

**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
September 6, 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 5:30 p.m.

ROLL CALL:

PRESENT: Councilmember/Board Member Green, Smith, Yamaguchi, Wanke, Shader
ABSENT: None

ORAL COMMUNICATIONS:

Mayor Shader opened Oral Communications for the Closed Session. City Clerk McKinnell 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.

- 1. Pursuant to Government Code Section 54956.8
PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Title: City Administrator
- 2. Pursuant to Government Code Section 54956.9(d)(2)
CONFERENCE WITH LEGAL COUNSEL – Anticipated Litigation
Significant Exposure to Litigation: (1 Case)

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 7:00 p.m.

ROLL CALL:

PRESENT: Councilmember/Board Member Green, Smith, Yamaguchi, Wanke, Shader
ABSENT: None

STAFF PRESENT:

City Attorney/Authority Counsel Christian Bettenhausen; City Administrator Damien Arrula; Deputy City Administrator Rosanna Ramirez; Deputy City Administrator Luis Estevez; City Engineer Masoud Sepahi, 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 Clerk Robert McKinnell; Deputy City Clerk Carole M. Wayman

INVOCATION:

Chaplain Charles Frost

PLEDGE OF ALLEGIANCE:

Fire Captain Matthew Wedin

PRESENTATIONS:

a. **Proclamation of September 2022 as Hunger Action Month**

Presenter: Mayor Shader
Recipient: Claudia Bonilla Keller, CEO, Second Harvest Food Bank of Orange County

Mayor Shader introduced Claudia Bonilla Keller, CEO of Second Harvest Food Bank who accepted a proclamation on behalf of Second Harvest Food Bank in recognition of their work to combat hunger, poverty, and food and nutritional insecurity. She thanked the City Council for recognizing "Hunger Action Month" and shared information about increased food insecurity issues due to the Covid-19 pandemic.

b. **Proclamation of September 14, 2022 as Star-Spangled Banner Day**

Presenter: Mayor Shader
Recipient: Deborah Barber, United States Daughters of 1812 Chapter President, Ezra Benedict Kellogg #485

Mayor Shader introduced the Proclamation proclaiming September 14, 2022 as Star-Spangled Banner Day. There was no one in attendance to receive it.

CLOSED SESSION REPORT:

City Attorney/Authority Counsel Bettenhausen stated that there was one (1) item to report on in Closed Session. Back in November and December of 2021, all employees and represented management employees were granted a one-time benefit of 3% that was equal to that of their annual salary known as Hero Pay. At that time, it was not given to the City Administrator but after examining the City Administrator's contract it was determined, by the Council, that this pay should have been applied to him. This is to publicly state that the City Administrator is entitled to receive this pay under the same terms that this pay was given to other employees of the City.

CITY ADMINISTRATOR REPORT:

City Administrator Arrula introduced four (4) new City of Placentia employees.

Director of Human Resources Alice Burnett has over 17 years of experience in Municipal Government with the City of Buena Park, most recently as Human Resources Manager. Alice has a master's degree in public administration with a specialization in Organizational Leadership. She is the current president of the Orange County Human Resources Consortium and past Vice-President of the Public Agency Risk Management Association – So Cal Chapter. Alice brings over ten years of progressive Human Resources and Risk Management experience and is eager to serve the City of Placentia.

Deputy City Clerk Carole Wayman has over 17 years' experience in local government. Recently, she served as Senior Deputy Clerk for the South Coast AQMD. Carole has lived in Placentia 35 years and served on the Placentia Planning Commission from 1998-2002. She holds a B.S. in Public Administration and a M.A. in Organizational Leadership with certificates in Human Resources Management and Urban and Land Use Planning. She is also a Certified Municipal Clerk through the International Institute of Municipal Clerks.

Senior Administrative Assistant Julie Dupuy attended Riverside City College and Fullerton College. Prior to coming to the Placentia Police Department, Julie worked as a Legal Assistant for Nationwide Legal Counsel.

Engineering Aide Aliyar Yazdanshenas received his bachelor's degree in Civil Engineering from Eastern Mediterranean University in Cyprus, Turkey. He practiced civil engineering on various infrastructure projects in Iran before moving to the United States and working for a private engineering firm. He recently acquired his certification for the Storm Water Pollution Presentation Plan and is working on obtaining his Engineer in Training certification and Professional Engineering License.

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.

