
City Treasurer

Jennifer Lampman
City Administrator

Christian L. Bettenhausen
City Attorney

**AGENDA
September 2, 2025**

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

Phone: (714) 993-8117

**Email: administration@placentia.org
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 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
September 2, 2025
5:00 p.m. - City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

CALL TO ORDER:

ROLL CALL:

**Councilmember/Board Member Hummer
Councilmember/Board Member Smith
Councilmember/Board Member Yamaguchi
Mayor Pro Tem/Board Vice Chair Wanke
Mayor/Board Chair Kirwin**

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:

The City Council and Boards of Directors will recess to the City Council Caucus Room for the purpose of conducting their Closed Session proceedings.

Pursuant to Government Code Section 54956.8

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Property: 1470 S. Placentia Avenue (APN 344-037-01)
Agency Negotiator: Jennifer Lampman, City Administrator
Negotiating Party: Lamar Central Outdoors, LLC
Under Negotiations: Price and Terms of Payment

Pursuant to Government Code Section 54957.6

CONFERENCE WITH LABOR NEGOTIATOR

Agency Designated Representatives: Jennifer Lampman, City Administrator
Alice Burnett, Director of Human Resources
Employee Organizations: Placentia City Employees Association (PCEA)
Placentia Firefighters Association (PFA)
Placentia Fire Management Association (PFMA)
Placentia Police Management Association (PPMA)
Placentia Police Officers Association (PPOA)
Unrepresented Employees

Pursuant to Government Code Section 54957(b)(1):

PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: City Administrator

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

**PLACENTIA CITY COUNCIL
REGULAR MEETING AGENDA
September 2, 2025
7:00 p.m. - City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

CALL TO ORDER:

ROLL CALL:

Councilmember/Board Member Hummer
Councilmember/Board Member Smith
Councilmember/Board Member Yamaguchi
Mayor Pro Tem/Board Vice Chair Wanke
Mayor/Board Chair Kirwin

INVOCATION: Chaplin Tony Mercado

PLEDGE OF ALLEGIANCE: Frank 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 MEMBER COMMENTS:

1. CONSENT CALENDAR (1.a to 1.l):

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](#)

Recommended Action: It is recommended that the City Council:
Approve.

1.b [Registers for September 2, 2025](#)

[Check Register](#)

Fiscal Impact: \$ 4,216,381.12

[Electronic Disbursement Register](#)

Fiscal Impact: \$ 8,754,207.70

Recommended Action: It is recommended that the City Council:
Receive and file.

- 1.c [Program Supplement Agreement for Highway Safety Improvement Program \(HSIP\) Cycle 12 Project and Resolution Authorizing City Administrator to Execute State Agreements for Transportation Projects Between Caltrans and the City of Placentia](#)

Fiscal Impact:

There is no direct fiscal impact associated with this recommended action.

Recommended Action: It is recommended that the City Council take the following actions:

1. Approve Program Supplement Agreement No. 00000A805 with the California Department of Transportation; and
2. Approve Resolution No. 2025-42, a Resolution of the City Council of the City of Placentia, California authorizing the City Administrator and/or her designee to execute Program Supplement Agreement No. 00000A805 and all state and federal agreements for transportation grant funded projects with the California Department of Transportation; and
3. Authorize the City Administrator and/or her designee to execute all necessary documents, in a form approved by the City Attorney.

- 1.d [Grant of Easement to Southern California Edison for Electric Utility Systems and Approval of Conveyance Agreement for a Transformer Pad Located at 611 Jefferson St., Placentia Champion Sports Complex](#)

Fiscal Impact:

None

Recommended Action: It is recommended that the City Council take the following actions:

1. Approve the Grant of Easement to Southern California Edison for electric utility systems located at 611 Jefferson Street, Placentia Champion Sports Complex; and
2. Authorize the City Administrator and/or her designee to execute the Grant of Easement on behalf of the City in a form approved by the City Attorney.
3. Approve the Conveyance Agreement to convey a customer owned structure originally installed per a previous work order. Agreement for transfer of structure ownership only.

- 1.e [Award of Construction Contract to Interior Demolition, Inc. for Abatement and Demolition Work at 2999 E. La Jolla Street](#)

Fiscal Impact:

Expense: \$ 87,873	Total Construction Contract Amount
\$ 13,200	Total Construction Contingency Amount
\$101,073	Total Amount
Budget: \$101,073	101-40400-9100 Project 26-505

Recommended Action: It is recommended that the City Council take the following actions:

1. Award a Construction Contract to Interior Demolition, Inc., for demolition work and hazardous abatement for 2999 E. La Jolla Street in the amount of \$87,873; and Reject all other bids received and authorize return of the bid bonds; and
2. Authorize the City Administrator to approve contract change orders up to fifteen percent (15%) of the contract amount, or \$13,200 for a total construction contract not-to-exceed amount of \$101,073; and
3. Adopt Resolution No. R-2025-43, A Resolution of the City Council of the City of Placentia, California authorizing a budget amendment in Fiscal Year 2025-26 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 and/or her designee to execute all necessary documents, in a form approved by the City Attorney.

1.f [Purchase of Recovered Organic Waste Product from Synagro West, LLC, for Calendar Years 2025 and 2026 to Meet SB 1383 Procurement Requirements](#)

Fiscal Impact:

Expense: \$70,769.06

Budget: \$75,257.00 CalRecycle Grant Funds (203-80000-DNU-6299)

Recommended Action: It is recommended that the City Council take the following actions:

1. Approve a purchase order with Synagro West, LLC, for Fiscal Year 2025-26 in the amount of \$70,769.06; and
2. Authorize the City Administrator and/or her designee to execute all necessary documents, in a form approved by the City Attorney.

