

**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
September 19, 2023
5:30 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

There was no Closed Session

CALL TO ORDER: Mayor Smith called the meeting to order at 7:02 p.m.

ROLL CALL:

PRESENT: Councilmember/Board Member Kirwin, Shader, Wanke, Yamaguchi, Smith

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; 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 Charles Frost

PLEDGE OF ALLEGIANCE: Officer Alan Cleveland

PRESENTATIONS:

a. **Introduction of Superintendent Dr. Alex Cherniss, Placentia Yorba Linda School District**

Presenter: Mayor Smith

Mayor Smith introduced Superintendent Dr. Alex Cherniss. Dr. Cherniss stated that he is pleased to be serving the Placentia-Yorba Linda School District and commented on the Fentanyl Awareness Information Reduction Initiative in Placentia schools. He thanked City Administrator Arrula, Chief Butts and the City Council for their support.

b. **Proclamation of September 2023 as Service Clubs Month**

Presenter: Mayor Smith

Recipients: Turgut Cakiraga, Placentia Rotary Club and various service clubs

Mayor Smith commented on the number of Service Clubs in the City and highlighted the following clubs, Rotary Club, Kiwanis International, Rotary Interact, Women's Roundtable Club, Knights of Columbus, Soroptimist International, Lion's Club, Lot 318, Love Placentia, Placentia Community Collaborative and the Placentia Community Foundation. He expressed appreciation to all the service clubs in the City for their valuable support to the City.

c. **Proclamation of September 25, 2023 as Ataxia Awareness Day**

Presenter: Mayor Smith

Recipient: Cindy De Mint, Brothers on a Quest Foundation

Cindy De Mint thanked the City Council for recognizing "Ataxia Awareness Day". She shared mission to bring awareness to this disease noting that three (3) of her children suffer from this disease.

d. **Proclamation of September 17-23, 2023 as Constitution Week**

Presenter: Mayor Smith

Recipient: Hilary White, Mojave Chapter, National Society of Daughters of the American Revolution

Mayor Smith presented a proclamation to Hilary White in recognition of Constitution week. Hilary White thanked the City Council for recognizing "Constitution Week" and noted that the Mojave Chapter is currently participating in tree plantings at Bradford Park.

CITY ADMINISTRATOR REPORT:

City Administrator Arrula welcomed and introduced two (2) new City of Placentia employees.

Police Officer Alan Cleveland attended Laguna Hills High School and after graduating high school, he took Criminal Justice classes at Saddleback College, Irvine Valley College, and Santa Ana College. Alan then attended San Bernardino Valley College Police Academy and graduated in January 2023. Prior to coming to Placentia, Alan worked as a Sheriff's Special Officer II for the Orange County Sheriff's Department and also worked in the County courthouses as a Bailiff at the Harbor, North, and West Justice Centers. Alan has been working towards a career as a sworn police officer since the age of 16 when he became a Sheriff's Explorer.

Deputy Director of Public Works/City Engineer Chris Tanio attended Cal State Fullerton and received his Bachelor's Degree in Biology and Master's Degree in Civil Engineering. Chris previously worked in the Public Works Department for the Cities of Brea, Aliso Viejo, San Clemente, and Huntington Beach.

ORAL COMMUNICATIONS:

Walt Lynch, President, Placentia Chamber of Commerce

Michele Severson, Executive Director, Placentia Chamber of Commerce

Sherri Dahl, Placentia resident

Tricia Montelongo, Placentia resident and Blue Ribbon Committee member

Lilia Queen, Placentia resident and PARC Committee member

Grace Carluen, Placentia resident and Blue Ribbon Committee member

Hank Montelongo, Placentia resident

Craig Green, Placentia resident, former City Council member and Blue Ribbon Committee member (provided written comments in support of project)

Turgut Cakiraga, President, Placentia Rotary Club

Shiela Jordan (submitted written comments in support of project)

Spoke in support of the Senior/Community center, Item 3B, stating that the City is in need of a facility to serve seniors and the community, venue to hold events, space to hold recreational and educational classes, and a modern facility and kitchen to provide senior meals. They stated that the current facility is inadequate to support the needs of seniors in the City and urged the Council to proceed with 100% design stating that it is a good investment for the City. In addition, proceeding to 100% design would allow the City to apply for grants to assist in funding the project.

