

**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**

**March 1, 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](http://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](mailto: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](mailto: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 5:31 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 on the following:

1. Pursuant to Government Code Section 54957(b)(1):  
**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 7:05 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; Police Chief Brad Butts; Fire Chief Jason Dobine; Interim Director of Finance Stephen Erlandson; 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 Karen O’Leary

**INVOCATION:** Sterling Bennett

**PLEDGE OF ALLEGIANCE:** Placentia Veterans Advisory Committee Member Ron Culler

**PRESENTATION:** None

**CLOSED SESSION REPORT:**

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

City Attorney Bettenhausen mentioned that the Public Hearing on district boundaries was publicly noticed for 7:00 p.m. and recommended that City Council proceed with that public hearing before continuing to consider other items on the agenda.

Item 2.b. was taken out of order.

Motion by Yamaguchi, seconded by Green, and carried a (5-0) vote to move Item 2.b. and consider it before other items on the agenda.

- 2.b. **Public Hearing to Receive Final Input from the Community Regarding the Designated City Council District Map and Introduce an Ordinance Adopting the 2022 Adjusted Map**

Fiscal Impact: Expenses: \$19,290.37 To Date for Legal, Publishing, and Translation Services  
 Budgeted: \$35,000.00 Legislative – Other Purchased Services (101002-6299)

Recommended Action: It is recommended that the City Council:

- 1) Open and conduct Public Hearing No. 5 to receive public comments regarding the 2022 designated map containing the proposed adjustments to the boundaries of the City Council districts, and other matters related to the adjustments of boundaries for Council district elections; and
- 2) Receive the Staff Report, consider all public testimony, ask questions of Staff; and
- 3) Close the Public Hearing; and
- 4) Waive full reading, read by title only, and introduce for first reading Ordinance No. O-2022-02, an Ordinance of the City Council of the City of Placentia, California, adjusting the boundaries of the City Council Districts and adopting a new Council District map based on the results of the 2020 U.S. Census with the adjusted boundaries and identification number of each electoral district.

**(Approved 5-0, as recommended)**

Mayor Shader opened the Public Hearing at 7:09 p.m.

City Administrator Arrula introduced Special Legal Counsel Chelsea Straus from RWG Law who gave a brief staff report. Mrs. Straus summarized the boundary review process, introduced Ordinance O-2022-02, and stated that with this final public hearing the City had fulfilled all legal and procedural requirements for the district boundary process.

City Clerk McKinnell stated that no members of the public were present wishing to speak and the City Clerk's Office had received no electronic communications for Item 2.b.

Mayor Shader closed the public hearing at 7:12 p.m.

Motion by Green, seconded by Smith, and carried a (5-0) vote to approve Item 2.b., as recommended.

The meeting resumed with City Administrator Report.

#### **CITY ADMINISTRATOR REPORT:**

City Administrator Arrula introduced Firefighter Spencer Brandon. Spencer attended the College of Redwoods in Eureka, California. In November 2019, he opted for a career change and completed the Moreno Valley Fire Academy and worked as an Emergency Medical Technician (EMT) for CARE Ambulance in Orange County for a year and a half. During that time, he was also a Reserve Firefighter for the Placentia Fire and Life Safety Department and was recently promoted to a full-time Firefighter.

City Administrator Arrula called up Firefighter David Muro. In 2017, David graduated from the Rio Hondo Wildland Fire Academy and was a seasonal Firefighter for Stanislaus National Forest. He was an Emergency Medical Technician (EMT) for three (3) years with CARE Ambulance, and in 2019 he graduated from the Rio Hondo Fire Academy, finishing at the top of his class, and earning the Top Cadet award. David started as a Reserve Firefighter for Placentia Fire and Life Safety Department in June 2020, was promoted to a Part-Time Firefighter in October 2020, and is now a full-time Firefighter.

#### **ORAL COMMUNICATIONS:**

City Clerk McKinnell stated that no members of the public were present and wishing to speak and the City Clerk's Office had received no electronic communications.

