

**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 MINUTES
July 5, 2022
5:30 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

SPECIAL PROCEDURES NOTICE

On March 4, 2020, pursuant to California Government Code Section 8625, Governor Newsom declared a State of Emergency as a result of the threat of the COVID-19 virus.

On September 17, 2021, Governor Newsom signed AB 361, which went into immediate effect as urgency legislation. AB 361 added subsection (e) to Section 54953 to authorize legislative bodies to conduct remote meetings provided the legislative body makes specified findings. As of February 9, 2022 it was reported that the COVID-19 pandemic had killed more than 81,811 Californians. Social distancing measures decrease the chance of the spread of COVID-19.

Given the health risks associated with COVID-19, please be advised that while the City Council Chambers are open to the public, some or all of the Placentia City Council Members may attend this meeting via teleconference. Those locations are not listed on the agenda and are not accessible to the public.

How to Observe the Meeting

To maximize public safety while maintaining transparency and public access, in addition to being open to the public, all City Council meetings are available to view live on AT&T U-verse (Channel 99), Spectrum (Channel 3), and online at www.placentia.org/pctv.

How to Submit Public Comment

Members of the public may provide public comment in person or comments may be sent for City Council consideration by email to the City Clerk at cityclerk@placentia.org. Please limit submitted comments to 200 words or less. Comments received before or during a Council meeting, until the close of the **Oral Communications** portion of the agenda, may not be read during the City Council meeting but will be summarized in the public record and are subject to the regular time limitations per speaker. Longer submittals will be included in the public record. If you are unable to provide your comments in writing, please contact the City Clerk's Office for assistance at (714) 993-8231.

Americans with Disabilities Act Accommodation

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 cityclerk@placentia.org or by calling (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City Staff to make reasonable arrangements to ensure accessibility while maintaining public safety. (28 CFR 35.102.35.104 ADA Title II)

Until further notice the City will implement the guidelines of the California Department of Public Health regarding social distancing.

The City of Placentia thanks you in advance for taking all precautions to prevent the spread of the COVID-19 virus.

CALL TO ORDER: Mayor Shader called the meeting to order at 5:35 p.m.

ROLL CALL:

PRESENT: Councilmember/Board Member Green, Smith, Yamaguchi, Shader
ABSENT: Wanke

ORAL COMMUNICATIONS:

Mayor Shader opened Oral Communications for the Closed Session. Interim Deputy City Clerk Albitre stated that the City Clerk’s Office had received no public comment for the Closed Session.

The City Council and Boards of Directors recessed to the City Council Caucus Room for the purpose of conducting their Closed Session proceedings on the following:

- 1. Pursuant to Government Code Section 54956.8
PUBLIC EMPLOYEE PERFORMANCE EVALUATION:
 Title: City Attorney
- 2. Pursuant to Government Code Section 54956.8
CONFERENCE WITH REAL PROPERTY NEGOTIATOR
 Property: 336 W. Santa Fe Avenue (APN: 339-392-05)
 Agency Negotiator: Damien R. Arrula, City Administrator
 Negotiating Parties: Homeless Intervention Services of Orange County
 Under Negotiations: Price and Terms of Payment

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

CALL TO ORDER: Mayor Shader called the meeting to order at 7:03 p.m.

ROLL CALL:

PRESENT: Councilmember/Board Member Green, Smith, Yamaguchi, Shader
ABSENT: Wanke

STAFF PRESENT:

City Attorney/Authority Counsel Christian Bettenhausen; City Administrator Damien Arrula; Deputy City Administrator Rosanna Ramirez; Deputy City Administrator Luis Estevez; Police Chief Brad Butts; Fire Department Battalion Chief Jason Dobine; Director of Finance Jennifer Lampman; Director of Community Services Karen Crocker; Director of Development Services Joe Lambert; Assistant to the City Administrator/Economic Development Manager Jeannette Ortega; City Treasurer Kevin Larson; Interim Deputy City Clerk Nancy M. Albitre.

