

**PLACENTIA CITY COUNCIL  
PLACENTIA CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE  
PLACENTIA REDEVELOPMENT AGENCY  
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY  
PLACENTIA PUBLIC FINANCING AUTHORITY  
MINUTES  
REGULAR MEETING  
June 6, 2023  
5:00 p.m. – City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

---

**CALL TO ORDER:** Mayor Smith called the meeting to order at 5:03 p.m.

**ROLL CALL:**

PRESENT: Councilmember/Board Member Kirwin, Shader, Wanke, Smith  
ABSENT: Yamaguchi (Excused)

**ORAL COMMUNICATIONS:**

Mayor Smith 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. Mr. McKinnell announced the Closed Session case and matters.

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 54957.6

**CONFERENCE WITH LABOR NEGOTIATOR**

Agency Designated Representatives: Damien Arrula, City Administrator  
Alice Burnett, Director of Human Resources  
Employee Organizations: Placentia City Employees Association (PCEA)  
Placentia Firefighters Association (PFA)  
Placentia Police and Fire Management Association (PPFMA)  
Placentia Police Officers Association (PPOA)  
Unrepresented Employees

2. Pursuant to Government Code Section 54956.8  
**CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

Property: 117 Main Street  
Agency Negotiator: Damien R. Arrula, City Administrator  
Negotiating Party: Damien R. Arrula, City Administrator  
Under Negotiations: Price and Terms of Payment

3. Pursuant to Government Code Section 54956.9(d)(2)  
**CONFERENCE WITH LEGAL COUNSEL – Anticipated Litigation**  
Angel Flores vs. City of Placentia, Civil Case No. 8:21-cv-01337 JLS

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

**CALL TO ORDER:** Mayor Smith called the meeting to order at 7:05 p.m.

**ROLL CALL:**

PRESENT: Councilmember/Board Member Kirwin, Shader, Wanke, Smith  
ABSENT: Yamaguchi (Excused)

**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; Director of Finance Jennifer Lampman; Director of Community Services Karen Crocker; Director of Development Services Joe Lambert; Assistant to the City Administrator/Economic Development Manager Jeannette Ortega; City Treasurer Kevin Larson; City Clerk Robert McKinnell; Deputy City Clerk Carole M. Wayman

**INVOCATION:** Chaplain Tony Mercado

**PLEDGE OF ALLEGIANCE:** Fire Marshal Amanda Horner

**PRESENTATIONS:** None

**CLOSED SESSION REPORT:**

City Attorney/Authority Counsel Bettenhausen stated that there were three (3) items on the Closed Session agenda, the City Council discussed each of those items, and direction was provided. He added there was nothing further to report.

**CITY ADMINISTRATOR REPORT:**

City Administrator Arrula welcomed and introduced one (1) new City of Placentia employee and announced one (1) promotion.

The City recently hired Police Officer Alexander Jung. Officer Jung was born in San Francisco and grew up in Orange County. He attended Sunny Hills High School in Fullerton, where he played football and was in the J.R.O.T.C. He was hired by the Placentia Police Department as a Police Academy Trainee in June of 2022 and attended the Golden West Police Academy, graduating in December 2022. He is a few units short of graduating with a bachelor's degree in Kinesiology. Alex's father, Fred Jung, is the current Mayor of Fullerton.

Fire Engineer Lucas Dochmaschewsky was recently promoted to Fire Engineer with the Placentia Fire and Life Safety Department. Lucas was born and raised in Huntington Beach and was first introduced to the fire service when he joined the Orange County Fire Authority Explorer Program at age 15. He then worked as an EMT for Care Ambulance, working in-house with Anaheim Fire & Rescue. Lucas graduated from the Modesto Junior College Fire Academy in December 2019. He was hired with the inaugural class of the Placentia Fire and Life Safety Department as a Reserve Firefighter in 2020. He was then promoted to Part-Time Firefighter and ultimately hired as a full-time firefighter with Placentia Fire and Life Safety in 2021 and recently promoted to Fire Engineer.

**ORAL COMMUNICATIONS:**

Mayor Smith opened Oral Communications. City Clerk McKinnell stated that the City Clerk's Office had received no public comment and there were no members of the public wishing to speak.

