

**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 20, 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 (late) 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 54956.9(d)(1):
CONFERENCE WITH LEGAL COUNSEL – Existing Litigation
Dennis Blake vs City of Placentia
- 2. Pursuant to Government Code Section 54956.9(d)(1):
CONFERENCE WITH LEGAL COUNSEL – Existing Litigation
Erica Vega vs City of Placentia, et al.

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 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; City Treasurer Kevin Larson; City Clerk Robert McKinnell; Deputy City Clerk Carole M. Wayman

INVOCATION:

Chaplain Charles Frost

PLEDGE OF ALLEGIANCE:

Officer Tiffany Eiley

PRESENTATIONS: None

CLOSED SESSION REPORT:

City Attorney/Authority Counsel Bettenhausen stated that there were two (2) items on the Closed Session agenda, the City Council discussed each of those items, and direction was provided to Staff. He noted that there was nothing further to report.

CITY ADMINISTRATOR REPORT:

City Administrator Arrula introduced three (3) new City of Placentia employees.

Fire Engineer Larry Hogueisson changed careers from elementary education and entered the fire service in 2006 working as a Reserve Firefighter for two years. He then worked as a Firefighter/Paramedic for 10 years, and an Apparatus Engineer for four years. Larry is grateful for the opportunity to work in Placentia and is looking forward to being a productive and contributing member of Placentia Fire and Life Safety.

Police Officer Sergio Mendoza was born and raised in Orange County and graduated from Anaheim High School. After high school, Sergio attended California State University, Fullerton where he majored in Criminal Justice with a minor in Public Administration. Sergio attended the San Bernardino County Sheriff’s Academy and recently graduated in the Spring of this year.

Police Officer Daniela Trejo. Daniela attended San Bernardino Valley College and Crafton Hills College and graduated with two associate's degrees, one in Administration of Justice and the other in Social and Behavioral Sciences. Daniela attended the San Bernardino Valley College Police Academy and graduated in January 2022. Prior to coming to Placentia, Daniela worked for the Redlands Police Department as an ID Technician and the Banning Police Department as a Police Assistant.

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.

Clarissa Serpas, SoCalGas, announced that she is the new Public Affairs Service manager serving Placentia and North and Central Orange County. She stated that she looks forward to working with the Council and residents of Placentia.

Placentia resident Emil Bereczky commented on construction issues related to the SiFi project in his neighborhood.

Raul Davis, owner of Tlaquepaque Restaurant thanked City Administrator Arrula and staff for setting up the outdoor dining in Old Town, cleaning up the homeless encampment on Crowther Avenue and keeping public areas in the City clean. He commented on efforts to make Old Town Placentia vibrant and an area that people will want to visit. He also spoke on the opportunities that new developments in the area have provided.

Placentia Clementine resident Kevin McGann commented on the reopening of Santa Fe and expressed opposition to the one-way street configuration and the article in the Voice of OC. He urged the Council to reopen Santa Fe completely.

Placentia resident Aaron Mills expressed appreciation for the Pickle Ball courts at Tuffree Hill Park. He spoke of the opportunities for neighbors to meet each other and enjoy a fun sport. He expressed appreciation to staff and the Council for meeting the need.

City Clerk McKinnell read an electronic comment that was received by the City Clerk's office from Rosalina Davis expressing support for the revitalization of Old Town Placentia, the closure of Santa Fe Avenue and outdoor dining.

City Administrator Arrula noted that he had met with School Superintendent Dr. Matthews to identify additional areas for pickle ball courts and will be reporting back to the Council shortly.

CITY COUNCIL/BOARD MEMBER COMMENTS:

Councilmember Yamaguchi reported that he attended the Cal Cities conference with fellow Councilmembers and attended several informative training sessions.

Mayor Pro Tem Wanke reported that he attended the League of California Cities conference and served as a panelist on an Innovative Infrastructure Financing session. He also noted that he attended SB 1383 procurement and other training sessions.