#### **CITY COUNCIL/BOARD MEMBER COMMENTS:**

Councilmember Smith noted his attendance at meetings of the Orange County Council of Governments (OCCOG), the Southern California Association of Governments (SCAG), and a number of internal meetings relative to projects and programs. He commented on the adjournment in memory of retired Placentia Police Officer John Somoya.

Councilmember Green announced that the City would be hosting a community meeting to discuss parking and traffic circulation in Old Town Placentia on Thursday, March 3, 2022 at 6:00 p.m. at the Placentia Senior Center at 143 South Bradford Avenue. The City recently completed a comprehensive traffic circulation analysis and parking study in Old Town Placentia. For additional information about this meeting, those interested could contact Luis Estevez, Deputy City Administrator, at (714) 993-8120 or [lestevez@placentia.org](mailto:lestevez@placentia.org).

Councilmember Green commented that the Orange County Mosquito and Vector Control District Director Rick Howard will do a presentation at an upcoming City Council meeting on attempts to eradicate mosquitos in Orange County.

Councilmember Yamaguchi noted that current City job vacancies are posted on the homepage of the City's website at [www.placentia.org](http://www.placentia.org). He said he was looking forward to the City Council retreat on March 10, 2022.

Councilmember Yamaguchi announced that the City is seeking input from the community on a new citywide sign program. The goal is to improve the identity of Placentia, facilitate wayfinding to popular destinations, and provide civic information to celebrate and position our community to attract citizens, visitors, and new businesses. Those interested in taking the survey could visit the City's website at [www.placentia.org](http://www.placentia.org).

Councilmember Yamaguchi discussed Staff's efforts in surveying burned out street lights and communicating the information to Southern California Edison to get them replaced.

Councilmember Yamaguchi announced that the City is currently accepting applications for all City Commissions and Committees; however, presently there is one (1) vacancy on the Planning Commission, one (1) vacancy on the Senior Advisory Committee, and one (1) vacancy on the Veterans Advisory Committee. All interested residents were encouraged to apply before the deadline on Thursday, March 10, 2022 at 6:00 p.m. He noted that applications were available on the City's website at [www.placentia.org](http://www.placentia.org).

Mayor Pro Tem Wanke provided an update from the Orange County Sanitation District regarding OC SAN's participation in the COVID-19 public surveillance system.

Mayor Shader noted that she had attended five (5) internal City meetings, two (2) commission meetings, and a neighborhood meeting at the Gomez Center. She also spoke at a meeting of the Placentia American Legion Post.

**1. CONSENT CALENDAR (Items 1.a. through 1.g.):**

Motion by Wanke, seconded by Green, and carried a (5-0) vote to approve the Consent Calendar items 1.a. through 1.g., 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. **Minutes**  
**City Council Special Meeting: February 10, and Regular City Council Meeting: February 15, 2022**  
Recommended Action: Approve  
**(Approved 5-0, as recommended)**
  
- 1.c. **City Fiscal Year 2021-22 Register for March 1, 2022**  
**Check Register**  
Fiscal Impact: \$ 2,029,750.06  
**Electronic Disbursement Register**  
Fiscal Impact: \$ 1,337,126.07  
Recommended Action: It is recommended that the City Council:  
1) Receive and file  
**(Received and filed, as recommended)**

1.d. **Professional Services Agreement with Michael Baker International, Inc. for the Citywide Storm Drain Masterplan Update**

Fiscal Impact: Expense: \$249,640 Professional Services Agreement (794201-6751)  
Budget: \$250,000 FY 2021-22 CIP Budget Project No. 4201 (794201-6751)

Recommended Action: It is recommended that the City Council:

- 1) Approve a Professional Services Agreement with Michael Baker International Inc. to provide a Citywide Storm Drain Master Plan in an amount not-to-exceed \$249,640; and
- 2) Authorize the City Administrator to execute the above-mentioned Professional Services Agreement, in a form approved by the City Attorney.