**CITY COUNCIL/BOARD MEMBER COMMENTS:**

Councilmember Shader reported her attendance at the Placentia Chamber of Commerce First Responders breakfast. She promoted the Summer 2023 Recreation schedule noting that the City is now accepting registration for classes. She encouraged those interested to view classes in the Placentia Quarterly magazine, the City's website, or to contact the Community Services Department.

Councilmember Kirwin reported that he participated in a ride along with the Placentia Police Department and commented on the experience. He also reported his attendance at the ICSC Conference in Las Vegas and noted he was surprised about the amount of interest in potential business opportunities in Placentia. He also reported attending a Lot 318 health fair event at Kraemer Park with fellow Councilmembers. He promoted the Coffee with a Cop event on June 10, 2023 from 7 a.m. to 10 a.m. at Starbucks Coffee, and encouraged all to attend the event.

Councilmember Wanke wished Mayor Smith and City Administrator Arrula a Happy Birthday. He reported his attendance at the Whittier State of the City and noted that he has attended several State of the City events in nearby cities.

Mayor Smith reported his attendance at the ICSC Conference in Las Vegas with fellow Councilmember Kirwin and City Staff. He commented on interest in Placentia and complimented Staff on their efforts to meet with interested parties and promote Placentia. He also reported attending several League of California City meetings as well as an Orange County Council of Government meeting and Lot 318 Health fair at Kraemer Park. He also shared that he participated in a wreath laying ceremony at the veteran's monument in Civic Center Plaza in observance of Memorial Day, as well a Memorial Day ceremony at Valencia High School. He added that Placentia's local American Legion recently hosted an information share and fundraising event that included legionnaires from other local American Legion Posts. Lastly, he reported his attendance at the Southern California Association Transportation Committee meeting in which there was discussion about housing and transportation needs.

Motion by Mayor Smith to reorder the agenda to move the Regular Agenda following the Consent Calendar. The motion was seconded by Councilmember Wanke and carried a 4-0-1, Yamaguchi absent, vote.

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

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

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

Fiscal Impact: None

Recommended Action: Approve

**(Approved 4-0-1, as recommended, Yamaguchi absent)**

**1.b. City Fiscal Year 2022-23 Register for June 6, 2023  
Check Register**

Fiscal Impact: \$2,261,426.06

**Electronic Disbursement Register**

Fiscal Impact: \$1,219,349.24

Recommended Action: It is recommended that the City Council:

1) Receive and file.

**(Received and Filed, as recommended)**

**1.c. Amendment No. 1 to Maintenance Services Agreement with SCA of CA, LLC ('SCA'), Formerly R.F. Dickson Co., Inc for Street Sweeping Services**

Fiscal Impact:

Expense: \$168,882.53 Revised Agreement Amount

Budget: \$169,000.00 Fiscal Year 2022-23 Operating Budget  
(374386-6290)

Recommended Action: It is recommended that the City Council:

1) Approve Amendment No. 1 to the Maintenance Services Agreement with SCA of CA, LLC (SCA) for street sweeping services increasing the annual contract not-to-exceed amount by \$24,300.84 for a revised cumulative contract amount of \$771,510.13 for the entire contract term; and

2) Authorize the City Administrator to approve contract change orders up to 10% of the revised cumulative five-year contract amount; and

3) Approve Resolution No. R-2023-37, 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 §§1206 and 1209 pertaining to appropriations for actual expenditures; and

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

**(Approved 4-0-1, as recommended, Yamaguchi absent)**

1.d. **Amendment No. 2 to Bulk Services Agreement with Nickey Petroleum Company for Bulk Fuel Delivery Services**

Fiscal Impact:

Expense: \$370,000 Revised Agreement Amount  
Budget: \$367,000 Fiscal Year 2022-23 Budget  
\$287,450 General Fund (103658-6345)  
\$ 79,550 General Fund/AARPA (105213-680)

Recommended Action: It is recommended that the City Council:

- 1) Approve Amendment No. 2 to the Bulk Fuel Services Agreement with Nickey Petroleum, Company, for bulk fuel delivery services increasing the annual contract not-to-exceed amount by \$70,000; and
- 2) Authorize the City Administrator to approve contract change orders up to 10% of the annual-not-to-exceed contract amount; and
- 3) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

**(Approved 4-0-1, as recommended, Yamaguchi absent)**

1.e. **Purchase of Homicide Room Storage Shelving**

Fiscal Impact:

Expense: \$145,885  
Budgeted: \$145,885 FY 22-23 General Fund (105213-6850)

Recommended Action: It is recommended that the City Council:

- 1) Approve the purchase of Ancillary Evidence Storage Systems in the amount of \$145,885 plus applicable sales tax; and
- 2) Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney.