Councilmember Green promoted the upcoming HEART clinic for pets and directed interested persons to the website at Heart4Pets.org. He reported that he attended the League of California Cities conference where the City received the Helen Putnam award. He added that City Administrator Arrula had spoken at the conference about the City's efforts regarding homelessness and noted that the session was packed and well received. He announced that he attended the funeral of Fred Visconti and presented certificates of recognition to the family on behalf of the City.

Councilmember Smith promoted the upcoming 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

He reported that he also attended the League of California Cities conference and participated in many informative and instructive sessions. He also noted that he participated in the Cowabunga event hosted by the Rotary Club and commented on their many contributions to non-profit organizations. He expressed appreciation to staff for assisting in the event. He promoted the Love Placentia event scheduled for April 22, 2023 and directed individuals to visit www.LovePlacentia.com for more information.

Mayor Shader announced that she, City Administrator Arrula and Deputy City Administrator Estevez also recently attended the International City Manager’s Association conference and shared information about the City’s Fire Department model. She commented about the benefits of sharing knowledge and information with fellow city constituents. She also thanked Aaron Mills for his role in Pickleball Court efforts and noted that Measure U monies have assisted residents in many ways. She also reported that she recently attended the Old Town merchants association meeting and the Citizens Academy kick-off session. She promoted the 10-week Citizens Academy and encouraged residents to participate. She also reported that she participated in the Cowabunga event sponsored by the Rotary Club. Lastly, she promoted the Military banner program noting that the City recently expanded the program. She encouraged those interested in the program to visit the City’s website at www.placentia.org

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

Councilmember Yamaguchi noted his recusal on item 1.e. due to a conflict of interest. Mayor Shader pulled Items 1.c. and 1.h. for further discussion. Motion by Shader, seconded by Wanke, and carried a (5-0) vote to approve the balance of Consent Calendar items, 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 2022-23 Register for September 20, 2022
 Check Register**

Fiscal Impact: \$1,317,963.98
Electronic Disbursement Register
Fiscal Impact: \$ 989,953.32
Recommended Action: It is recommended that the City Council:
 1) Receive and file
(Received and filed, as recommended)

1.c. Making the Legally Required Findings to Continue to Authorize the Conduct of Remote “Telephonic” Meetings During the State of Emergency

Fiscal Impact: None
Recommended Action: It is recommended that the City Council:
 1) Approve Resolution R-2022-59, a Resolution of the City Council of the City of Placentia, California, making the legally required findings to continue to authorize the conduct of remote “telephonic” meetings during the state of emergency.
(Approved 4-1, as recommended, Shader voted No)

Mayor Shader pulled 1.c. to record a “no” vote on this item. Motion by Green, seconded by Wanke, and carried a (4-1) vote to approve Item 1.c. as recommended.

1.d. FY 2022-23 First Quarter Budget Report

<u>Fund</u>	<u>Revenues</u> (Including Transfers-In)	<u>Appropriations</u> (Including Capital & Transfers-Out)
General Fund	\$ 8,886,245	\$ 8,761,809
Special Revenue	\$ 2,333,430	\$10,235,130
Capital Projects	\$ 3,843,000	\$ 3,843,919
Enterprise Funds	\$ 0	\$ 0
Internal Service Fund	\$ 75,500	\$ 75,500
Total	\$ 15,138,175	\$ 22,916,358

Recommended Action: It is recommended that the City Council:

- 1) Approve the First Quarter Budget Report and adopt Resolution No. R-2022-60, amending the City's FY 2022-23 Budget; and
- 2) Approve the First Quarter Position Allocation Plan.

(Approved 5-0, as recommended)

1.e. **Memorandum of Understanding between the City of Placentia and the Placentia Library District for the Maintenance of the District's Bookmobile**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Approve the Memorandum of Understanding for the provision of bookmobile maintenance between the City and the Placentia Library District; and
- 2) Authorize the City Administrator to execute all the necessary documents, in a form approved by the City Attorney.