INVOCATION: Chaplain Kenneth Curry

PLEDGE OF ALLEGIANCE: Fire Chief Jason Dobine

PRESENTATIONS:

- a. **Proclamation** July 2022 as Parks and Recreation Month
Presenter: Mayor Shader
Recipient: Veronica Ortiz, Community Services Supervisor, Community Services

Ms. Ortiz presented a video highlighting the historical significance of Parks and Recreation month and recent and upcoming Parks and Recreation programs and events in the City. Mayor Shader presented a proclamation in recognition of Parks and Recreation Month, and it was received by Veronica Ortiz, Community Services Supervisor.

CLOSED SESSION REPORT: None

CITY ADMINISTRATOR REPORT: None

ORAL COMMUNICATIONS:

Jeff Buchanan expressed that he was pleased to learn that the City’s financial rating had improved dramatically due to the efforts of the Financial Sustainability Committee, City Management and City Council. He shared an audio recording of the song “I’m Glad to Be an American” noting that it was

performed in harmony by many individuals on Zoom. He expressed concerns that the current City Council is not operating in harmony and not operating in the best interests of the City.

CITY COUNCIL/BOARD MEMBER COMMENTS:

Councilmember Smith highlighted the upcoming Movies in the Park at Champions Sports Complex and encouraged all to attend. He noted his attendance at a meeting of the O.C. Council on Governments. He also noted that he attended the Be Well O.C. tour with Mayor Shader and the Placentia Police Department and commented on the work that is being done in the County to bring awareness to mental health and substance abuse issues. He commented on a recent employee development workshop at City Hall that included a TedTalk titled "Developing and Harnessing One's Potential". He commented on the excellent presentation and expressed appreciation to Staff for coordinating such an outstanding event. He also promoted the event "Love Placentia 2023" noting that the event will take place in Spring 2023; a date and details will be provided soon. He also noted that he attended the Mayor's Town Hall meeting and expressed how informative the event was. Lastly, he commented that he appreciated participating in interviews for positions on various Commissions and Committees and noted the vital role that volunteers play in these positions. He expressed appreciation to all the residents who applied.

Councilmember Green commented that he also attended the TedTalk at City Hall and noted that it was very inspirational and outstanding. He noted that he attended the Mayor's Town Hall meeting and commented that the meeting was very good and provided a good update. He shared that he attended the funeral and celebration of life service for Frank Tripepi noting that it was very well attended. He noted that he attended the 26th Annual 4th of July celebration on Nenno Avenue and thanked the Placentia Police and Fire Departments and Lynch Ambulance for appearing at the event. Lastly, he expressed appreciation to the residents who participated in the interviews for Commissions and Committees, noting the high quality of all the applicants.

Councilmember Yamaguchi noted his attendance at the Santa Ana Flood Protection annual meeting and provided a brief update, noting that Placentia's fees will not be changing. He also noted that he attended, along with Councilmember Wanke, a meeting with City Attorney Bettenhausen as part of his subcommittee duties. He noted that the results of the meeting were completed in Closed Session. He expressed appreciation to Veronica Ortiz, Community Services Supervisor and Staff for the excellent presentation at the meeting. He promoted the Concerts in the Park Concert series in Tri-City part and encouraged all to attend.

Mayor Shader commented on the Town Hall meeting that she conducted at the Whitten Center and highlighted the State of the City event which will be held at the end of September 2022. She commented on the importance of holding events in different parts of the City to make events more accessible to residents. She also noted that she attended a 4th of July bike parade on San Juan Street and thanked the Cordera family for hosting the event. She also noted that she attended a pancake breakfast and flag raising on Primrose Street and thanked the Anderson family for hosting the event. She expressed appreciation for all the 4th of July traditions in the City. Lastly, she commented on the upgrade in the City's S & P bond ratings and noted the significance of the increased bond rating. She noted that in 2016 the City had junk bond status and is now at "A" status. She thanked the City Council, City Administrator Arrula and the City team for spearheading efforts to improve the City's bond status. She commented on the significant amount of taxpayer's monies that will be saved by the improvement of the City's bond rating and the meaningful impact on upcoming City projects.

1. CONSENT CALENDAR (Items 1.a. through 1.h.):

Motion by Yamaguchi, seconded by Smith, and carried a (4-0-1) vote to approve the Consent Calendar items 1.a. through 1.h., as recommended.