Pat Alvarez invited the City Council and residents to the Annual Patriot Day Celebration on September 11, 2022, 7 p.m. at the American Legion Post on South Bradford Avenue. She spoke of the events of 911, the lives lost and the heroes of that day, emphasizing that this day should never be forgotten.

Gino Apicella expressed concerns and frustration about parking and the closure of Santa Fe Avenue in Old Town Placentia.

Donald Sands expressed safety concerns about the one-way street configurations in Old Town and the impacts to residents in the area.

Francisco Miranda owner of El Cantarito Restaurant expressed concerns about the lack of street parking due to the one-way street configuration. He also commented on the decrease in business in the area due to the elimination of on-street parking and offered suggestions for improving parking and traffic flow.

Rick Smets, Stereo Brewing, spoke in favor of Administrative Use Permits for permanent outdoor dining areas and requested an update on the progress of the adoption of guidelines for permanent structures.

City Clerk McKinnell stated that there were no electronic public comments received by the City Clerk's office.

CITY COUNCIL/BOARD MEMBER COMMENTS:

Councilmember Smith promoted the 2022 Citizen's Academy beginning on September 24, 2022. For more information those interested should visit the City's website at www.placentia.org

Councilmember Green promoted the Heritage parade and festival and commented that volunteers are needed to help out at the event. For more information those interested could call the Community Services Department at (714) 993-8232.

Councilmember Yamaguchi asked if staff could agendize an item to discuss regulations for permanent outdoor dining areas. He also requested an update on proposed plans for Old Town Placentia.

City Administrator Arrula noted that a study session could be scheduled to discuss Business Improvement and Community Facilities Districts. He noted that the City still needs to meet with the business merchants and complete a few more items before bringing the item to the Council.

In response to a question from Councilmember Yamaguchi, Deputy City Administrator Luis Estevez noted that the earliest a study session could be scheduled to discuss the Old Town revitalization project would be December. However, a study session could be scheduled earlier to discuss issues related to just the street closure.

Councilmember Yamaguchi stated that he would defer to fellow councilmembers about a potential date for a study session but would prefer to wait until the data and information is complete.

City Administrator stated that Santa Fe was reopened based on direction from the Council but several other steps and studies are needed before a study session could be scheduled.

Councilmember Yamaguchi reported that he was able to go on a ride along with the Fire Department and tour two fire stations. He commented on the improvements to both stations and commended staff for the excellent work. He thanked the firefighters for their hard work and sacrifices. He also promoted the State of the City event which will be hosted by Mayor Shader on September 29, 2022, 5-7:30 p.m. at the Performing Arts center at El Dorado High School. Those interested can visit the Placentia Chamber of Commerce website at www.PlacentiaChamber.com

Mayor Pro Tem Wanke expressed support for Councilmember Yamaguchi's request to schedule a discussion item about Old Town and the closure of Santa Fe Avenue while more information is gathered. He commented on the concerns of residents and business owners in Old Town related to Santa Fe closure and reopening. He encouraged further discussion on what would be beneficial for residents and business owners. He also requested that the administrative permit process for permanent outdoor dining be agendized.

Development Services Director Joseph Lambert explained that staff has been working on the administrative approval process, per the Council's direction, and would be returning to Council shortly with a Municipal Code amendment. He noted that the Council had already amended the fee schedule to include the Administrative Use Permit fee. He added that he has been working with Stereo Brewing on their plans.

Based on the comments provided by Development Services Director Lambert, Mayor Pro Tem Wanke noted that the item would not need to be agendized.

Mayor Pro Tem Wanke announced the League of California Cities annual conference on September 7-9, 2022, noting that the City of Placentia is receiving the prestigious Helen Putman award for the City's public/Private partnership with SiFi to bring fiber optic internet to all of the City of Placentia. He also

noted that he will be serving as a panelist at the conference relating to infrastructure finance options. He commended staff for their work in working through the many public works issues related to the project.

Mayor Shader reported that she is preparing for the State of the City and invited all interested individuals to visit PlacentiaChamber.com for more information and tickets. She reported that she attended "Movies in the Park" and the groundbreaking for Santa Angelina Senior Housing Project. She also reported that she was able to participate in a ride-a-long with the Placentia Police Department's gang unit.

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

Motion by Green, seconded by Smith, and carried a (5-0) vote to approve the Consent Calendar items 1.a. through 1.i., as recommended.

