

**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
October 3, 2023
5:30 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

CALL TO ORDER: Mayor Smith called the meeting to order at 5:33 p.m.

ROLL CALL:

PRESENT: Councilmember/Board Member Shader, Wanke, Yamaguchi, Smith
ABSENT: Kirwin (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 matter.

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 54956.9 (d)(1):
CONFERENCE WITH LEGAL COUNSEL – CLAIM
Claim No. 3037302; Claimant: Christina Goddard

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 7:02 p.m.

ROLL CALL:

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

STAFF PRESENT:

City Attorney/Authority Counsel Christian Bettenhausen; 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; Deputy Director of Administrative Services Jeannette Ortega; City Treasurer Kevin Larson; City Clerk Robert McKinnell; Deputy City Clerk Carole M. Wayman

INVOCATION: Chaplain Kenneth Milhander

PLEDGE OF ALLEGIANCE: Fire Engineer Samuel Listoe

PRESENTATIONS:

- a. Proclamation of October 8-14, 2023 as Fire Prevention Week
Presenter: Mayor Smith and City Council Members
Recipient: Fire Marshal Amanda Horner

Mayor Smith presented a Proclamation in recognition of "Fire Prevention Week" to Fire Marshal Amanda Horner. Ms. Horner thanked the City Council on behalf of the Placentia Fire and Life Safety Department for recognizing "Fire Prevention Week" and encouraged all to participate in Fire Prevention week activities.

b. Proclamation of October 2023 as Domestic Violence Awareness Month

Presenter: Mayor Smith

Recipient: Radiant Futures Representative

Mayor Smith presented a Proclamation in recognition of "October 2023 as Domestic Violence Awareness Month" to Dr. Nefta Pereda. Dr. Pereda thanked the City Council on behalf of Radiant Futures for recognizing "Domestic Violence Awareness Month."

c. Certificate Honoring Anne Nunes, Lawn Bowling Champion

Presenter: Mayor Smith and City Council Members

Recipient: Placentia resident Anne Nunes

Mayor Smith presented a Certificate to Anne Nunes recognizing her historic achievement as U.S. Lawn Bowling champion. Ms. Nunes thanked the Mayor and City Council for recognizing her achievement and encouraged all to try the sport.

d. Presentation by City of Hope Orange County

Presenter: Lisa O'Neill Hill, Director of External Communications, City of Hope

Mayor Smith introduced Lisa O'Neill Hill to give a presentation on City of Hope Orange County. Ms. Hill thanked the Mayor and City Council for allowing her the time to introduce City of Hope Orange County and speak on breast cancer awareness. She noted that she attended Wagner, Tuffree and El Dorado schools in Placentia. Mayor Smith presented Ms. O'Neill Hill with a Placentia Police Department Breast Cancer Awareness patch.

CLOSED SESSION REPORT:

City Attorney/Authority Counsel Bettenhausen stated that there was one (1) item on the Closed Session agenda regarding an existing claim, there was discussion and direction was given. There is nothing further to report.

CITY ADMINISTRATOR REPORT:

Deputy City Administrator Rosanna Ramirez welcomed and introduced three (3) new City of Placentia employees.

Fire Engineer Samuel Listoe spent several years working as a musician and actor in Los Angeles before finding a passion for the fire service in 2017. Sam graduated with an associate degree in Fire Science and worked nearly four years with an agency as a firefighter before being promoted to Fire Engineer.

Code Enforcement Officer Stephen Johnson graduated from Temple City High School in 2018 and later attended Citrus College, where he studied Criminal Justice. He worked for the Placentia Police Department for approximately three years as a Records Cadet.

Building Permit Technician Stephanie Lockett previously worked as a Clerical staff member for the City of Whittier in the Community Development Department. She is excited about the opportunity to work for the City of Placentia and looks forward to working with the Development Services Department.

ORAL COMMUNICATIONS:

Meredith Castillo, Placentia resident, commented on the excellent work by Karen Crocker and her team for their work on improving the parks in the City. He also highlighted the efforts of the owner of Mr. D's restaurant in helping veterans. Lastly, he expressed concerns about the lack of a public sidewalk in front the vacant property on Yorba Linda Boulevard, east of Palm Drive that is used as a pumpkin patch.

Monet Freeman, Placentia resident, commented on her forging experimentation and shared information she learned at Disaster Expo 2023. She also urged the Council to create more bike paths in the City.

CITY COUNCIL/BOARD MEMBER COMMENTS:

Councilmember Shader reported her attendance at the following:

- League of California Cities Conference
- Placentia State of the City
- Orange County Cities Association Legislative Meeting

She also shared information about a street medicine van that she was able to observe at the Senior Pace Center in the City of Garden Grove and sponsored by Cal Optima. Lastly, she promoted the

upcoming Trunk or Treat event sponsored by the Placentia Police Department on October 26, 2023 in the Civic Center Courtyard.

