



**Placentia City Council  
Placentia City Council as Successor to the  
Placentia Redevelopment Agency  
Placentia Industrial Commercial  
Development Authority  
Placentia Public Financing Authority**

MAYOR JEREMY B. YAMAGUCHI  
District 3

KEVIN KIRWIN  
Mayor Pro Tem  
District 2

RHONDA SHADER  
Councilmember  
District 1

WARD L. SMITH  
Councilmember  
District 5

CHAD P. WANKE  
Councilmember  
District 4

Robert S. McKinnell  
City Clerk

Kevin A. Larson  
City Treasurer

Damien R. Arrula  
City Administrator

Christian L. Bettenhausen  
City Attorney

**AGENDA  
September 17, 2024**

**Council Chambers  
401 E Chapman Ave.  
Placentia, CA 92870**

**Phone: (714) 993-8117**

**Email: [administration@placentia.org](mailto:administration@placentia.org)  
[www.placentia.org](http://www.placentia.org)**

**Mission Statement**

The City Council is committed to keeping Placentia a pleasant place by providing a safe family atmosphere, superior public services and policies that promote the highest standards of community life.

**Vision Statement**

The City of Placentia will maintain an open, honest, responsive and innovative government that delivers quality services in a fair and equitable manner while optimizing available resources.

Copies of all agenda materials are available for public review in the Office of the City Clerk, online at [www.placentia.org](http://www.placentia.org), and at Placentia Library Reference Desk. Persons who have questions concerning any agenda item may call the City Clerk's Office, (714) 993-8231, to make inquiry concerning the nature of the item described on the agenda.

**Procedures for Addressing the Council/Board Members**

Any person who wishes to speak regarding an item on the agenda or on a subject within the City's jurisdiction during the "**Oral Communications**" portion of the agenda should fill out a "**Speaker Request Form**" and give it to the City Clerk BEFORE that portion of the agenda is called. Testimony for Public Hearings will only be taken at the time of the hearing. Any person who wishes to speak on a Public Hearing item should fill out a "**Speaker Request Form**" and give it to the City Clerk BEFORE the item is called.

The Council and Board members encourage free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of an entire group. To encourage all views, the Council and Board discourage clapping, booing or shouts of approval or disagreement from the audience.

PLEASE SILENCE ALL PAGERS, CELL PHONES, AND OTHER ELECTRONIC EQUIPMENT WHILE COUNCIL AND BOARD MEMBERS ARE IN SESSION.

**Special Accommodations**

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 (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City staff to make reasonable arrangements to ensure accessibility. (28 CFR 35.102.35.104 ADA Title II)

In compliance with California Government Code § 54957.5, any writings or documents provided to a majority of the City Council regarding any item on this agenda that are not exempt from disclosure under the Public Records Act will be made available for public inspection at the City Clerk's Office at City Hall, 401 East Chapman Avenue, Placentia, during normal business hours.

Study Sessions are open to the public and held in the City Council Chambers or City Hall Community Room. Closed Sessions are held in the Council Caucus Room. While the public may be in attendance during oral announcements preceding Closed Sessions, Closed Sessions are not open to the public.

**REVISED PLACENTIA CITY COUNCIL REGULAR MEETING AGENDA - CLOSED  
SESSION  
September 17, 2024  
5:00 p.m. - City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:**

**ROLL CALL:**

**ORAL COMMUNICATIONS:**

*At this time the public may address the City Council and Boards of Directors concerning any agenda item, which is not a public hearing item, or on matters within the jurisdiction of the City Council and Boards of Directors. There is a five (5) minute time limit for each individual addressing the City Council and Boards of Directors.*

**CLOSED SESSION PROCEEDINGS:**

1. Pursuant to Government Code Section 54956.9(d)(1)  
**CONFERENCE WITH LEGAL COUNSEL -- Existing Litigation**  
Sean Malone vs. City of Placentia; Case Nos. 15-123392, 15-124591, 20-149530
2. Pursuant to Government Code Section 54957(b)(1):  
**PUBLIC EMPLOYEE PERFORMANCE EVALUATION**  
Title: City Administrator

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

**REGULAR MEETING AGENDA  
September 17, 2024  
7:00 p.m. - City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**ROLL CALL:**

**CALL TO ORDER:**

**INVOCATION:**

**PLEDGE OF ALLEGIANCE:**

**PRESENTATIONS:**

**Proclamation of September 17-23, 2024 as Constitution Week**

Presenter: Mayor Yamaguchi and City Council

Recipients: Debbie Stein, Regent; Cindy Ferguson, Constitution Chair, Mojave Chapter of Daughters of the American Revolution

**CLOSED SESSION REPORT:**

**ORAL COMMUNICATIONS:**

**CITY ADMINISTRATOR REPORT:**

**CITY COUNCIL MEMBER COMMENTS:**

**1. CONSENT CALENDAR (1.a. to 1.o):**

*All items on the Consent Calendar are considered routine and are enacted by one motion approving the recommended action listed on the Agenda. Any Member of the City Council and Boards of Directors or City Administrator may request an item be removed from the Consent Calendar for discussion. All items removed shall be considered immediately following action on the remaining items.*

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

Recommended Action: It is recommended that the City Council:  
Approve.