Aaron Mills, Blue-Ribbon Committee member spoke in favor of the Community/Senior center and commented on the value of the offer by the County to provide the land at Tri-City Park for the facility. He added that the committee has worked tirelessly on the project and urged the Council to move forward. He added that the pickle ball community is also in full support of the project.

Monet Freeman, Placentia resident commented on the needs of low-income and homeless people. She shared information about greens foraging, accessibility of food aid, transportation options and the need to provide can openers for canned food that is distributed.

CITY COUNCIL/BOARD MEMBER COMMENTS:

Councilmember Shader reported her attendance at Orange County Cities Board meetings noting that one of the meetings included substantial legal developments in homelessness. She noted that she will be attending the League of California Cities conference in Sacramento with Council members and Staff this week. She promoted Mayor Smith's upcoming State of the City event "A New Era of Success and Collaboration" on September 28, 2023 at the Alta Vista County Club and provided ticket information.

Councilmember Kirwin promoted the upcoming Heritage Day Parade on October 14, 2023 and encouraged community and neighborhood groups to participate in the parade. He encouraged interested individuals to contact Community Services or visit the City's website for signup information.

Councilmember Yamaguchi reported his attendance at the following:

- Visits to community centers in the cities of Aliso Viejo, Downey, Brea, Yorba Linda and Diamond Bar.
- Visit to newly remodeled Fire Station No. 1 in Old Town Placentia

He reported that he will be attending the League of California Cities Conference with fellow Councilmembers and Staff later in the week. Lastly, he promoted the upcoming fall shredding and E-Waste collection event at City Hall on September 30, 2023.

Mayor Smith reported his attendance at the following:

- SCAG Transportation Committee meeting
- Santa Fe Merchants meeting

He also reported on the over 200 hygiene kits that were assembled by volunteers for homeless individuals. Lastly, he promoted the upcoming Tamale Festival in Old Town on December 7, 2023.

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

City Clerk McKinnell stated there was a change to Item No. 1.g. to correct a dollar amount, he noted the correction to the dollar amount in the Expense section of the summary and recommendation noting that the dollar amount should be \$86,146.49, a one-dollar increase. Motion by Shader, seconded by Yamaguchi, and carried a (5-0) vote to approve the Consent Calendar items 1.a. through 1.i., as recommended with the correction to Item No. 1.g.

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 19, 2023
Check Register**

Fiscal Impact: \$879,465.06

Electronic Disbursement Register

Fiscal Impact: \$1,366,016.32

Recommended Action: It is recommended that the City Council:

- 1) Receive and file.

(Received and Filed, as recommended)

1.c. **Resolution Authorizing the Submission of Applications for CalRecycle Grant and Payment Programs**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution R-2023-77, A Resolution of the City Council of the City of Placentia, California authorizing submittal of application(s) for all CalRecycle grants and payment programs for which the City of Placentia is eligible; and
- 2) Authorize the City Administrator and/or his designee to execute all necessary documents to apply for all grants, accept the grants, if awarded, and accept all grant renewals, if awarded.

(Approved 5-0, as recommended)

1.d. **Approval of Purchase of Office Furnishings with Sheridan Group for the Placentia Public Safety Center Project, No. 5213**

Fiscal Impact:

Expense: \$ 113,378.57

Available Budget: \$21,616,963.00 FY 2023-24 CIP Budget
(105213-6840 JL#105213-2)

Recommended Action: It is recommended that the City Council:

- 1) Approve a purchase order with the Sheridan Group pursuant to OMNIA procurement contract BNR482 in the amount of \$113,378.57, to manufacture, ship and install the new office furnishings for the Placentia Public Safety Center; and
- 2) Authorize the City Administrator to approve contract change orders up to 10% of the total not-to-exceed purchase order amount or \$11,337; and
- 3) Authorize the City Administrator to execute the above-mentioned sales agreement, in a form approved by the City Attorney.

(Approved 5-0, as recommended)

1.e. **Purchase of Opticom Emergency Vehicle Traffic Signal Preemption Devices (Phase V)**

Fiscal Impact:

| | | |
|----------|--------------|---------------------------------------------------|
| Expense: | \$ 57,207.81 | Total Purchase Price |
| Budget: | \$110,000.00 | FY 2023-24 CIP Budget (659800-6741, JL #24201) |

Recommended Action: It is recommended that the City Council:

- 1) Authorize the City Administrator to approve a purchase order to DDL Traffic Inc., for the purchase and installation of five (5) Opticom EVS Traffic Signal Preemption Devices for a not-to-exceed amount of \$57,207.81; and
- 2) Authorize the City Administrator to execute all necessary documents, in a form approved by the City Attorney.