**(Approved 5-0, as recommended)**

1.e. **Amendment No. 1 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: \$25,500 Department Contract Services (103065-6290)

Recommended Action: It is recommended that the City Council:

- 1) Approve Amendment No. 1 to the Professional Services Agreement with Dennis Grubb and Associates LLC. to increase the original compensation from \$24,500 to \$50,000; 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.f. **Adopt Resolution in Opposition of the State Ballot Measure Restricting Voters' Input and Local Taxing Authority**

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

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution R-2022-08, a Resolution of the City Council of the City of Placentia, California, opposing Initiative 21-0042A1 the "Taxpayer Protection and Government Accountability Act," which would limit local revenue authority.

**(Approved 5-0, as recommended)**

1.g. **Consideration of Reappointment of John Lewis to the Citizens' Oversight Committee**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Reappointment John Lewis to the Citizens' Oversight Committee for a four-year term.

**(Approved 5-0, as recommended)**

**2. PUBLIC HEARING:**

2.a. **Public Hearing and Consideration of Proposed Programs and Activities to Be Submitted to the County of Orange for Community Development Block Grant (CDBG) Funding for Fiscal Year 2022-23**

Fiscal Impact: CDBG Funds in the Amount of \$377,237 for Fiscal Year 2022-23

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing to consider proposed programs and activities for the Community Development Block Grant Funding for Fiscal Year 2022-23; and
- 2) Receive the Staff report, consider all public testimony, ask any questions of Staff; and
- 3) Close the Public Hearing; and
- 4) Authorize the City Administrator to submit an application to the County of Orange to receive CDBG Funds to support public service programs, public facilities improvements, housing rehabilitation needs, and administrative expenses for Fiscal Year 2022-23; and

5) Authorize the City Administrator to execute all necessary documents, in a form approved by the City Attorney.

**(Approved 5-0, as recommended)**

Mayor Shader opened the Public Hearing at 7:28 p.m.

City Administrator Arrula introduced Assistant to the City Administrator Jeannette Ortega who gave a brief presentation on the proposed programs and activities to be submitted to the County of Orange for Community Development Block Grant (CDBG) funding for Fiscal Year 2022-23. The presentation included background, proposed programs for Fiscal Year 2022-23, and a Staff recommendation.

City Clerk McKinnell stated that the City Clerk’s Office had received no public comment for Item 2.a.

Mayor Shader expressed appreciation for the well-rounded recommendation.

Mayor Shader closed the public hearing at 7:32 p.m.

Motion by Shader, seconded by Wanke, and carried a (5-0) vote to approve Item 2.a., as recommended.

Item 2.b. was addressed earlier in the meeting.

**3. REGULAR AGENDA:**

**3.a. City Membership in the Independent Cities Association and Appointment of Delegate and Alternate**

Fiscal Impact: \$2,126.17 Annual Independent Cities Association Membership Dues

Recommended Action: It is recommended that the City Council:

- 1) Approval of the City’s Membership and Participation in the Independent Cities Association; and
- 2) Appoint City Council Members to serve as a delegate and as an alternate to serve as a General Member on the Independent Cities Association; and
- 3) Adoption of Resolution R-2022-09, a Resolution of the City Council of the City of Placentia, California, appointing the City’s designated delegate and alternate to serve as a General Member on the Independent Cities Association.

**(Approved 5-0, as recommended)**

City Administrator Arrula gave a brief staff report.

Councilmember Green nominated Mayor Pro Tem Wanke to be the City’s delegate to the Independent Cities Association, and Mayor Pro Tem Wanke accepted the nomination.

Councilmember Yamaguchi volunteered to be the alternate for Mayor Pro Tem Wanke with the Independent Cities Association.

A brief discussion followed regarding the Independent Cities Association.

Motion by Wanke, seconded by Yamaguchi, and carried a (5-0) vote to approve Item 3.a., as recommended.