- 1.a. **Consideration to Waive Reading in Full of all Ordinances and Resolutions**
Fiscal Impact: None
Recommended Action: Approve
(Approved 4-0-1, as recommended)

- 1.b. **City Fiscal Year 2021-22 Register for July 5, 2022**
Check Register
Fiscal Impact: \$2,283,988.74
Electronic Disbursement Register
Fiscal Impact: \$1,151,053.96
Recommended Action:
 Receive and file
(Received and Filed, as recommended)
- 1.c. **Amendment No. 1 to Professional Services Agreement with Dudek Corporation for Engineering Design Support Services for the Tod Crowther Sewer Pipeline Replacement Project**
Fiscal Impact: Expense: \$ 40,000.00 Engineering Design Services Available
 Budget: \$ 465,997.00 Total Available Project Budget
 \$ 465,997.37 (713101-6750) TOD Sewer Development Impact Fees
Recommended Action:
 1) Approve Amendment No. 1 to Professional Services Agreement with Dudek Corporation for an additional \$40,000 to complete additional design work for a cumulative contract not-to-exceed amount of \$72,255.00; and
 2) Authorize the City Administrator and/or his designee to execute all the necessary documents, in a form approved by the City Attorney.
(Approved 4-0-1, as recommended)
- 1.d. **Contract Change Order No. 5 for Old City Hall Office Renovation Project No. 5106**
Fiscal Impact: Expense: \$465,000.00 Original Construction Contract
 \$ 29,455.39 Previously Approved Change Orders (1-4)
 \$ 44,538.71 Contract Change Order No. 5
 \$538,994.10 Total Contract Amount With Change Orders
 Budget \$619,605.00 Measure U Fund (795106-6185)
Recommended Action:
 1) Authorize the City Administrator to approve Contract Change Order No. 5 with A2Z Construct Inc, in the amount of \$44,538.71.
(Approved 4-0-1, as recommended)
- 1.e. **Second Reading of Ordinance No. O-2022-05, Whereby Chapter 23.78 of the Municipal Code Shall be Amended Regarding the Standards and Regulatory Requirements for the Storage of Recreational Vehicles and Recreational Apparatuses on Private Property within Single-Family Residential Districts (Zoning Code Amendment 2022-02)**
Fiscal Impact: None
Recommended Action: Approve
(Approved 4-0-1, as recommended)
- 1.f. **Second Reading of Ordinance No. O-2022-06, Adding Chapter 10.72 (Unlawful Possession of a Catalytic Converter Prohibited) of Title 10 (Peace, Morals and Safety) of the Placentia Municipal Code Establishing Regulations Prohibiting the Unlawful Possession of Catalytic Converters in the City**
Fiscal Impact: Any increase in the number of criminal cases prosecuted by the Placentia City Attorney's Office as a result of the ordinance is expected to be managed by currently budgeted City Staff.
Recommended Action: Approve
(Approved 4-0-1, as recommended)
- 1.g. **Purchase of Additional 800 MHz Radios for the Placentia Fire and Life Safety Department**
Fiscal Impact: Expense: \$98,217.03 Total Purchase Price of Radios
 Budget: \$98,217.03 CIP (106207-6840)

Recommended Action:

- 1) Authorize the City Administrator to approve a purchase order to Motorola Solutions for the purchase of 800 MHz radios for a not-to-exceed amount of \$98,217.03; and
- 2) Authorize the City Administrator to approve change orders to Motorola Solutions for a total project amount not to exceed \$9,820 (10% of the project cost); and
- 3) the City Administrator to execute all necessary documents, in a form approved by the City Attorney.