(Approved 5-0, as recommended)

1.f. **Purchase of one (1) Public Works Service Truck**

Fiscal Impact:

| | | |
|----------|-----------------|-----------------------------------|
| Expense: | \$73,951.56 | Purchase Price |
| | <u>5,000.00</u> | <u>Outfitting/Equipment Costs</u> |
| | \$78,951.56 | Total Cost |

Recommended Action: It is recommended that the City Council:

- 1) Approve the purchase of one (1) 2023 Ford F-150 Lightning Crew Cab work truck from Fairway Ford in the amount of \$73,951.56 and an additional \$5,000 for outfitting costs of the vehicle upon receipt; and
- 2) Adopt Resolution No. R-2023-78, 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
- 3) Authorize the City Administrator and/or his designee to issue a purchase order to Fairway Ford for this vehicle and execute all necessary documents, in a form approved by the City Attorney.

(Approved 5-0, as recommended)

1.g. **Approval of Plans & Specifications and Award of Construction Contract to Square Sign, LLC, for the Wayfinding Directional Signage Project Phase I, City Project No. 1403**

Fiscal Impact:

| | | |
|----------|--------------|-------------------------------------------------------|
| Expense: | \$ 86,146.49 | Construction Contract |
| | \$ 8,615.00 | Total Contingency Amount |
| Budget: | \$200,000.00 | FY 2023-24 CIP Budget (109800-6740, JL 24103-6740) |

Recommended Action: It is recommended that the City Council:

- 1) Approve the engineered construction plans & specifications prepared by Selbert Perkins Design, and approve a Public Works Agreement for this project with Square Sign in the amount of \$86,146.49; 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 \$8,615 for a total construction contract not-to-exceed amount of \$94,761.49; and

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

(Approved 5-0, as recommended and amended)

1.h. **Placentia Public Safety Communications Center Motorola Purchase and Upgrade**
Fiscal Impact:

Expense: \$1,197,159.00 Total Purchase Price of Equipment

Budget: \$ 152,861.70 Lease Payment (105525-6935) FY 2024-25

Recommended Action: It is recommended that the City Council:

- 1) Authorize the City Administrator to approve a 10-year financing agreement with Motorola Solutions for the total purchase not-to-exceed the amount of \$1,197,159.00 (annual payments of \$152,861.70); and
- 2) Authorize the City Administrator to execute all necessary documents, in a form approved by the City Attorney.

(Approved 5-0, as recommended)

1.i. **Resolution Authorizing the Transition of the City's Deferred Contribution Plan from Public Agency Retirement Services (PARS) to the ICMA Retirement Corporation Governmental Profit-Sharing Plan & Trust**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Staff recommends City Council adopt Resolution R-2023-79 approving the transition of the City's Defined Contribution Plan for Eligible Employees from PARS to ICMA Retirement Corporation Governmental Profit-Sharing Plan and the discontinuance of the City's participation in the Public Agency Retirement System (PARS) Defined Contribution Plan and related services of PARS as Trust Administrator, U.S. Bank N.A. as Trustee, and John Hancock Retirement Services as Custodian/Record Keeper; and
- 2) Authorize the City Administrator to execute all necessary documents.

(Approved 5-0, as recommended)

2. PUBLIC HEARINGS: None

3. REGULAR AGENDA:

3.a. **Study Session: Community/Senior Center Update and Consideration of Additional 65% Design**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Receive and file the Community/Senior Center Project presentation and Business Plan and provide Staff and the Blue-Ribbon Committee with feedback; and
- 2) If approved, direct Staff and the Blue-Ribbon Committee to proceed with 100% complete architectural and engineering design documents for the proposed Community/Senior Center; and
- 3) If approved, direct Staff to prepare Amendment No. 1 to the Professional Services Agreement with Group 4 Architecture, Research + Planning, Inc. to be brought back at the October 3, 2023 City Council Meeting; and
- 4) If approved, direct Staff to proceed with retaining a fundraising consultant to establish a donor program as outlined in the proposed Business Plan.

(Approved 4-1-0, Wanke voted no, as recommended and contingent on not taking any action towards the expenditure of monies until the 225 spaces are secured with the County of Orange.)

City Administrator Arrula introduced Community Services Director Crocker who gave a presentation on the Community/Senior Center Update and Consideration of Additional 65% design.