**(Approved 4-0-1, as recommended, Yamaguchi absent)**

1.f. **Award of Professional Services Agreement with KOA Corporation for the Local Roadway Safety Plan**

Fiscal Impact:

Expense: \$50,000 Professional Services Agreement  
Budget: \$55,000 FY 2022-23 CIP Budget  
\$ 45,000 Caltrans LRSP Grant (339303-6770)  
\$ 10,000 Citywide Traffic Impact Fee (659303-6770)

Recommended Action: It is recommended that the City Council:

- 1) Award a Professional Services Agreement for engineering services for the Local Roadway Safety Plan to KOA Corporation for a not-to-exceed amount of \$50,000; and
- 2) Authorize the City Administrator to approve contract change orders up to \$5,000; and
- 3) Approve Resolution No. R-2023-38, 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 §§1206 and 1209 pertaining to appropriations for actual expenditures; and
- 4) Authorize the City Administrator and/or his designee to execute all the necessary documents, in a form approved by the City Attorney.

**(Approved 4-0-1, as recommended, Yamaguchi absent)**

1.g. **Amendment No. 1 to Professional Services Agreement with SVA Architects, Inc., for On-Call Architectural Design Services for the City Hall/Police Station Modernization Project, City Project No. 5208**

Fiscal Impact:

Expense: \$294,396 Professional Services Agreement  
Budget: \$324,500 Fiscal Year 2022-23 CIP Budget  
\$150,000 General Fund/ARPA (105208-6850)  
\$174,500 Measure U (795208-6850)

Recommended Action: It is recommended that the City Council:

- 1) Approve Amendment No. 1 to Professional Services Agreement with SVA Architects, Inc for an additional \$144,396 to provide architectural design services for the City

Hall/Police Station Modernization Project for a cumulative contract not-to-exceed amount of \$294,396; and

- 2) Authorize the City Administrator to approve contract change orders up to 10% of the contract not-to-exceed amount, or \$29,439; and
- 3) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

**(Approved 4-0-1, as recommended, Yamaguchi absent)**

1.h. **Resolution Adopting Fiscal Year 2023-24 Project List for Compliance with SB 1, The Road Repair and Accountability Act Of 2017**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Approve Resolution No. R-2023-36, a Resolution of the City Council of the City of Placentia, California, adopting the List of Projects for Fiscal Year 2023-24 funded by SB 1, The Road Repair and Accountability Act 2017; and
- 2) Direct Staff to submit the project list to the California Transportation Commission.

**(Approved 4-0-1, as recommended, Yamaguchi absent)**

1.i. **Acceptance of Construction Work and Notice of Completion for the Main Street and Crowther Ave Parking Lot Improvement Projects, City Project Nos. 5211 & 2204**

Fiscal Impact:

Expense:	\$602,304.00	Original Construction Contract
	<u>\$ 42,783.69</u>	<u>Approved Change Order No. 1</u>
	\$645,087.69	Total Construction Cost
Budgeted:	<u>\$662,714.63</u>	<u>FY 22-23 CIP Project Budget</u>
	\$188,000.00	TOD Streetscape Impact Fee (722204-6741)
	\$411,304.00	Measure U (795211-6850)
	\$ 63,250.00	General Fund (105211-6850)

Recommended Action: It is recommended that the City Council:

- 1) Accept the work performed by Aneen Construction, Inc., for improvements of the Main Street and Crowther Avenue parking lots, City Project No. 5211 & 2204 for a grand total amount of \$645,087.69; and
- 2) Authorize the City Administrator to file a Notice of Completion with the Orange County Clerk-Recorder's Office for the Project; and
- 3) Authorize the City Administrator to release retention funds in accordance with the terms of the contract.