1.a. Consideration to Waive Reading in Full of all Ordinances and Resolutions

Fiscal Impact: None

Recommended Action: Approve

(Approved 5-0, as recommended)

**1.b. City Fiscal Year 2021-22 and 2022-23 Registers for September 6, 2022
Check Registers**

Fiscal Impact:

1) FY 21/22 - \$1,932,166.51

2) FY 22/23 - \$2,204,929.66

Electronic Disbursement Registers

Fiscal Impact:

1) FY 21/22 \$ 669,574.75

2) FY 22/23 \$ 2,593,341.26

Recommended Action: It is recommended that the City Council:

1) Receive and file

(Received and filed, as recommended)

1.c. Additional Service Credit for Military Banner Recognition Program

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

1) Approve the expansion of the Military Banner Recognition Program to add honorably discharged veterans to the program; and

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

(Approved 5-0, as recommended)

1.d. City Response to Grand Jury Report Entitled "Where's the Fire?" Stop Sending Fire Trucks to Medical Calls

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

1) Review the City's response to the Grand Jury Report; and

2) Direct Staff to submit the letter to the Presiding Judge of the Orange County Grand Jury.

(Approved 5-0, as recommended)

1.e. Professional Services Agreement with Transtech Engineers Inc., for Engineering Design Services for the Fiscal Year 2022-23 Arterial Roadway Rehabilitation Project

Fiscal Impact:

Expense: \$ 214,550.00 Agreement Amount

Available

Budget: \$ 250,000.00 Total Project Budget

\$ 50,000.00 FY 2022-23 CIP Budget (791301-6740)

\$ 200,000.00 FY 2022-23 CIP Budget (501301-6740)

Recommended Action: It is recommended that the City Council:

- 1) Award a Professional Services Agreement for Engineering Design Services for the FY 2022-23 Roadway Rehabilitation Project with Transtech Engineering Inc., for an amount not-to-exceed \$214,550; and
- 2) Authorize the City Administrator to approve contract change orders up to 10% of the contract not-to-exceed amount or \$21,455; and
- 3) Authorize the City Administrator and/or his designee to execute all the necessary documents, in a form approved by the City Attorney.

(Approved 5-0, as recommended)

1.f. **Amendment No. 4 To Professional Services Agreement with Biggs Cardoso & Associates, Inc., for Engineering Design Services for the Golden Avenue Bridge Replacement Project**

Fiscal Impact:

Expense:	\$ 182,000.00	Amendment No. 4 to Professional Services Agreement
Available Budget:	\$3,018,248.81	Total Available Project Budget
	\$2,200,000.00	Federal Earmark (331801-6185)
	\$ 496,328.07	General Fund Developer Fee (331801-6185)
	\$ 80,849.28	SB 1/Gas Tax Fund (601801-6740)
	\$ 81,858.55	General Fund CIP (331801-6185)
	\$ 23,600.00	Measure U Fund (791801-6185)

Recommended Action: It is recommended that the City Council:

- 1) Approve Amendment No. 4 to the Professional Services Agreement with Biggs Cardoso & Associates, Inc. to extend the term of the agreement for an additional 36 months, and to increase the contract not-to-exceed amount by an additional \$182,000; and
- 2) Approve Resolution No. R-2022-56, a Resolution of the City Council of the City of Placentia, California, authorizing a Budget Amendment in Fiscal Year 2022-23 in compliance with City Charter of the City of Placentia Sections 1206 and 1209 pertaining to appropriations for actual expenditures; and
- 3) Authorize the City Administrator and/or his designee to execute all the necessary documents, in a form approved by the City Attorney.

(Approved 5-0, as recommended)

1.g. **Purchase of Opticom Emergency Vehicle Traffic Signal Preemption Devices (Phase IV)**

Fiscal Impact:

Expense:	\$ 108,338.13	Total Purchase Price
Available Budget:	\$ 110,000.00	FY 2022-23 CIP Budget (652301-6741 Citywide Traffic Development Impact Fees)

Recommended Action: It is recommended that the City Council:

- 1) Authorize the City Administrator to approve a purchase order to DDL Traffic, Inc. for the purchase and installation of ten (10) Opticom EVS Traffic Signal Preemption Devices for a not-to-exceed amount of \$108,338.13; and
- 2) Authorize the City Administrator to execute all necessary documents, in a form approved by the City Attorney.

(Approved 5-0, as recommended)

1.h. **Tentative Parcel Map No. TPM 2022-123 Pertaining to the Subdivision of an +/- 0.44 Acre Lot Into Three Parcels located at 1451 East Howard Place Within SP-7 (Specific Plan 7) Zoning District**

Fiscal Impact: Approximately \$23,646 of total development impact fee revenue prior to construction of three new single-family residences.

