

**Placentia City Council  
Placentia City Council Acting as Successor Agency to the  
Placentia Redevelopment Agency  
Special Meeting Minutes  
April 12, 2022  
4:30 p.m.  
Placentia City Hall  
401 E. Chapman Avenue, Placentia, CA 92870**

**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 September 19, 2021 the COVID-19 pandemic has killed more than 67,612 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 4:31 p.m.

**ROLL CALL:**

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

ABSENT: Mayor Pro Tem Wanke

**STAFF PRESENT:**

City Attorney/Authority Counsel Christian Bettenhausen; Deputy City Administrator Luis Estevez; Director of Finance Jennifer Lampman, Interim Director of Finance Stephen Erlandson; Assistant to the City Administrator/Economic Development Manager Jeannette Ortega; City Clerk Robert McKinnell; Deputy City Clerk Karen O’Leary

**INVOCATION:** Charles Frost

**PLEDGE OF ALLEGIANCE:** Battalion Chief Mike Finnerty

**CITY ADMINISTRATOR REPORT:**

City Administrator Arrula stated that there was no City Administrator Report.

**ORAL COMMUNICATIONS:**

City Clerk McKinnell stated that no members of the public had expressed a desire to speak and the City Clerk’s Office had received no public comment electronically.

**CITY COUNCIL/BOARD MEMBER COMMENTS:** None

Mayor Shader gave a brief overview of the need for this Special Meeting of the City Council.

**1. CONSENT CALENDAR (Item 1.a.)**

Motion by Green, seconded by Yamaguchi, and carried a (4-0-1, Wanke absent) vote to approve Consent Calendar item 1.a., 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)**

**2. REGULAR AGENDA:**

- 2.a. **City Approving the Terms of a Private Placement, Approving the Form of and Authorizing the Execution and Delivery of a Site Lease, a Lease Agreement, Amendment to Amended and Restated Reimbursement Agreement and an Escrow Deposit and Trust Agreement, and Authorizing Other Matters Relating Thereto; Successor Agency Approving an Amendment to an Existing Enforceable Obligation, Requesting Oversight Board Approval of the Amendment to an Existing Enforceable Obligation, and Providing for Other Matters Properly Relating Thereto**

Fiscal Impact: Release Certain City Properties from Existing Lease Obligations; Create Budget Savings by Reducing Debt Service Payments

Recommended Action: It is recommended that the City Council:

- 1) Approve Resolution R-2022-18, a Resolution of the City Council of the City of Placentia approving the terms of a private placement, approving the form of and authorizing the execution and delivery of a site lease, a lease agreement, amendment to amended and restated reimbursement agreement and an escrow deposit and trust agreement, and authorizing other matters relating thereto.

Recommended Action: It is recommended that the Successor Agency Board:

- 1) Approve Resolution RSA-2022-02, a Resolution of the Successor Agency to the Redevelopment Agency of the City of Placentia approving an amendment to an existing Enforceable Obligation, requesting Oversight Board approval of the amendment to an existing Enforceable Obligation, and providing for other matters properly relating thereto.

**(Approved 4-0-1, to approved Resolution R-2022-18, as recommended, Wanke absent)**

**(Approved 4-0-1, to approve Resolution RSA-2022-02, as recommended, Wanke absent)**

City Administrator Arrula introduced gave a brief overview the item and introduced Assistant to the City Administrator/Economic Development Manager Jeannette Ortega to present the staff report. Mrs. Ortega introduced Kosmont Transactions Services President Larry Kosmont and Senior Vice-President Dan Massiello who attended via Zoom and gave a brief presentation to further discuss refinancing 2003 Certificates of Participation. The presentation included background, goals, an opportunity to restructure 2003 lease: privately placed lease financing, the legal structure, the approval process, the financing schedule, and next steps.

Mayor Shader asked for clarification on the costs and projected savings and the date of the final payment.

Motion by Green, seconded by Smith, and carried a (4-0-1, Wanke absent) vote to approve Resolution R-2022-18, as recommended.

Motion by Green, seconded by Yamaguchi, and carried a (4-0-1, Wanke absent) vote to approve Resolution RSA-2022-02, as recommended.

Mayor Shader thanked everyone for their work on the item.

**CITY COUNCIL/BOARD MEMBERS REQUESTS:** None

**ADJOURNMENT:**

The City Council adjourned at 4:52 p.m. to a regular City Council Meeting on Tuesday, April 19, 2022, at 5:30 p.m.



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Rhonda Shader, Mayor

ATTEST:



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Robert S. McKinnell, City Clerk