**(Approved 4-0-1, as recommended, Yamaguchi absent)**

1.j. **Agreement with Great Western Installations Inc. for the Installation of New Park Amenities at Parque de los Ninos, Santa Fe, Tuffree, and Wagner Parks**

Fiscal Impact:

Expense:	\$116,978.03	CIP Budget Funds
Available Budget:	\$208,601.44	CIP Budget Funds
	\$43,620	(797307-6760)
	\$49,500	(797306-6760)
	\$50,000	(637208-6760)
	\$81,000	(697303-6760)
	\$10,000	(797305-6760)

Recommended Action: It is recommended that the City Council:

- 1) Award a Public Works Agreement to Great Western Installations Inc, for the installation of park amenities at Parque de los Niños, Santa Fe, Tuffree, and Wagner Parks in the amount of \$116,978.03; and
- 2) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

**(Approved 4-0-1, as recommended, Yamaguchi absent)**

1.k. **Land Purchase Option Agreement with Mercy Housing California for the Baker Street Affordable Housing Development**

Fiscal Impact: Land Financing Terms to be determined via Development Agreement

Recommended Action: It is recommended that the City Council:

- 1) Award the Request for Qualifications/Proposals to Mercy Housing California for the Affordable Housing Development on Baker Street; and
- 2) Reject all other proposals; and
- 3) Approve Resolution No. R-2023-41, A Resolution of the City Council of the City of Placentia, California Approving a Land Purchase Option Agreement and the Execution of a Loan Commitment Letter in the amount of \$3,274,260 for a Residual Receipts Loan to Finance an Affordable Housing Development at 323, 307, 312 and 314 Baker Street; and
- 4) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

**(Approved 4-0-1, as recommended, Yamaguchi absent)**

**3. REGULAR AGENDA:**

3.a. **Recap of 2022 Heritage Festival and Approval of 2023 Event**

Fiscal Impact:

2022 Expense:	\$110,619	Total Event Cost
2022 Staff Cost:	\$ 37,905	Includes All City Staff
2022 Supplies Cost:	\$ 72,713	General Fund
2022 Revenue:	\$ 29,907	

**2023 Expense:                    \$102,900                    Estimated Supply/Equipment Expenditures for FY 2023-24**  
**Revenue:                        \$ 39,000                    Estimated**

Recommended Action: It is recommended that the City Council:

- 1) Review the proposed recommendations presented by Staff and the Heritage Festival Committee and provide feedback; and
- 2) Approve the recommendations from Staff and the Heritage Festival Committee for the 2023 Heritage Festival and Parade event; and
- 3) Approve the request for the City to fund \$102,900 in supply and staffing costs for the 2023 Heritage Festival to be allocated in the Fiscal Year 2023-24 budget.

**(Approved 4-0-1, as recommended, Yamaguchi absent)**

City Administrator Arrula introduced Director of Community Services Karen Crocker to give a presentation on the Recap of 2022 Heritage Festival and Approval of 2023 Event. He noted that the proposed changes would enhance the event and make it safer overall.

Director of Community Services Crocker discussed the proposed recommendations and concerns addressed during the recap meeting of the 2022 Heritage Festival. She highlighted the proposed recommendations to shorten the Parade Route, implementation of a Heat Index Policy, increased Vendor/Participant Fees, implementation of Sub-Committees, increased solicitation of sponsorships, increased Staff involvement in Parade logistics, and encourage greater community involvement.

Councilmember Wanke inquired about the heat index policy and how a determination will be made about the weather in advance of the parade.

Director of Community Services Crocker replied that Staff will monitor the weather forecast two (2) weeks in advance and notify bands about how the heat index policy will be applied. She added that the heat index policy guidelines will be distributed to all band entrants when they register to participate and they must also sign an acknowledgement agreeing the conditions.

Councilmember Kirwin commented on Staff's and the Heritage Committee's extensive work, research, and discussion into preparing the proposed recommendations.

Councilmember Shader thanked Staff for their efforts and inquired about nonprofit, political and civic group participation fees.

City Administrator Arrula and City Attorney Bettenhausen stated that they could research options for adding a category specifically for electeds, individuals running for office, and nonprofit vendor fees and bring the item back to the Council.

Councilmember Wanke emphasized the importance of having a clear policy about the participation of elected officials.

Councilmember Kirwin asked if the Chamber of Commerce was in support of the recommendations.

Vice President of Placentia Chamber of Commerce and Heritage Committee member Kenny Binnings commented that the committee had very good discussions and the Chamber is in support of the proposed recommendations.

Councilmember Wanke expressed support for a non-profit vendor fee.

Mayor Smith expressed appreciation to Community Services Staff and the Heritage committee for their efforts. He commented that the Heritage Parade is a long-standing event that is highly recognized in the area and expressed support for the proposed recommendations. He shared his experiences, during his tenure on the Placentia Police Department, with Heritage Parade medical emergencies due to overexposure to heat.