Councilmember Wanke reported his attendance at the following:

- League of California Cities Conference
- Orange County Sanitation District Board Meeting and VIP Luncheon
- Independent Cities Installation for Board of Directors (Virtually)

Mayor Pro Tem Yamaguchi reported his attendance at the following:

- Placentia State of the City
- League of California Cities Conference

He promoted the upcoming Heritage Days Parade on October 14, 2023 noting that the parade route has changed and encouraged those who need further information to check the City's website or contact Community Services.

Mayor Smith reported attendance at the following:

- Cal Cities Conference in Sacramento
- Celebration of Life Service for former Councilmember Robert Lyons

He thanked Staff and everyone involved for orchestrating the State of the City event stating that he appreciated the cooperation, collaboration and hard work put forth. He promoted the Military Banner Recognition Program and encouraged those interested in purchasing a banner to contact the Placentia Police Department. He also promoted the upcoming Veterans Day Ceremony at the Civic Center on November 11, 2023.

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

Mayor Smith pulled Item No. 1.c. Motion by Wanke, seconded by Yamaguchi, and carried a (4-0-1, Kirwin absent) vote to approve the remaining Consent Calendar items, 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, Kirwin absent)

1.b. **City Fiscal Year 2022-23 Register for October 3, 2023
Check Register**

Fiscal Impact: \$2,130,132.23

Electronic Disbursement Register

Fiscal Impact: \$1,669,786.81

Recommended Action: It is recommended that the City Council:

1) Receive and file.

(Received and Filed, as recommended)

1.c. **Lease Agreement and Cooperation Agreement Between the City of Placentia and the Placentia Chamber of Commerce for Real Property Located at 120 S. Bradford Avenue (APN: 339-052-29)**

Fiscal Impact: Expenses: \$25,000 Cooperative Agreement

Funding: \$25,000 FY 2023-24 Operating Budget (101534-6403)

Revenue: \$ 5,052 Annual Lease Payment (101534-4711)

Recommended Action: It is recommended that the City Council:

1) Approve the Lease Agreement between the City of Placentia and the Placentia Chamber of Commerce for real property located at 120 S. Bradford Avenue for a term ending on October 1, 2028; and

2) Approve the Cooperation Agreement between the City of Placentia and the Placentia Chamber of Commerce for a term ending on October 1, 2028; and

3) Authorize the City Administrator and/or his designee to make non-substantive changes as necessary and execute the Agreements on behalf of the City, in a form approved by the City Attorney.

Mayor Smith pulled Item No. 1.c. to continue the item to the October 17, 2023 City Council meeting. Mayor Pro Tem Yamaguchi suggested that the item be scheduled for a

Special meeting prior to October 17, 2023 and suggested that the meeting be held on site at Fire Station 1. There was discussion about whether there was space to hold a public meeting at the location. Motion by Smith, seconded by Shader, and carried a **(4-0-1, Kirwin absent) vote, to continue the item and direct Staff to determine a date, time and location for a Council meeting to discuss the item further.**

1.d. **Amendment No. 3 to Professional Services Agreement with Transtech Engineers Inc. for On-Call Construction Management and Inspection Services**

Fiscal Impact: Expense: \$ 8,000.00 Amendment Amount
 Available Budget: \$ 631,501.30 Fiscal Year 2023-24 CIP Budget (332908-6741)

Recommended Action: It is recommended that the City Council:

- 1) Approve Amendment No. 3 to the Professional Services Agreement with Transtech for an additional \$8,000, for a cumulative contract not-to-exceed amount of \$333,000; and
- 2) Authorize the City Administrator and/or his designee to execute the necessary documents, in a form approved by the City Attorney.

(Approved 4-0-1, as recommended, Kirwin absent)

1.e. **Contract Change Orders No.8 and No.9 for the TOD Crowther Sewer Pipeline Replacement Project**

<u>Fiscal Impact:</u> Expense:	\$ 4,696,973.63	Original Construction Contract
	\$ 469,697.36	Contingency Amount
	<u>\$ 136,481.16</u>	Contract Change Order No. 8 And 9
	\$ 5,303,152.15	Total Contract Amount with Change Orders
Budget:	<u>\$ 5,445,645.90</u>	Total Project Budget
	\$ 3,829,676.56	(103101-6750) ARPA Funds
	\$ 1,615,969.00	(713101-6750) TOD Sewer Development Impact Fees

Recommended Action: It is recommended that the City Council:

- 1) Authorize the City Administrator to approve Contract Change Orders Nos. 8 and 9 with Kana Construction Inc. in the amount of \$136,481.16; 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, Kirwin absent)

1.f. **Approval of the Design Concept Plan for Playground Renovations at Parque de los Ninos and Approval of Public Works Agreement with Playcore D.B.A. Gametime for the Purchase and Installation of the Playground Equipment, CIP Project No. 7402**

Fiscal Impact: Expense: \$489,497.72 CIP Budget Funds
 Budgeted: \$600,000.00 CIP Fund (799800-6760 JL#24702) NO. 7402