**3.b. Mid-Year Budget Report**

Fiscal Impact:

<b>Fund</b>	<b>Revenues</b> (Including Transfers-In)	<b>Appropriations</b> (Including Capital & Transfers-Out)
General Fund	\$9,786,038	\$9,022,076
Special Revenue	\$5,300,845	\$5,596,046
Internal Service	\$441,035	\$472,865
Other Agencies	\$0	\$22,571
<b>Total</b>	<b>\$15,527,918</b>	<b>\$15,113,558</b>

Recommended Action: It is recommended that the City Council:

- 1) Approve Resolution No. R-2022-10, a Resolution of the City Council of the City of Placentia, California authorizing a budget amendment in Fiscal Year 2021-22 in compliance with City Charter of the City of Placentia Section 1206 pertaining to appropriations for actual expenditures; and
- 2) Approve Resolution. R-2022-11, a Resolution of the City Council of the City of Placentia, California, to uncommit \$3,400,000 of fund balance designation.

**(Approved 5-0, as recommended)**

City Administrator Arrula introduced Interim Director of Finance Erlandson to provide a brief presentation on the Fiscal Year 2021-22 Mid-Year Budget Report. The presentation included requested budget adjustments, a 2021-22 General Fund year-end estimate, and the General Fund Reserve vs. Comprehensive Annual Financial Report (CAFR) General Fund.

Councilmember Green stated that he was pleased with the report and the financial state of the City and thanked everyone for their hard work.

Mayor Pro Tem Wanke discussed grant funding and special circumstances that the City has experienced and questioned what might be anticipated in future grant funds.

City Administrator Arrula clarified that American Rescue Plan Act of 2021 (ARPA) funds do not contribute to the City's Reserve Fund balance. He stated that the Reserve Fund balance is the result of fiscal prudence and conservative budgeting.

Motion by Green, seconded by Smith, and carried a (5-0) vote to approve Item 3.b., as recommended.

Councilmember Yamaguchi questioned whether a Position Allocation Plan would be brought back to City Council at a future meeting.

3.c. **Review of the 35% Complete Design Effort for the Proposed Placentia Public Safety Center and Amendment No. 1 to the Professional Services Agreement with PBK to Complete the Architectural and Engineering Design Services for the Project**

Fiscal Impact: Expenditure: \$ 513,500 Professional A&E Services  
Budget: \$ 560,000 FY 2021-22 Midyear CIP Budget (105213-6850-229999)

Recommended Action: It is recommended that the City Council:

- 1) Receive and file the presentation; and
- 2) Approve Amendment No. 1 to the Professional Services Agreement with PBK increasing their work scope and fee and direct Staff to complete the architectural and engineering design effort to a fully permitted, 100% complete level project design for the City Council Ad-hoc recommended project option; and
- 3) Authorize the City Administrator to approve contract change orders up to 10% or \$51,350 of the professional services agreement amount; and
- 4) Direct Staff to return to the City Council within one (1) year with a proposed project financing package for the City Council's consideration; and
- 5) Direct Staff to negotiate a month-to-month lease extension for the City's rented evidence storage facility.

**(Approved 4-1, Yamaguchi voted no, to approve Project Option 1)**

**(Approved 4-1, Yamaguchi voted no, to approve Item 3.c. Recommendations 2, 3, and 4, as recommended)**

**(Approved 5-0, to negotiate a month-to-month lease extension for the City's rented evidence storage facility, as recommended)**

**(Approved 4-1, Yamaguchi voted no, direct Staff to return to City Council in nine (9) months to a year with a funding package for the Public Safety Facility Project.)**

City Administrator Arrula introduced Deputy City Administrator Estevez to provide a presentation on the Placentia Public Safety Facility 35% design package review. The presentation included Public Safety

Center project goals, background, a project concept timeline, the April 2021 City Council approved alternative, an April 2021 to January 2022 overview, the design team, original program spaces.

Deputy City Administrator Estevez introduced PBK-WLC Architects Senior Associate and Project Architect Frank Cuomo to continue the presentation. Mr. Cuomo discussed the original program spaces, the PBK design process, the Essential Services Act, the value engineering process, Butler buildings, project options, and building elevation options.