Motion by Councilmember Shader, seconded by Councilmember Wanke, and carried a (4-0-1, Yamaguchi absent) vote to approve Item 3.a., as recommended.

3.b. **Annual Comprehensive Financial Report for the Period Ending June 30, 2022**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Receive and file the Annual Comprehensive Financial Report for the period ending June 30, 2022, as recommended by the Financial Audit Oversight Committee.

**(Received and Filed, as recommended)**

City Administrator Arrula introduced Director of Finance Jennifer Lampman along with the City's auditors, CliftonLarsonAllen, to give a presentation on the Annual Comprehensive Financial Report for the period ending June 30, 2022.

Bob Callanan, Principal of CliftonLarsonAllen provided a brief presentation explaining the audit of the City's financial records.

Councilmember Kirwin expressed appreciation for the presentation and the positive findings that were presented.

Councilmember Wanke expressed appreciation to Staff and the auditors for their efforts and noted that he was pleased there were no findings or disagreements.

Mayor Smith expressed appreciation to Staff and the auditors for their efforts. He noted that he appreciated the attention to detail and positive findings in the report. He noted the depth and degree of transparency to the public which is most important.

Received and filed as recommended.

3.c. **Introduction and First Reading of Ordinance No. O-2023-02 of the City Council of the City of Placentia, California, Adding Chapter 2.54 Entitled "Electronic and Paperless Filing of Campaign Disclosure Statements and Statement of Economic Interest," Relating to Electronic and Paperless Filing of Fair Political Practices Commission Campaign Disclosure and Economic Interest Statements**

Fiscal Impact:

Expense: \$6,800/year (101523-6299)

Budgeted: \$6,800/year (101523-6299)

Recommended Action: It is recommended that the City Council:

- 1) Receive the staff report and introduce, and read by title only, Ordinance No. 0-2023-02, An Ordinance of The City Council of the City of Placentia, California, Adding Chapter 2.54 Entitled "Electronic and Paperless Filing of Campaign Disclosure Statements and Statement of Economic Interest," Relating To Electronic and Paperless Filing of Fair Political Practices Commission Campaign Disclosure and Economic Interest Statements.

**(Approved 4-0-1, as recommended, Yamaguchi absent)**

City Administrator Arrula introduced City Clerk Robert McKinnell to give a presentation on Ordinance No. 2023-02 relating to electronic and paperless filing of Fair Political Practices Commission Campaign (FPPC) Disclosure and Economic Interest Statements.

City Clerk McKinnell explained that the proposed Ordinance is presented to allow the City to require the electronic filing of FPPC filings. The City is currently managing these filings through a cumbersome manual paper based process. The electronic filing system will allow the City to improve the efficiency of these required filings, provide better transparency to the public and automate public record requests for these filings. He noted that under the new electronic system, Councilmembers who serve on various Boards and Agencies will now be able to file once in one system rather than filing with multiple agencies.

Councilmember Shader expressed support for the Ordinance noting that it will provide for better efficiency and transparency.

Councilmember Wanke inquired about the NetFile electronic system and noted that he files electronically through the Sanitation District and finds the system to be easy to use. He expressed support for the Ordinance.

Motion by Councilmember Wanke, seconded by Councilmember Kirwin, and carried a (4-0-1, Yamaguchi absent) vote to approve Item 3.c., as recommended.

## **2. PUBLIC HEARINGS:**

Motion by Councilmember Wanke to reorder the agenda to move Public Hearing Item No. 2.d. prior to the other public hearing items to allow the public present in the Council Chambers to give public comment earlier rather than later during the meeting. The motion was seconded by Councilmember Kirwin and carried a (4-0-1, Yamaguchi absent) vote.