Recommended Action: It is recommended that the City Council:

- 1) Approve the design concept plan for the Parque de los Ninos Park playground renovation project; and
- 2) Approve the purchase of the Parque de los Ninos Park playground equipment utilizing the budgeted CIP funding in Fiscal Year 2023-2023 for project 7402; and
- 3) Award a Public Works Agreement to PlayCore d.b.a. GameTime for the Parque de los Ninos playground renovation project in the amount of \$444,997.93; and
- 4) Authorize the City Administrator to approve contract change orders up to a total of \$44,499.79 or a not-to-exceed total contract amount of \$489,497.72; and
- 5) 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, Kirwin absent)

1.g. **Award of Contract to Axis General Construction, Inc., for Storm Water Pump Station Maintenance Services**

Fiscal Impact: Expense: \$48,800.00 Annual Contract Amount
Budget: \$85,700.00 FY 2023-24 Operating Budget (103652-6099)

Recommended Action: It is recommended that the City Council:

- 1) Approve a Maintenance Services Agreement with Axis General Construction, Inc., for Storm Water Pump Station Maintenance Services in an amount not-to-exceed \$46,800 per year for an initial three-year contract term ending October 3, 2026, with the option to extend for one (1) additional two-year term; and
- 2) Authorize the City Administrator to approve contract change orders up to 10% of the annual contract not-to-exceed amount; and
- 3) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney; and
- 4) Authorize the City Administrator to approve the eligible contract term extension for one (1) additional two-year term based upon contractor performance and at the discretion of the City.

(Approved 4-0-1, as recommended, Kirwin absent)

2. PUBLIC HEARINGS: None

3. REGULAR AGENDA:

3.a. **Second Study Session to review Chapman Corridor Revitalization Plan progress.**
Fiscal Impact: No fiscal impacts are associated with this study session. Potential significant economic benefit to the local Placentia economy, including jobs, public and private investment, and annual/one-time revenue.

Recommended Action: It is recommended that the City Council:

- 1) Receive and file the Staff Report and presentation; and
- 2) Solicit public comments regarding the proposed Chapman Corridor Revitalization Plan and supporting documentation; and
- 3) Provide direction to Staff as appropriate regarding the proposed Chapman Corridor Revitalization Plan.

(Received and filed, as recommended. Direction provided.)

City Administrator Arrula introduced Director of Development Services Joe Lambert who gave a brief overview of the Chapman Corridor Plan.

Director of Development Services Lambert introduced Suzanne Schwab of Placeworks, Inc. and Planning Manager Andrew Gonzales to facilitate the second study session, noting that the first study session was held on February 7, 2023.

Senior Planning Manager Andrew Gonzales provided a summation of the outreach efforts which included in person community meetings, surveys and outreach at special events.

Suzanne Schwab presented an overview of progress on the plan and a series of policy questions for the Council's consideration. She discussed land use plans for the corridor, dividing it into four areas and explaining flexible designations to incentivize desired uses.

Councilmember Wanke inquired about housing opportunities near Kraemer Park where commercial properties currently exist.

Suzanne Schwab responded that overlay zones are being proposed which would allow the underlying zoning to continue but provide flexible zoning, land use standards and allowances for different uses.

There was discussion about building heights for multi-family housing, overlay areas and single-family flex properties on Sunset Drive. Also, exercising caution when considering projects adjacent to single family residences.

Councilmember Shader commented on the importance of the Chapman Corridor as a main gateway to the City. She also commented on walkability, parking and ingress/egress along Chapman Avenue.

Councilmember Wanke expressed support for Staff's recommendations and concerns about parking and building heights along Chapman Avenue. He expressed support for bike lanes provided there is no loss of traffic lanes.

Director of Development Services Lambert discussed mixed use development with retail or office on bottom floors and residential units above.

Mayor Pro Tem Yamaguchi expressed concerns about converting commercial parcels to residential flex, viability of mixed-use developments, building heights and parking. He expressed opposition to five-story buildings.

There was discussion about exploring mixed use development in the Old Town area and improving safety and accessibility on Chapman Avenue without widening the road or taking property.

There was discussion about mobility options and adding bike lanes on Chapman Avenue and the potential impacts to parking. A traffic survey was discussed and the importance of safety for individuals utilizing the bike lanes.

Councilmember Shader requested that information on the Chapman Corridor be placed on the City's website to inform homeowners, businesses and the public.

Suzanne Schwab thanked the Council for their time, input and direction. She noted that one of the next steps is to perform an economic and market analysis.

CITY COUNCIL/BOARD MEMBERS REQUESTS: None

ADJOURNMENT:

The City Council/Successor Agency/ICDA/PPFA Board of Directors adjourned at 9:25 p.m. to a regular City Council meeting on Tuesday, October 17, 2023 at 5:30 p.m.



Ward L. Smith, Mayor/Agency Chair

ATTEST:



Robert S. McKinnell, City Clerk/
Agency Secretary