1.g [Amendment No. 3 to Professional Services Agreement with Bucknam Infrastructure Group Inc., for The Pavement Management Plan](#)

Fiscal Impact:

Expense: \$44,236.00 Amendment Amount

Available Budget: \$65,000.00 Fiscal Year 2025-26 CIP Budget (101-80100-6406)

Recommended Action: It is recommended that the City Council take the following actions:

1. Approve Amendment No. 3 to the Professional Services Agreement with Bucknam Infrastructure Group Inc. for an additional \$44,236 to provide additional professional services for the pavement management plan for a cumulative contract not-to-exceed amount of \$114,468 and extend the term of the contract by an additional 24 months; and
2. Authorize the City Administrator to approve contract change orders up to 10% of the contract not-to-exceed amount, or \$11,447; and
3. Authorize the City Administrator and/or her designee to execute the necessary documents, in a form approved by the City Attorney.

1.h [Amendment No. 1 to Put Option Agreement for Private Property at 325 Baker Street \(APN 339-382-20\) for Future Affordable Housing Development](#)

Fiscal Impact:

\$760,011 Potential Purchase in 2028 (Affordable Housing Development Impact Fee

Fund Acct. No. 682534-6099). No fiscal impact in FY 2025-26.

Recommended Action: It is recommended that the City Council take the following actions:

1. Approve Amendment No. 1 to the Put Option Agreement with California Land Acquisition Fund Holding LV LLC for the purchase of 325 Baker Street for a future Affordable Housing Development along Baker Street; and
2. Authorize the City Administrator and/or her designee to execute all the necessary documents in a form approved by the City Attorney.

1.i [Consideration of a Resolution limiting the use of the City's power of eminent domain](#)

Fiscal Impact:

No Impact

Recommended Action: It is recommended that the City Council take the following action:

1. Consider adoption of Resolution R-2025-44, a Resolution of the City Council of the City of Placentia, California, setting forth its position limiting the City's Use of Eminent Domain Power.

1.j [Acceptance of Historical Committee Member Resignation](#)

Fiscal Impact:

None

Recommended Action: It is recommended that the City Council take the following actions:

1. Accept the resignation of Natalie Ter-Nedden from the Historical Committee effective September 3, 2025; and
2. Update the City's master Commission/Committee vacancy list to include the vacancy on the Historical Committee.

1.k [Award of Contract to CO Brothers, LLC, for the Old Town Facade Improvement Project at 330 West Santa Fe Avenue](#)

Fiscal Impact:

Expense: \$226,099.20 Total Contract Amount

\$196,608.00 Construction Amount

\$ 29,491.20 Construction Contingency

Budgeted: \$229,179.00 FY 2024-25 CDBG Budget (204-40000-6315)

Recommended Action: It is recommended that the City Council take the following actions:

1. Award a Public Works Agreement to CO Brothers, LLC, for the Old Town Facade Improvement Project located at 330 West Santa Fe Avenue, Mi Casita Restaurant, in the amount of \$196,608; and
2. Reject all other bids received and authorize the return of the bid bonds; and
3. Authorize the City Administrator to approve contract change orders up to 15% or \$29,491.20 for a total construction contract not-to-exceed amount of \$226,099.20; and

4. Authorize the City Administrator and/or her designee to execute all necessary documents, in a form approved by the City Attorney.

1.l [Resolution Authorizing Application for Land and Water Conservation Fund Grant for McFadden Park Improvements](#)

Fiscal Impact:

Expense: \$900,000 (Park Impact Fees & Quimby Fees)

\$900,000 (State Grant - Land Water Conservation Fund)

Total: \$1,800,000

Revenue: \$900,000 (Reimbursed by Land Water Conservation Fund)

Recommended Action: It is recommended that the City Council take the following actions:

1. Adopt Resolution No. R-2025-45, Resolution of the City Council of the City of Placentia, California Authorizing Application for Land and Water Conservation Fund Grant for McFadden Park Improvements; and
2. Authorize the City Administrator and/or her designee, to execute the necessary documents, in a form approved by the City Attorney.

2. **PUBLIC HEARING: None**

3. **REGULAR AGENDA:**

3.a [Placentia Public Safety Communications Center 2024 Annual Report](#)

Fiscal Impact:

None

Recommended Action: It is recommended that the City Council take the following actions:

1. Receive and file a copy of the completed Placentia Public Safety Communications Center 2024 Annual Report.

3.b [Study Session discuss Short-Term Residential Rentals Citywide; and Consideration of an Optional Interim Urgency Ordinance Placing a Moratorium on New Short Term Residential Rental Permits](#)

Fiscal Impact:

Potential for approximately \$236,000 in revenue annually from Transient Occupancy Tax based on FY24-25 actuals.

Recommended Actions: It is recommended that the City Council take the following actions:

1. Receive and file the Staff Report and presentation; and
2. Provide direction to Staff as appropriate regarding proposed changes to local regulations related to local regulations related to Short Term Residential Rentals, if any.

Optional Recommendation:

1. Adopt Interim Urgency Ordinance O-2025-07, An Interim Urgency Ordinance of the City of Placentia, California Establishing a Moratorium on Short-Term Rental Permits Pursuant to Government Code Section 65858.

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, September 16, 2025 at 5:00 p.m.

CERTIFICATION OF POSTING

I, Nancy Albitre-Seely, Interim 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 September 2, 2025, meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority, and the Placentia Public Financing Authority was posted on August 28, 2025.

Nancy Albitre-Seely, Interim Deputy City Clerk