- 2.d. **Specific Plan Amendment No. SPA 2022-01, Development Plan Review No. DPR 2022-04, and Vesting Tentative Tract Map No. VTTM 19250 for the Development of an Approximately 17.02-Gross Acre Site with 100 Single-Family, Detached Two-Story Dwelling Units located along Alta Vista Street, between Rose Drive and Jefferson Street (APNS 341-501-01 Through 341-501-65) (Toll Brothers)**

Fiscal Impact: Revenue: \$2,118,000 Development Impact Fees

Recommended Action: It is recommended that the City Council:

- 1) Open Public Hearing concerning SPA 2022-01, DPR 2022-04, and VTTM 19250; and
- 2) Receive the Staff Report, consider all public testimony, ask questions of Staff; and
- 3) Close the Public Hearing; and
- 4) Adopt Resolution No. R-2023-39, a Resolution of the City Council of the City of Placentia, California, adopting an Addendum to an Adopted Mitigated Negative Declaration for TTM 15700 prepared in full compliance with the California Environmental Quality Act ("CEQA"), California Public Resources Code §§ 21000, et seq., and the Environmental Guidelines of the City of Placentia, and approving DPR 2022-04 and VTTM 19250, and making findings to permit the subdivision and development of an unimproved approximately 17.02-gross acre site from the construction of 100 single-family, detached two-story dwelling units, and associated hardscape and landscape improvements, on property located along Alta Vista Street, between Rose Drive and Jefferson Street (APNs 341-501-01 through 341-501-65); and

- 5) Waive full reading, by title only, and introduce for first reading Ordinance No. O-2023-03, an Ordinance of the City Council of the City of Placentia, California, amending Chapter 23.107, Specific Plan 7, of the Placentia Municipal Code (PMC) and the East Placentia Specific Plan design guidelines and development standards to change the subarea land use designation of the subject property from Low Density Residential (LDR) to Medium Density Residential (MDR), including modifications to the MDR development standards; and
- 6) Approve the Community Benefits Agreement related to Vesting Tentative Tract Map 19250 between the City of Placentia, and Toll Bros. Inc., and direct the City Administrator or designee to execute the Community Benefits Agreement in a form approved by the City Attorney; and
- 7) Approve the Development Impact Fee Deferral Agreement related to Vesting Tentative Tract Map 19250 between the City of Placentia and Toll Bros. Inc. and direct the City Administrator or designee to execute the Development Impact Fee Deferral Agreement in a form approved by the City Attorney.

**(Approved 4-0-1, as recommended, Yamaguchi absent)**

Mayor Smith opened the Public Hearing at 8:15 p.m.

City Administrator Arrula introduced Director of Development Services Joe Lambert and Senior Planner Andrew Gonzalez, to give a presentation on the Toll Brothers Development Project. Mr. Arrula noted that the applicant, Toll Brothers, was also present to answer any questions on the development.

Councilmember Shader commented that the developer had done a great job of communicating with the City and the public and incorporating changes into the plan. She added that the Planning Commission also reviewed the project and recommended approval. She stated that the project is a quality development that will add value to the community. She expressed support for the project and thanked the developer and Staff for their hard work on the project.

Councilmember Kirwin echoed Councilmember Shader's comments and also commented on the responsiveness of the developer. He noted that an ongoing issue in developments in California is parking and noted that the developer will be providing more than the required parking for the development. He added that the development will benefit both the residents living in this community and surrounding residents and business owners.

Mark McKinney, Placentia resident and business owner, expressed his support for the project and commented on the quality of the development stating that the development will increase property values in the area. He also stated that his preschool business and other businesses in the shopping center adjacent to the development are eager to support the families that will occupy the homes.

Councilmember Wanke noted that the developer has been responsive to comments and concerns by Staff and the community. He stated that Toll Brothers is a top-notch developer that brings value to communities. He expressed support for the project and commented on the aesthetic improvements and economic benefits to the City. Lastly, he shared that he had spoken to a number of area residents who are supportive of the development because the current property is an eyesore.

Mayor Smith echoed the comments by fellow Councilmembers noting that the developer's end products are high quality.

Mayor Smith closed the Public Hearing at 8:39 p.m.

City Administrator Arrula noted that the developer would like to provide public comment.

Motion by Mayor Smith, seconded by Councilmember Shader to reopen the public hearing at 8:42 p.m.

Eric Everhart with Toll Brothers expressed appreciation to the Council and City Staff for working collaboratively with them through the process. He also thanked the community for attending and providing comment at the community outreach meeting and the Planning Commission for their support of the project. Lastly, he stated that Toll Brothers is honored to bring award winning homes to the City of Placentia.

Mayor Smith thanked Mr. Everhart for bringing a quality development to the City.

Mayor Smith closed the Public Hearing at 8:45 p.m.

City Attorney Bettenhausen recommended that the Council take action with two motions on the Item.