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution R-2022-57, a Resolution of the City Council of the City of Placentia, California, adopting a categorical exemption pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000-21177 and §15000 et seq. of Title 14 of the California Code of Regulations) (CEQA) and Approving Tentative Parcel Map

No. TPM 2022-123 pertaining to the subdivision of property located at 1451 East Howard Place (Assessor's Parcel Number 341-431-01) and making findings in support thereof.

(Approved 5-0, as recommended)

1.i. **Tentative Parcel Map No. TPM 2022-126 Pertaining to the Subdivision of an +/- 0.36 Acre Lot Into Two Parcels located at 412 N. Tidland Circle Within SP-7 (Specific Plan 7) Zoning District**

Fiscal Impact: Approximately \$15,764 of total development impact fee revenue prior to construction of two new single-family residences.

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution R-2022-58, a Resolution of the City Council of the City of Placentia, California, adopting a categorical exemption pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000-21177 and §15000 et seq. of Title 14 of the California Code of Regulations) (CEQA) and Approving Tentative Parcel Map No. TPM 2022-126 pertaining to the subdivision of property located at 412 N. Tidland Circle (Assessor's Parcel Number 341-433-34) and making findings in support thereof.

(Approved 5-0, as recommended)

2. PUBLIC HEARINGS: None

3. REGULAR AGENDA:

3.a. **Study Session: Proposed Placentia Public Safety Center Financing Options**

Fiscal Impact: Expense: \$10.9 to \$20.8 million depending on selected financing structure

Revenue: Lease revenue bonds to fund project costs

Recommended Action: It is recommended that the City Council:

- 1) Receive and file the presentation; and
- 2) Select Option 1 as the preferred financing structure option; and
- 3) Direct Staff to assemble a Bond Financing Team to structure a Lease Revenue Bond to finance a portion of the project cost; and
- 4) Direct Staff to return to the City Council with bond documents to authorize the bond sale.

(Approved 5-0, as recommended; Direction was given.)

City Administrator Arrula introduced Deputy City Administrator Luis Estevez who gave a brief report on the Proposed Placentia Public Safety Center Financing Options.

Councilmember Yamaguchi asked what the life expectancy is for the evidence and storage area of the building in relation to the financing term. He noted that he looks forward to the project moving forward.

Deputy City Administrator Luis Estevez stated that the building has a much longer expectancy beyond the life of the financing.

Mayor Pro Tem Wanke inquired about the difference in the bond rates for the three (3) different options. He noted that his preference is to go with the lower rate option.

Finance Director Jennifer Lampman provided the interest rates for the three (3) different options and provided an overview of current economic trends as they relate to the City's finances.

Mayor Shader inquired if the appraisal has been completed on the Chamber property. She also asked what the contingency amount is in the contract. Mr. Estevez responded that an appraisal has been completed and it is expected that the property will sell for that amount. The contingency amount is ten percent.

City Administrator Arrula added that he had spoken with the Design Team and they recommended a ten (10) percent contingency.

Mayor Shader expressed that she prefers not to carry debt but noted that bonding for a large project is standard practice in other cities with similar projects. She noted the importance of the Public Safety Center. She added that she is not supportive of taking Public Safety or Development funds to pay down the project costs at this time.

Motion by Green, seconded by Smith, and carried a (5-0) vote to approve Option 1.

Mayor Shader asked for clarification and direction on the use of safety impact fees for debt service and development fee negotiations.

Based on Mayor Shader's concerns about debt, Councilmember Green amended his motion.

Councilmember Green amended his motion, seconded by Councilmember Smith to approve Option 1 but not include impact fees in the financing at this time. Motion carried by a (5-0) vote.

CITY COUNCIL/BOARD MEMBERS REQUESTS:

Councilmember Yamaguchi requested that a study session on the Old Town Street Closure be agendized. Mayor Shader commented that she would like to meet with staff to provide further information prior to a study session. The study session was scheduled for the September 20, 2022 Council meeting.

ADJOURNMENT:

The City Council/Successor Agency/ICDA/PPFA Board of Directors adjourned at 8:25 p.m. in memory of Fred Visconti, Veteran of World War II, Korea, and Vietnam and member of the Veterans Advisory Committee to a regular City Council meeting on Tuesday, September 20, 2022 at 5:30 p.m.



Rhonda Shader, Mayor/Agency Chair

ATTEST:



Robert S. McKinnell, City Clerk/
Agency Secretary