(Approved 4-0-1, as recommended)

1.h. **Public Works Agreement with Signature Flooring Inc. for the Resurfacing of the Oberle Gym Floor CIP Project No. 5205**

Fiscal Impact: Expense: \$120,00 CIP FUND
Contribution: \$62,500 St Jude Contribution (505205-4760)
Budget: Available Budget: \$62,500 Measure U (795205-6850)
\$62,500 Misc Grant Fund (505205-6850)

Recommended Action:

- 1) Approve a Public Works Agreement for the resurfacing of the Oberle Gym flooring to Signature Flooring Inc. for a not-to-exceed amount of \$120,000; and
- 2) Authorize the City Administrator to approve contract change orders up to 10% of the contract not-to-exceed amount or \$12,000; and
- 3) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

(Approved 4-0-1, as recommended)

2. PUBLIC HEARING:

2.a. **Introduction and First Reading of Ordinance No. O-2022-07, Amending Section 22.28.021 (Urban Lot Split) and Chapter 23.13 (Two-Unit Housing Development) to Incorporate Objective Standards within Single-Family Residential Districts in Connection with the Implementation of Senate Bill 9 (Zoning Code Amendment 2022-03)**

Fiscal Impact: None

Recommended Action:

- 1) Open the public hearing concerning Ordinance No. O-2022-07; 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 adoption of Zoning Code Amendment No. 2022-03 is categorically 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-2022-07, an Ordinance of the City Council of the City of Placentia, California, finding that approval of Zoning Code Amendment No. 2022-03 is not a "project" under the California Environmental Quality Act (CEQA) pursuant to SB 9 as adopted by the State of California; and, approving Zoning Code Amendment No. 2022-03, an Ordinance of the City of Placentia, California amending Section 22.28.021 (Urban Lot Split) and Chapter 23.13 (Two-Unit Housing Development) to incorporate objective standards.

(Approved 4-0-1, as recommended)

Mayor Shader opened the Public Hearing at 7:35 p.m.

City Administrator Arrula gave a brief presentation on the Item and introduced Joe Lambert, Director of Development Services who gave a brief report on the Introduction of Ordinance O-2022-07 and Zoning Code Amendment 2022-03.

Development Services Director Lambert highlighted the amendments to the Ordinance and Zoning Code, noting that the changes will clarify language in the City's Municipal Code.

Interim Deputy City Clerk Nancy Albitre stated that the City Clerk's Office had received no public comments for Item 2.a.

Mayor Shader noted that SB 9 is a new State Law intended to increase housing units in the State. She expressed thanks to Staff for developing standards within the law for the construction of these units in the City.

Mayor Shader closed the Public Hearing at 7:53 p.m.

Motion by Green, seconded by Yamaguchi, and carried a (4-0-1) vote to approve Item 2.a., as recommended.

3. REGULAR AGENDA:

3.a. Annual Comprehensive Financial Report for the Period Ending June 30, 2021

Fiscal Impact: None

Recommended Action:

- 1) Receive and file the Annual Comprehensive Financial Report for the period ending June 30, 2021, as recommended by the Financial Audit Oversight Committee; and

- 2) Presentation from Pun Group

(Received and filed, as recommended)

City Administrator Arrula introduced Jennifer Lampman, Director of Finance who gave a brief overview of the Item. Ms. Lampman introduced Kenneth Pun, Managing Partner of The Pun Group to give a report on the Annual Comprehensive Financial Report for the Period Ending June 30, 2021.

Councilmember Smith thanked Mr. Pun for working with the City's Finance Department on the report and presenting such great news.

Councilmember Green expressed deep appreciation to the City's Team and Mr. Pun for the excellent report on the City's finances.

Councilmember Yamaguchi echoed the comments of fellow Councilmembers and expressed appreciation for the great report. He noted that it was not too long ago that the City had comments of concern and notes in several sections of the annual financial report.

Mayor Shader expressed appreciation to Staff and Mr. Pun for their efforts and the presentation.

City Administrator Arrula thanked and gave appreciation to Ms. Lampman, Staff and Mr. Pun for their efforts and noted the tremendous turnaround in the City's financial position.

Motion by Yamaguchi, seconded by Smith, and carried a (4-0-1) vote to receive and file Item 3.a., as recommended.

3.b. Appointments to Fill Vacancies on Various City Commissions and Committees

Fiscal Impact: None

Recommended Action:

1. Make the necessary appointments to fill the vacancies listed below:
 - a. One (1) vacancy on the Park Arts & Recreation Commission (PARC)
 - b. One (1) vacancy on the Planning Commission
 - c. One (1) vacancy on the Senior Advisory Committee
 - d. One (2) vacancy on the Veterans Advisory Committee
2. Direct Staff to update the City's master Commission and Committee vacancy list and continue the Commission and Committee Application/Recruitment process for any remaining vacancies and present to City Council at a future meeting for consideration of appointments.