Motion by Councilmember Wanke, seconded by Councilmember Shader, and carried a (4-0-1, Yamaguchi absent) vote to approve recommendations Nos. 4, 6 and 7, as recommended; and

Motion by Councilmember Wanke, seconded by Councilmember Kirwin, and carried a (4-0-1, Yamaguchi absent) vote to approve recommendation No. 5, as recommended.

Mayor Smith announced that the Council would take a 5-minute break.

The meeting resumed at 8:55 p.m.

2.a. **Presentation of the Proposed Fiscal Year 2023-24 Operating Budget and Capital Improvement Program (CIP)**

Fiscal Impact:

Fund Type	Revenues & Transfers In	Expenditures & Transfers Out
General Fund	\$49,801,418	\$52,282,523
Special Revenue	19,249,880	17,809,653
Debt Service	403,750	403,750
Enterprise	6,209,550	6,430,930
Internal Service	3,743,500	3,743,500
Fiduciary	5,447,035	5,431,035
<b>Totals</b>	<b>84,855,133</b>	<b>86,403,091</b>

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing concerning the City of Placentia Budget for Fiscal Year 2023-24 and Capital Improvement Program (CIP) for Fiscal Year 2023-24, consider all public testimony, ask questions of Staff, and close the public hearing; and
- 2) Adopt Resolution No. R-2023-42, a Resolution of the City Council of the City of Placentia, California, taking actions necessary to adopt the Fiscal Year 2023-24 Annual Budget; and taking actions necessary to adopt the Fiscal Year 2023-24 Capital Improvement Program (CIP) Budget with an appropriation of \$12,302,590; and authorizing the Position Allocation Plan and Compensation Plan for Fiscal Year 2023-24; and
- 3) Authorize the City Administrator to release appropriation controls for the General Government Department and Risk Management fund outside of the normal quarterly process, as necessary; and
- 4) Approve the use of the County's population growth and California per capita income growth as determined by the State Department of Finance for the calculation of the Fiscal Year 2023-24 Annual Appropriation Limit; and
- 5) Adopt Resolution R-2023-43, a Resolution of the City Council of the City of Placentia, California, approving and adopting the Annual Appropriations Limit for the Fiscal Year 2023-24 in the amount of \$112,870,414.

Recommended Action: It is recommended that the Placentia Public Financing Authority take the following actions:

- 1) Conduct the Public Hearing concerning the Placentia Public Financing Authority Budget for Fiscal Year 2023-24; and
- 2) Adopt Resolution No. PPFA-2023-01, a Resolution of the Placentia Public Financing Authority (PPFA) Board of Directors of the City of Placentia, California, taking actions necessary to adopt the PPFA's Fiscal Year 2023-24 Annual Budget.

Mayor Smith opened the Public Hearing at 8:55 p.m.

City Administrator Arrula introduced Director of Finance Jennifer Lampman to give a presentation on the Proposed Fiscal Year 2023-24 Operating Budget and Capital Improvement Program.

Mayor Smith thanked Finance Director Lampman for the in-depth and detailed report and presentation.

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

Councilmember Shader expressed support for the budget noting that great strides have been made over the last six or seven years in the City's finances and reserves.

Councilmember Kirwin expressed appreciation to City Administrator Arrula and Finance Director Lampman for their discussions on the budget. He expressed concerns about the increases in the number of employees over the last several years.

City Administrator Arrula commented that the budget reflects the maturity of the organization and Council priorities with respect to the objectives and initiatives that the Council has requested. He explained the cost benefit analysis process that is taken for each new position.

Councilmember Kirwin commented on the importance of succession planning.

City Administrator Arrula explained current efforts for succession planning and retaining institutional knowledge noting that the City has reduced employee attrition rates over the last several years.

Councilmember Wanke expressed appreciation for the clear and easy to read budget document. He noted that he is supportive of additional code enforcement and police officers and expressed concerns about the number of upper-level positions. He requested clarification on the Communications and Marketing Strategic Plan in the CIP.

City Administrator Arrula noted that it is typical to include plans of this nature in the CIP.

Councilmember Wanke expressed concerns about expenditures, progress in paving roads in the City and the economic future.

Mayor Smith expressed support for the budget and appreciation to fellow Councilmembers for their comments noting that each Councilmember is looking at the quality-of-life issues for the community. He commented on IT services noting the value in today's electronic environment. He shared historical aspects of how the City operated when there was a lack of financial stability.