(Approved 4-0-1, as recommended, Yamaguchi Recused)

1.f. **Amendment to Solid Waste Handling Services Agreement for Former Unincorporated Hamer Island**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Approve the Hamer Island Addendum to the Amended, Revised and Restated Agreement for Solid Waste Handling Services between the City of Placentia and Republic Waste Services of Southern California, LLC; and
- 2) Authorize the City Administrator to execute all the necessary documents, in a form approved by the City Attorney.

(Approved 5-0, as recommended)

1.g. **Amendment No. 4 to Professional Services Agreement with Dennis Grubb and Associates, LLC. for Fire Prevention/Fire Marshal Services for Placentia Fire and Life Safety Department**

Fiscal Impact: \$100,000 – Department Contract Services (103066-6290), with at least 80% of revenue generated by fire inspection and permit fees offsetting this expense.

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

- 1) Approve Amendment No. 4 to the Professional Services Agreement with Dennis Grubb and Associates LLC. to increase the compensation from \$150,000 to \$250,000; and
- 2) Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney.

(Approved 5-0, as recommended)

1.h. **Resolution Adopting the Section 115 Trust Policy**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution R-2022-61, a Resolution of the City Council of the City of Placentia adopting the Section 115 Trust Funding Policy; and
- 2) Approve the use of \$2.45 million in bond proceeds currently held with US Bank for the initial funding payment to the Section 115 Trust with PARS.

(Approved 4-0-1, as recommended, Wanke absent)

Mayor Shader pulled 1.h. for further discussion and clarification on the priority use of the monies in the trust. She explained that she would like to see the trust monies used to pay down OPEB and pension liabilities rather than increasing the general fund and noted that she had questions about the 10-year forecast.

Finance Director Lampman explained how the trust is funded and how interest is earned in the trust until costs are paid.

Mayor Shader asked where this is explained in the policy. Finance Director Lampman explained the goals outlined in the bullet points in the report explaining how funds would be utilized, noting that the goal is to make progress on increasing funding levels for OPEB and pension costs. She further added that there is flexibility in the policy in how these costs will be paid.

Mayor Shader expressed that she would like to see more specifics in the language about how the money will be used, noting that if staff needed more flexibility they could come back to the Council.

Finance Director Lampman noted that the funds in the trust can only be used for OPEB liabilities and PERS pension costs and explained the flexibility in the policy to direct how those costs will be paid in the future. She explained recent CalPERS valuation reports and recent activity. She expressed support for adding language to provide clearer definitions and guidance. She further explained that the policy must come back to Council for review every two years.

Mayor Shader requested that the City Attorney add special language in the Resolution regarding the prioritizing of payments and tabled the item to the end of the meeting.

-0-

The Council returned to this item at approximately 9:40 p.m.

Finance Director Lampman read the recommended language to be added to the policy, adding that City Administrator Arrula and City Attorney Bettenhausen had reviewed the language.

On Page two (2), Section 3 of Policy Section, an additional bullet, number four (4) would be added as follows:

“When budgetary resources are available, the City will strive to contribute its Actuarially Determined (ADC) into the Section 115 Trust each year, in addition to pay-as-you go payments, to offset its OPEB liability on the City’s Annual Comprehensive Financial Report and increase assets to be invested in the Section 115 trust.”

Mayor Shader expressed her appreciation for the discussion.

Motion by Councilmember Green, seconded by Councilmember Yamaguchi and carried a **(4-1, Wanke absent)** vote to approve Item 1.h. as recommended with the additional language to the agreement as presented by Finance Director Lampman.