(Approved 4-0-1, as recommended)

Mayor Shader noted that earlier in the evening, the City Council interviewed applicants for various Commission and Committee vacancies.

Mayor Shader opened nominations for one (1) vacancy on the Park Arts & Recreation Commission (PARC). Councilmember Smith nominated Maverick Shuck for the full-term vacancy. Hearing no further nominations, Mayor Shader declared the nominations closed. Pursuant to a unanimous roll call vote, Maverick Shuck was selected to fill the full term on the Parks, Arts, and Recreation Commission expiring July 1, 2025.

Mayor Shader opened nominations for one (1) vacancy on the Planning Commission. Councilmember Yamaguchi nominated Susan Silvestri for the full-term vacancy. Hearing no further nominations, Mayor Shader declared the nominations closed. Pursuant to a unanimous roll call vote, Susan Silvestri was selected to fill the full term on the Planning Commission expiring July 1, 2025.

Mayor Shader opened nominations for one (1) vacancy for a non-expiring term on the Senior Advisory Committee. Councilmember Smith nominated Ida Ohsner for the non-expiring vacancy. Hearing no further nominations, Mayor Shader declared the nominations closed. Pursuant to a unanimous roll call vote, Ida Ohsner was selected to fill the non-expiring term on the Senior Advisory Committee.

Mayor Shader opened nominations for two (2) vacancies for non-expiring terms on the Veterans Advisory Committee. Councilmember Smith nominated Robert Jones and Paul Henderson for the two (2) non-expiring vacancies. Hearing no further nominations, Mayor Shader declared the nominations closed. Pursuant to a unanimous roll call vote, Robert Jones and Paul Henderson were selected to fill the non-expiring terms on the Veterans Advisory Committee.

Councilmember Smith nominated Kenneth Binnings to serve as an alternate on the Veterans Advisory Committee stating that the need exists for an alternate due to the long process to fill vacancies on this committee. Pursuant to a unanimous roll call vote, Kenneth Binnings was selected to serve as an alternate on the Veterans Advisory Committee.

Mayor Shader nominated Anthony Marhoefer to serve as an alternate on the Streetscape and Transportation Advisory Committee. Pursuant to a unanimous roll call vote, Anthony Marhoefer was selected to serve as an alternate on the Streetscape and Transportation Advisory Committee.

Mayor Shader expressed gratitude to all the applicants for their willingness to serve the City.

City Attorney Bettenhausen noted that he would need to research the Resolution establishing Commissions and Committees to determine if an amendment is needed to allow alternates.

CITY COUNCIL/BOARD MEMBERS REQUESTS:

Councilmember Green requested that Policy 460 be revisited to consider increasing the City's reserve limit to 50%. He also requested that a formal letter be sent to the City's Congressional representative regarding the poor state of the City's Post Office. Lastly, he requested that the Community Services Department investigate building more pickle ball courts or the possibility of submitting a request to the school district to convert existing tennis courts. He noted the popularity of pickle ball and the great community service that is provided to residents. He suggested Community Services look into how to build more or convert school district courts to pickle ball courts. Great community Service to residents.

City Administrator Arrula noted that the Measure U Oversight Committee is currently reviewing changes to Policy 460 and will likely be bringing forth a report to Council in the first meeting in September 2022.

Mayor Shader requested that Staff begin planning for a Commission and Committee appreciation reception in the fall 2022.

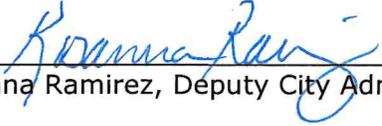
ADJOURNMENT:

The City Council/Successor Agency/ICDA/PPFA Board of Directors adjourned at 8:20 p.m. to a regular City Council meeting on Tuesday, July 19, 2022 at 5:30 p.m.



Rhonda Shader, Mayor/Agency Chair

ATTEST:



Rosanna Ramirez, Deputy City Administrator