Mayor Smith closed the Public Hearing at 9:55 p.m.

City Attorney Bettenhausen recommended that the Council approve the item with two motions.

Finance Director clarified recommendation number three (3) which relates to risk management and authorizing the City Administrator to release appropriation controls for the General Government Department and Risk Management fund outside of the normal quarterly process. She added that this relates to workers comp and liability claims.

Motion by Shader to approve recommendations Nos. 2,3,4, and 5.

Councilmember Wanke presented a friendly amendment to the motion requesting a study session be held to discuss the allocation of the \$600,000 Community Benefit Contribution from Toll Brothers.

Councilmember Shader did not support the amendment to her motion.

Motion by Shader, seconded by Smith, and carried a (3-1-1, Wanke no, Yamaguchi absent) vote to approve recommendations Nos. 2,3,4 and 5 for Item 2.a., as recommended.

**Placentia Public Financing Authority**

Motion by Shader, seconded by Smith, and carried a (3-1-1, Wanke no, Yamaguchi absent) vote to approve recommendation No. 2 for Item 2.a., as recommended.

**2.b. Public Hearing to Provide for the Annual Levy of Assessment for the City of Placentia Landscape Maintenance District 92-1**

Fiscal Impact:

Revenue: \$450,858 (Recouped through Assessments)

Expenditures: \$419,200 (Proposed FY 2023-24 Budget LMD 92-1 Fund)

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing concerning the levy and collection of assessments within the Landscape Maintenance District 92-1; and
- 2) Receive the Staff Report, consider all public testimony, ask questions of Staff; and
- 3) Close the Public Hearing; and
- 4) Adopt Resolution No. R-2023-34, a Resolution of the City Council of the City of Placentia, California, approving Engineer's Report, confirming diagram and assessment, and ordering levy of continued assessments for Fiscal Year 2023-24 for Placentia Landscape Maintenance District No. 92-1.

Mayor Smith opened the Public Hearing at 9:58 p.m.

City Administrator Arrula introduced Deputy City Administrator Luis Estevez to give a presentation on the Annual Levy of Assessment for the Placentia Landscape Maintenance District 92-1

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

Councilmember Kirwin asked if the item is considered every year.

Deputy City Administrator Estevez responded affirmatively adding that Council's action is necessary to place the assessment on the tax rolls.

Mayor Smith closed the Public Hearing at 10:03 p.m.

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

**2.c. Public Hearing to Provide for the Annual Levy of Assessment for the City of Placentia Street Lighting District 81-1**

Fiscal Impact:

Revenue: \$135,286 (SLD 81-1 Assessments)

\$ 36,214 (Transfer in from General Fund)

Expenditures: \$171,500 (Proposed FY 2023-24 Budget SLD 81-1 Fund)

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing concerning the levy and collection of assessments within the Placentia Street Lighting District 81-1; and
- 2) Receive the Staff Report, consider all public testimony, ask questions of Staff; and
- 3) Close the Public Hearing; and
- 4) Adopt Resolution No. R-2023-35, a Resolution of City Council of the City of Placentia, California, approving Engineer's Report, confirming diagram and assessment, and ordering levy of continued assessments for Fiscal Year 2023-24 for Placentia Street Lighting District No. 81-1.

**(Approved 4-0-1, as recommended, Yamaguchi absent)**

Mayor Smith opened the Public Hearing at 10:04 p.m.

Deputy City Administrator Estevez gave the presentation on the Annual Levy of Assessment for the City of Placentia Street Lighting District 81-1.

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

Mayor Smith closed the Public Hearing at 10:07 p.m.

Motion by Councilmember Shader, seconded by Councilmember Wanke, and carried a (4-0-1) vote to approve Item 2.c., as recommended.

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

**ADJOURNMENT:**

The City Council/Successor Agency/ICDA/PPFA Board of Directors adjourned at 10:15 p.m. in memory of Amy Madrigal longtime Placentia Yorba Linda School District employee and Assistant Principal at El Dorado High School and former Placentia Building Inspector Robert "Bob" Burnett, to a regular City Council meeting on Tuesday, June 20, 2023 at 5:30 p.m.



\_\_\_\_\_  
Ward L. Smith, Mayor/Agency Chair

ATTEST:



\_\_\_\_\_  
Robert S. McKinnell, City Clerk/  
Agency Secretary