2. PUBLIC HEARING: None

3. REGULAR AGENDA:

3.a. Professional Services Agreement with Group 4 Architecture, Research + Planning for Phase I 35% Complete Architectural and Engineering Design Services for the Proposed Placentia Senior/Community Center

Fiscal Impact:

Expense:	\$598,760	Professional Services Agreement
Budgeted:	\$600,000	FY 2022-23 Capital Improvement Program Budget (105212-6850-229999)

Recommended Action: It is recommended that the City Council:

- 1) Accept the recommendation made by the Senior/Community Center Blue Ribbon Committee and award a Professional Services Agreement to Group 4 Architecture for a not-to-exceed amount of \$598,760 to provide the Phase I, 35% complete architectural and engineering design services for the proposed Placentia Senior/Community Center; and
- 2) Authorize the City Administrator to approve any change orders up to 10% of the contract not-to-exceed amount, or \$59,876; and

- 3) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.
(Approved 4-1, as with amendments to include contingency language, Wanke voted No)

City Administrator Arrula introduced Director of Community Services Karen Crocker to give a presentation on the item.

Director of Community Services Crocker explained that the original plan was to bring the County lease Agreement to Council at the same time as the Professional Services agreement, however, there are a few more details to work out with the County lease agreement for Tri-City Park. Therefore, the recommendation to Council tonight is that approval of the Professional Services agreement is contingent on approval of the County lease. She also noted that the Blue Ribbon Committee is scheduled to meet tomorrow night with the consultant to begin the preliminary design process.

Mayor Shader requested that a member of the Blue Ribbon Sub-Committee explain how Group 4 Architecture, Research + Planning (Group 4) was selected, noting that Group 4 is significantly higher than the other design firms.

Joanne Martin, Blue Ribbon Sub-Committee Member, explained the process and criteria that was used when reviewing the submittals. She commented that Group 4 has extensive experience, good references, was more thorough, and conducted in depth analysis at the site. She noted that G4 also designed the Cultural Arts Center in Yorba Linda ahead of schedule and within budget. Other cities who previously contracted with Group 4 were also contacted and positive references were received from these cities.

Mayor Shader asked if references were checked for the number two firm.

Joanne Martin explained that the other firms were not as responsible and responsive to the RFP and not as thorough in their responses to questions presented by committee members.

Mayor Pro Tem Wanke expressed concerns about paying an extra \$100,000 for these services when there are other companies who are bidding less and capable of doing the project. He also expressed concern that only a sub-committee of the Blue Ribbon Committee, participated in the interview process.

Aaron Mills, Blue Ribbon Committee member, added that the proposal by Group 4 included a larger amount of hours to do the project than the other firms. He also added that Group 4 recommended a location change because of a flood plain issue, which the other firms had not identified in their proposals.

Councilmember Green noted that site issues, such as the identified flood plain issue can be very costly.

City Administrator Arrula asked Deputy City Administrator Estevez and Director of Community Services Crocker to come forward to answer in-depth questions.

Councilmember Yamaguchi asked what the timeline was for the lease agreement and if funding mechanisms were considered. He expressed concerns that plans and designs could be brought forward without a means to fund the project.

Director of Community Services Crocker responded that the lease agreement would be completed by the end of the year. She also noted that the scope of work includes a marketing plan for the center to provide revenue options.

City Administrator Arrula noted that plans and the design concept plan would come back to the Council for approval and staff would outline potential funding options at that time. He noted that

the scope of the project is approximately 30,000 square feet and a \$0 lease is being discussed with the County.

Councilmember Yamaguchi commented that a community center is needed and the location on the north side of town is ideal since most of the City's public buildings are serving other areas of the City. He emphasized his concerns about the project not going fully forward and wasting committee members time because there is no funding to construct it. He thanked the Sub-Committee for their time and efforts.

City Administrator Arrula commented that direction was given by the City Council at the July 28, 2022 City Council meeting. At that time, Staff presented, for the Council's consideration, a high level potential conceptual plan of what a community/senior center could look like and the Council gave Staff direction. This became the basis for the RFP.

Discussion ensued about the costs, how other cities finance these projects and the inability to provide a ballpark estimate at this early stage.

Councilmember Yamaguchi asked about the RFP process, scope of work and fee schedules once a top ranked firm is selected.

