

**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 ADJOURNED MEETING
July 26, 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 5:10 p.m.

ROLL CALL:

PRESENT: Councilmember/Board Member Kirwin, Shader, Smith

ABSENT: Yamaguchi, Wanke

STAFF PRESENT:

Deputy City Attorney/Authority Counsel Keith Collins; City Administrator Damien Arrula; Deputy City Administrator Rosanna Ramirez; Deputy City Administrator Luis Estevez; Police Chief Brad Butts; Director of Finance Jennifer Lampman; Assistant to the City Administrator/Economic Development Manager Jeannette Ortega; IT Manager, Daniel Chang, Sergeant David Radomski, City Clerk Robert McKinnell; Deputy City Clerk Carole M. Wayman

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.

1. CONSENT CALENDAR (Item 1.j.):

Motion by Shader, seconded by Kirwin, and carried a (3-0-2, Wanke and Yamaguchi absent) vote to approve Item 1.j., as recommended.

1.j. **Approval of Plans & Specifications and Award of Construction Contract to PCN3, Inc., for Phase II Construction of the Placentia Public Safety Center Project No. 5213**

Fiscal Impact:

Expense:	\$ 9,888,000	Total Construction Contract Amount
	\$ 988,000	Total Construction Contingency Amount
	\$10,876,000	Total Amount

Available

Budget: \$21,616,963 Fiscal Year 2023-24 CIP Budget

Recommended Action: It is recommended that the City Council:

- 1) Approve the engineered and architectural construction plans & specifications prepared by PBK Architects, Inc., and approve a Public Works Agreement with PCN3 Inc. for the construction of Phase II of the Placentia Public Safety Center in the amount of \$9,888,000; and
- 2) Reject all other bids received and authorize return of the bid bonds; and
- 3) Authorize the City Administrator to approve contract change orders up to ten percent (10%) of the contract amount, or \$988,000 for a total construction contract not-to-exceed amount of \$10,876,000; and
- 4) Adopt Resolution No. R-2023-70, A Resolution of the City Council of the City of Placentia, California authorizing a budget amendment in Fiscal Year 2023-24 in compliance with City Charter of the City of Placentia §§1206 and §§1209 pertaining to appropriations for actual expenditures; and
- 5) Authorize the City Administrator and/or his designee to execute all agreements in a form approved by the City Attorney.

(Approved 3-0-2, as recommended, Wanke and Yamaguchi absent)

2. PUBLIC HEARING:

- 2.b. **A Resolution of the City Council of the City of Placentia approving the issuance by the Placentia Public Financing Authority of not to exceed \$10 Million of Placentia Public Financing Authority Lease Revenue Bonds (Public Safety Center Project) Series 2023a; approving the execution and delivery of related documents in connection with the offering and sale of such bonds; and authorizing other matters related thereto**

A Resolution of the Governing Board of the Placentia Public Financing Authority authorizing the issuance of not to exceed \$10 Million of Placentia Public Financing Authority Lease Revenue Bonds (Public Safety Center Project) Series 2023a; and approving the execution and delivery of related documents in connection with the offering and sale of such bonds; and authorizing other matters related thereto

Fiscal Impact:

Expense: Lease payments on lease revenue bonds in lieu of rental payments for current leased facility

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing concerning the sale of Lease Revenue Bonds to fund the construction of the Placentia Public Safety Center; and
- 2) Receive the Staff Report, consider all public testimony, ask questions of Staff; and
- 3) Close the Public Hearing; and
- 4) Adopt Resolution R-2023-72 authorizing the issuance of bonds by the Placentia Public Financing Authority in an amount not-to-exceed \$10 million, approving the form of the Indenture, Site Lease, Lease Agreement, Preliminary Official Statement, Bond Purchase Agreement and Continuing Disclosure Agreement; and
- 5) Authorize the City Administrator to execute all the necessary documents, in a form approved by the City Attorney.

Placentia Public Financing Authority

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

- 1) Adopt Resolution PPFA-2023-02 authorizing the issuance of bonds by the Placentia Public Financing Authority in an amount not to exceed \$10 million and approving the form of the Indenture, Site Lease, Lease Agreement, Preliminary Official Statement, Bond Purchase Agreement and, Assignment Agreement; and
- 2) Authorize the Executive Director to execute all the necessary documents, in a form approved by the Authority's Counsel.

(Approved 3-0-2, as recommended, Wanke and Yamaguchi absent)

Mayor Smith opened the Public Hearing at 5:16 p.m. and read the titles of Resolution Nos. R-2023-72 and PPFA 2023-02 into the record. He reported that Councilmember Kirwin had indicated that he had viewed last night's meeting of July 25, 2023 as well as the July 11, 2023 meeting related to this item.

City Administrator Arrula introduced Finance Director Jennifer Lampman to give a presentation on Public Hearing Item No. 2.b. related to financing for the Public Safety Center Project.

Finance Director Lampman noted that Dan Masiello from Kosmont was available via conference call to answer any questions as well as, Deputy City Administrator Luis Estevez and Staff members from the IT Department.

Craig Green, former Councilmember and resident, spoke in support of the item stating that the Council had spent a considerable amount of time and effort in deciding to go forward with the project. He noted the importance of the project to the City.

Mayor Smith closed the Public Hearing at 5:23 p.m.

Councilmember Kirwin noted that he had viewed last night's meeting of July 25, 2023 as well as the meeting of July 11, 2023 on the project. He also noted that the project had been approved prior to his election to the City Council. He commented on the design of the building and expressed concerns about deferred maintenance throughout the City. He explained that he met with Finance Director

Lampman and City Administrator Arrula about financing questions and concerns noting that the new building will eliminate the current rental costs that the City is currently paying.

Motion by Shader, seconded by Kirwin, and carried a (3-0-2, Wanke and Yamaguchi absent) vote to approve Item 2.b., Resolution Nos. R-2023-72 and PPFA 2023-02, as recommended.

ADJOURNMENT:

The City Council/Successor Agency/ICDA/PPFA Board of Directors adjourned at 5:25 p.m. to a regular adjourned City Council meeting on Tuesday, September 5, 2023 at 5:30 p.m.



Ward L. Smith, Mayor/Agency Chair

ATTEST:



Robert S. McKinnell, City Clerk/
Agency Secretary