Community Services Director Crocker gave an overview of the item adding that the proposal includes a draft business plan as well as design concepts that were prepared by Group 4 Architecture, Research + Planning, Inc. She thanked the Blue-Ribbon Committee for their hard work and assistance over the last year and a half. She introduced Dawn Merkes from Group 4 Architecture, Research + Planning, Inc. who gave a presentation on the next phase of the proposal which is consideration of the remaining 65% design.

Councilmember Shader expressed support for Staff's recommendations and commented on the amount of data that was provided at 35% design along with draft plans for the facility. She commented on her involvement with the Blue-Ribbon Committee and noted their commitment and engagement in the process. She noted that each Councilmember selected one committee member from their District to provide a good representation of residents throughout the City and commented on the support from the public speakers at tonight's City Council meeting. She added that the City has not provided a new facility to the public since 1970. She commented on the gap in senior services in the City, escalating constructions costs and examples of senior centers in surrounding cities. She noted that there are still some unanswered questions such as parking, neighborhood impacts and other questions that will come up at the 100% design. She acknowledged that there are more steps to be taken in the process and the proposal tonight is one more step forward.

Councilmember Kirwin expressed concerns about construction costs which have increased significantly and the City's ability to take on two (2) large costly projects, the Public Safety Building and the Community/Senior Center. He commented on the financing of similar projects in other cities and the revenues generated. He commented on deferred maintenance throughout the City and the potential costs of that maintenance which are not known. He expressed appreciation for how far the City has come financially and urged caution in committing to another large project. He noted that the project has a parking allocation of 45 spaces which is insufficient for the proposed center adding that he cannot go forward in approving the project without adequate parking noting that it is essential for revenue generation.

Councilmember Wanke expressed concerns about road maintenance and outstanding maintenance issues in the City and the unknown costs. He expressed support for allocating more funds to road maintenance. He asked if the City is fiscally sustainable at current levels and for how many years. He emphasized the need for a full facility needs assessment to determine costs for deferred maintenance projects throughout the City.

Finance Director Lampman responded that the City is fiscally sustainable both operationally and personnel wise as forecasted. She stated that once a facility needs assessment is completed the City will know more about maintenance costs and plan to budget for these costs.

Mayor Pro Tem Yamaguchi expressed thanks to the Blue-Ribbon Committee for their efforts and time devoted to the Community/Senior Center project. He commented on long-standing deferred maintenance for City Hall as well as other city facilities. He asked about outreach to Fullerton neighbors adjacent to the proposed center. Community Services Director Crocker responded that notification of the Community meeting was done and no one from Fullerton attended the meeting. He expressed concerns about the distance of the proposed parking spaces, noting that 1,000 feet seems too far. He asked about the increase in cost of \$400,000 and whether that included ongoing maintenance and Staff support services. He also inquired about LEED certifications. Community Services Director Crocker responded that the additional \$400,000 included Community Services Staff, janitorial Staff and utilities.

Consultant Dawn Merkes responded that the City's current building Code is equivalent to LEED certification standards and proposed looking at net zero options as well.

There was discussion about the timing for funding of the project and whether a tax measure would be needed. Community Services Director Crocker noted that once the 100% design plans are submitted then the City will be able to consider funding options and explore hiring a fundraising consultant to research donor programs.

City Administrator Arrula stated that there has been no decision regarding a tax measure for the project. The item for consideration at tonight's meeting is only whether to proceed to 100% design in order to get a better estimate of cost for the proposed center. Funding options would be explored after 100% design.

There was discussion about where the \$295,000 in General Fund monies were coming from and whether a budget amendment would be necessary.

City Administrator Arrula explained that the \$295,000 would come from a CIP Project that has been budgeted but will not be proceeding as planned in Fiscal Year 2023-24.

There was discussion about debt service and funding options. City Administrator Arrula emphasized the need for a cost figure for the total design in order to proceed with discussions about debt service and other funding options.

Mayor Pro Tem Yamaguchi commented on the City's failed OnTrac project and expressed concerns about spending money on plans and studies without looking ahead at funding mechanisms and possibilities. He added that he was first opposed to the project but now understands the need. He commended the Blue-Ribbon Committee and Staff for their efforts. He encouraged Staff to research grant funding for the project.

City Administrator Arrula discussed funding of public facilities and noted that discussions have been held with Congresswoman Steele's office for a federal earmark. He added that in order to pursue grant funding the project must be shovel ready at 100% design and ready to go.