Deputy City Administrator Estevez explained that as part of the RFP process it is common to discuss the fee schedule and the resource allocation number of hours that will be allocated to the project to make sure that the proposal is sufficiently appropriate for the scope of work and the project to be delivered. He added that a Notice to Proceed would not be issued until the County Lease agreement is approved.

Discussion ensued about the RFP process and selection criteria.

Councilmember Green commented that awarding the contract is a good investment and will yield more information which will assist the Council in making a better decision in the future.

Mayor Pro Tem Wanke expressed concerns that the Group 4 agreement did not have the lease contingency language.

Discussion ensued about the contingency language and the pending County lease agreement.

City Administrator Arrula noted that the original plan was to bring both the agreement and County lease to the Council at the same time. The firm, Group 4, flew in for the Council meeting and the Blue Ribbon Committee meeting scheduled for tomorrow night in order to save on costs. He noted that as an alternative, a separate pay agreement for the meeting tomorrow night only could be considered. He stated that the County lease agreement needs to be approved by County Supervisors before coming back to the City Council and he would not issue a Notice to Proceed until the lease agreement is fully executed.

Discussion ensued about providing contingency language in the agreement. City Attorney Bettenhausen noted that he could draft language for the agreement if the Council so desired or the Council could delay the decision until the lease agreement is approved.

Mayor Pro Tem Wanke expressed concerns about approving the agreement with Group 4 prior to the land being secured. He noted that the County intends on approving the lease agreement but there are too many other unanswered questions such as the cost of the building and funding for the project.

City Administrator Arrula noted that it is not possible for staff to give a cost estimate, noting that the process that is being followed is similar to the Public Safety Building in which an engineer's estimate at the 35% level was provided.

Mayor Pro Tem Wanke expressed concerns about costs for the facility and deferred maintenance needs for public facilities throughout the City. He added caution about spending a large sum of

money on a project that the City may never be able to finance. He expressed appreciation to the Committee for their time and efforts.

Discussion ensued about the marketing plan for the Senior Center and local competition.

Mayor Shader noted that the Blue Ribbon Committee was established and tasked with the purpose of researching options for a new Senior Center that would meet the needs of the community. She expressed appreciation to the committee for their good work and efforts. She commented that there are many other issues to explore in addition to funding. Selecting a consultant will assist in answering many of the questions that have been expressed by the Council. She noted that there have been times where the Council has not selected the lowest bid and expressed her confidence in the committee's work thus far. She added that she shares the concerns of fellow councilmembers about being prudent about spending public funds.

Councilmember Smith inquired as to whether the City Attorney had drafted contingency language to add to the agreement.

Mayor Shader requested that City Attorney Bettenhausen present the language to the City Council for consideration.

City Attorney Bettenhausen provided the following language for addition to the paragraph in Section 4.1, of the agreement:

"This agreement is made expressly contingent upon the execution of a long-term lease agreement between the City and County, authorizing the City to construct and operate the proposed Senior/Community Center project in Tri-City Park (the "County Lease"). Consultant understands and agrees that no work shall be performed under this agreement until the County Lease is finalized, and a notice to proceed is issued by the City Administrator."

Motion by Mayor Pro Tem Yamaguchi, seconded by Councilmember Green and carried a (4-1, **Wanke voted no**) vote to approve Item 3.a. as recommended with the additional language to the agreement as presented by City Attorney Bettenhausen.

3.b. **Study Session: Santa Fe Street Closure**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

1) Receive and file this report and presentation and direct Staff accordingly.

(Received and filed, as recommended. Direction was given.)

Mayor Shader commented that after public comments from the last meeting about issues with the one-way street configuration, a study session was agendized to further discuss the Santa Fe Street closure. She reported on her engagement and communications with the Old Town Merchants Association, Clementine Homeowners Association, American Legion, restaurants and residents in the Old Town area, and District 1 residents which she represents. She noted that Staff had conducted surveys and worked on parking solutions for the Clementine Development. She discussed the ongoing parking and traffic concerns and frustrations in the Old Town area and the City's responsiveness to those concerns. She noted that the City is in the process of improving the Main Street lot and spoke of the future parking structure. She commented on the process and actions taken by City Council to reopen Santa Fe to one-way traffic as a temporary solution until a comprehensive plan for Old Town can be finalized.