Mayor Pro Tem Wanke questioned the proposed shooting range design and specifications. He asked about shade cover for the outside seating area.

Deputy City Administrator Estevez continued the presentation with value-added benefits, a project options summary, recommended actions, and next steps and a timeline.

Councilmember Smith expressed appreciation for the thoroughness and detail of the presentation and for the flexibility and hard work of the architectural firm and Mr. Cuomo.

Councilmember Smith asked Police Chief Butts to comment on the proposed facility.

Chief Butts noted that he was extremely pleased with the options that had been provided and discussed the shortage of work space in the Police Department's current facility and the benefits of secure evidence storage and the City's own shooting range. He also discussed the benefits of a large training room and listed possible alternate uses for the space.

Mayor Pro Tem Wanke asked for details about the proposed shooting range configuration.

Councilmember Smith discussed the benefits and flexibility of the Police Department having a dedicated shooting range and the advantages of having a spacious facility to support large and joint investigations. He spoke about the need for secure and redundant communications capabilities in the facility for dispatch, the Police Department, and as an Emergency Operations Center or backup EOC.

Councilmember Green pointed out the additional storage that would be provided for all City departments in the proposed plans.

Councilmember Yamaguchi pointed out that he had foreseen higher construction costs than those originally presented to City Council and asked the threshold at which a building becomes an essential facility. He questioned the configurations of the options presented and asked for quotes for additional configurations.

A brief discussion followed regarding the type of storage proposed, the use of the Mobile Command Unit, and the additional construction costs for the communication center needs.

Councilmember Yamaguchi mentioned the possible lack of transparency and accountability in a department split between facilities. He stated his opinion that the proposed Public Safety Facility was not good for the City of Placentia and not a wise and prudent expenditure of the City's revenues.

Mayor Pro Tem Wanke thanked Staff, the Ad-Hoc Committee, and the architect for their work on the proposal and mentioned the dismal condition of the Police Department's current evident storage facilities and the small quarters of the Police Department staff. He commented on the different options that were proposed. He pressed for a comparison of costs for compliant versus non-compliant construction options. He expressed strong support for the City having its own shooting range.

Mayor Shader asked for further details on the proposed training area and the City's current EOC/training facility and effect of virtual training opportunities. She questioned the security concerns of renting the proposed facility. She discussed the cost of plans so far, the cost of completed plans, and grant funding opportunities.

Councilmember Smith clarified that use of the secure floor of the facility by outside organizations would be limited to law enforcement or public safety personnel.

Mayor Pro Tem Wanke asked for additional information about shooting range options and training opportunities.

Motion by Green, seconded by Smith, and carried a (4-1, Yamaguchi voted no) vote to approve Project Option 1.

Motion by Wanke, seconded by Green, and carried a (4-1, Yamaguchi voted no) vote to approve Item 3.c Recommendations 2, 3, and 4, as recommended.

Motion by Yamaguchi, seconded by Wanke, and carried a (5-0) vote to approve Item 3.c Recommendation 5 to direct Staff to negotiate a month-to-month lease extension for the City's rented evidence storage facility.

Motion by Wanke, seconded by Smith, and carried a (4-1, Yamaguchi voted no) vote to direct Staff to return to City Council in nine (9) months to a year with a funding package for the Public Safety Facility Project.

**CITY COUNCIL/BOARD MEMBERS REQUESTS:**

Councilmember Yamaguchi reiterated his request for a Position Allocation Plan to be brought to City Council for consideration.

Mayor Pro Tem Wanke shared thoughts about adjourning in memory of Robert Ming.

**ADJOURNMENT:**

The City Council/Successor Agency/ICDA/PPFA Board of Directors adjourned at 9:15 p.m. in memory of Robert Ming, former Laguna Niguel Mayor and Council Member; and John Somoya, retired Placentia Police Officer; to a regular City Council meeting on Tuesday, March 15, 2022 at 7:00 p.m.



Rhonda Shader, Mayor/Agency Chair

ATTEST:



Robert S. McKinnell, City Clerk/  
Agency Secretary