Councilmember Shader shared that when she was in Washington, D.C. there was a lot of interest in the project and concurred that the project must be shovel ready in order to pursue both federal and state grants.

There was discussion about shelf life for a shovel ready project and grant funds.

Mayor Pro Tem Yamaguchi inquired about phone calls to residents about whether they would support a tax increase. He asked that an item be agendaized to allow the Council to discuss a tax increase and other funding options. He expressed concerns about deferred maintenance throughout the City and the best use of City funds.

Mayor Smith expressed support for moving forward on the recommendation and commented on the efforts to date to bring the project forward. He confirmed with City Administrator Arrula that 1.4 million is needed to bring the project to 100% design. He discussed the importance of being good stewards of the public monies noting the efforts that must be taken before approving and funding a sizable project. He commented on the funds that have been provided by Supervisor Chaffee specifically for the Senior Center and Toll Brothers for community benefit which the Senior Center fits. He commented on the value of the Tri-City park property stating the City must also be financially prudent in researching the costs to operate the park before considering the County's offer.

Councilmember Kirwin suggested that a ballpark estimate of the cost might be constructed using the cost of the Burlingame Senior Center and then a discussion about how to finance a project based on that estimate. He reiterated that providing 45 parking spaces is not reasonable or sustainable. He commented on parking needs based on information received from visiting area community centers adding that a minimum of 200 parking spaces are needed for events.

City Administrator Arrula explained that there have been conversations with the County about providing approximately 230 parking spaces, however, some are dual use spaces. Additional conversations with the county are necessary to secure more parking as well as looking at other leases such as the Mile Square Park lease in Fountain Valley for comparative purposes.

There was discussion about outside vendors, parking spaces, and revenue from other similar facilities in other cities.

City Administrator Arrula added that another option the Council could consider is securing additional parking with the county prior to moving forward with the proposed recommendation.

There was discussion about existing parking, methods of transportation to the facility and other areas in the park available for additional parking. City Administrator Arrula added that an amendment to the lease with the County could be discussed further if the Council chooses to proceed.

Councilmember Kirwin emphasized the need for facility condition assessment reports for all facilities in the City.

Motion by Kirwin, seconded by Shader, and carried a (4-1-0, Wanke voted no) vote to approve Item 3.a., as recommended, contingent on not taking any action towards the expenditure of monies until the 225 spaces are secured with the County of Orange.

Councilmember Wanke left the meeting at 10:20 p.m.

3.b. **OPEB Mitigation Plan/Section 115 Trust Update**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Receive and file this report updating the City Council on the City's OPEB mitigation effort; and,
- 2) Following discussion, provide policy direction to Staff.

(Received and Filed, as recommended)

The Staff presentation on Item 3.b. was waived.

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

3.c. **Fire Department 2021-2023 Biennial Report**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Receive and file a copy of the completed Biennial Report and Chief Dobine's presentation introducing the report.

(Received and Filed, as recommended)

City Administrator Arrula introduced Fire Chief Dobine who gave a presentation on the Fire Department 2021-2023 Biennial Report. He noted that Walt Lynch would present with respect to EMS operations.

Councilmember Shader acknowledged the leadership and passion of the entire Public Safety team and thanked them for their excellent work.

Councilmember Kirwin commented that the Fire department has come a long way in a short period of time and acknowledged their efforts.

City Administrator Arrula thanked Chief Dobine and all the team members of the Fire and Life Department, Deputy City Administrator Rosanna Ramirez and Emergency and Health Services Manager Patrick Powers. He also extended appreciation to Lynch EMS, Stefanie Acosta-Reyes and the entire Public Safety Communications team.

Mayor Smith expressed appreciation for the thorough overview of public safety operations over the last several months and commended the team for their excellent work. He acknowledged how far the department has come and noted that the work keeps getting better. He expressed appreciation to the entire public safety team for their efforts.

Motion by Mayor Smith to receive and file the report, said motion seconded and carried unanimously, Wanke absent.

CITY COUNCIL/BOARD MEMBERS REQUESTS: None.

ADJOURNMENT:

The City Council/Successor Agency/ICDA/PPFA Board of Directors adjourned at 11:30 p.m. to a regular City Council meeting on Tuesday, October 3, 2023 at 5:30 p.m.



Ward L. Smith, Mayor/Agency Chair

ATTEST:



Robert S. McKinnell, City Clerk/
Agency Secretary