Mayor Pro Tem Wanke commented on the Old Town surveys and noted that of the 305 responses only 11 actually lived in Old Town. He added that the residents and business owners in Old Town are the ones who are most impacted by the current one-way street configuration and are urging for the complete reopening of the street to allow street parking and easier access to the restaurants and businesses in the area. He inquired about changing the direction of traffic on Santa Fe.

Deputy City Administrator Estevez explained the current traffic flow on Santa Fe and discussed potential traffic conflicts if the direction of traffic is altered.

Councilmember Green commented on dining platforms and noted that staff is working on standards to allow restaurants to build these.

Councilmember Yamaguchi commented on how parking has been impacted by the K-rails on Santa Fe and the inconvenience to patrons who now must walk several blocks to visit businesses. He added that when the Council approved the current configuration, he envisioned box trees as barricades and some street parking based on the architectural drawings that were provided. He inquired if there was a way to bring back some street parking and maintain safety for outdoor dining opportunities.

Deputy City Administrator Estevez discussed the master plan for the area which includes dining on the sidewalk and not on the streets with parallel parking and landscaping areas.

Councilmember Green commented on the development history of the Clementine project and the parking complaints and problems from this community.

City Administrator Arrula commented on meetings and efforts by City Staff with the Clementine HOA Board to address the parking problems within the development.

Director of Development Services Lambert commented on areas that staff has identified for additional parking and noted that the HOA has not responded to the recommendations.

City Administrator Arrula emphasized that Staff never recommends public parking for private use noting that parking on Santa Fe is for visitors to the area.

Mayor Shader commented that a master plan for the area is contingent on EIFD funding and would include streetscape improvements.

City Administrator Arrula stated that a meeting with the County to discuss terms of the EIFD is upcoming, as well as merchant and community meetings. He commented on CFDs and bids for the area noting that a report will be presented to the Council in December for further discussion. He added that it is a rather complex financing structure.

Councilmember Yamaguchi asked what the build timeframe would be.

Deputy City Administrator Estevez responded 9-12 months to complete the design and 12 months to build.

Discussion ensued about parking alternatives to alleviate the current parking problems such as moving forward with improvements in the parking lot and parking structure and reopening Santa Fe completely. Mayor Shader requested that these alternatives be discussed further and brought back to the Council.

1.h. **Resolution Adopting the Section 115 Trust Policy**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution R-2022-61, a Resolution of the City Council of the City of Placentia adopting the Section 115 Trust Funding Policy; and
- 2) Approve the use of \$2.45 million in bond proceeds currently held with US Bank for the initial funding payment to the Section 115 Trust with PARS.

(Approved 4-0-1, as recommended, Wanke absent)

CITY COUNCIL/BOARD MEMBERS REQUESTS:

Councilmember Green announced that a Veterans Community Based Outpatient Clinic had opened at 770 Placentia Avenue and a grand opening is scheduled for October 3, 2023. He added that the contractors had done a nice job.

Mayor Pro Tem Wanke requested costs for the City’s fire department with a comparison to former costs.

Mayor Shader asked for clarification on whether the request is for those numbers to be brought forward to the Council as a study session. Mayor Pro Tem Wanke responded that a meeting with Staff would suffice.

ADJOURNMENT:

The City Council/Successor Agency/ICDA/PPFA Board of Directors adjourned at 9:45 p.m. to a regular City Council meeting on Tuesday, October 4, 2022 at 5:30 p.m.



Rhonda Shader, Mayor/Agency Chair

ATTEST:



Robert S. McKinnell, City Clerk/
Agency Secretary