**1.b Minutes City Council/Successor/ICDA/PPFA Special and Regular Meetings of:**

- April 16, 2024 Regular Meeting
- May 7, 2024 Special Meeting
- May 7, 2024 Study Session & Regular Meeting

Recommended Action: It is recommended that the City Council:  
Approve.

**1.c City Fiscal Year 2023-24 Registers for September 17, 2024**

**Check Register**

Fiscal Impact: \$118,247.08

**Electronic Disbursement Register**

Fiscal Impact: \$ 280,915.32

**City Fiscal Year 2024-25 Registers for September 17, 2024**

**Check Register**

Fiscal Impact: \$2,302,375.72

**Electronic Disbursement Register**

Fiscal Impact: \$2,093,996.78

Recommended Action: It is recommended that the City Council:  
1. Receive and file.

**1.d Award of Contract to Brennan Fire and Security, Inc., for Fire and Security Alarm Monitoring, Testing and Repairs**

Fiscal Impact:

Expense: \$ 38,010 Annual Contract Amount  
\$190,050 Five-Year Contract Total

Budget: \$ 38,010 FY 2024-25 Operating Budget (103654-6127)

Recommended Action: It is recommended that the City Council:

1. Award a five-year Public Works Agreement to Brennan Fire and Security, Inc., for fire and security alarm monitoring, testing and repairs in an amount not-to-exceed \$190,050; and
2. Authorize the City Administrator to approve contract change orders for an approximate 20% or \$32,000 of the 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.

- 1.e [Consideration of a Resolution Adopting Development Agreement and Affordable Housing Covenants No. DA-2024-01 with Homeless Intervention Services of Orange County for Permanent Local Housing Allocation Funding in the Amount of \\$39,500 for the Detached Accessory Dwelling Unit located at 913 N. Bradford Avenue \(APN 339-283-17\)](#)

Fiscal Impact: The City has received an cumulative allocation of \$1,100,087 over the last 5 years from Permanent Local Housing Allocation (PLHA) funds from the State of California. Approximately \$686,015 is allocated to the North SPA and \$414,072 are the remaining funds for the City to use for housing-related projects and programs that assist in addressing the unmet housing needs of Placentia, including persons experiencing or at risk of homelessness. The total funding request by HIS-OC to the City is \$39,500. The City has sufficient funds from PLHA to fulfill their funding request in the amount to of \$39,500 for the ADU expansion project.

Recommended Action: It is recommended that the City Council:

1. Approve Resolution No. R-2024-62, a Resolution of the City Council of the City of Placentia, California authorizing a budget amendment in Fiscal Year 2024-25 in compliance with City Charter of the City of Placentia §§1206 and 1209 pertaining to appropriations for actual expenditures; and
2. Adopt Resolution No. R-2024-63, a Resolution of the City Council of the City of Placentia, California, approving a Development Agreement and Affordable Housing Covenants No. DA-2024-01 with Homeless Intervention Services of Orange County for Permanent Local Housing Allocation funding in the amount of \$39,500 for the detached Accessory Dwelling Unit located at 913 N. Bradford Avenue (APN 339-283-17); and
3. Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney.

- 1.f [Award of Contract to AAA Oils, doing business as California Fuels and Lubricants for Bulk Diesel Fuel Delivery Services](#)

Fiscal Impact:

Expense: \$200,000 Five-Year Contract Amount

Budgeted: \$376,000 FY 2024-25 Operating Budget (103658-6345)

Recommended Action: It is recommended that the City Council:

1. Award a five-year Public Works Agreement to AAA Oils doing business as

California Fuels, for the bulk delivery of diesel fuel in an amount-not-to-exceed \$200,000; and

2. Authorize the City Administrator to approve contract change orders up to 10% or \$20,000 of the 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.

1.g [Approval of Five-Year Lease Agreement with Trillium for CNG Station Service, Maintenance and Management](#)

Fiscal Impact:

Revenue: \$ 63,750 First Year Base Lease Payment (FY 24-25 Pro Rated Amount)  
\$ 80,000 Annual Base Lease Payment (FY 25-26 to FY 28-89)  
\$383,750 Five-Year Total for Base Lease Payment  
5% Additional Revenue Based on Annual Total Sales

Recommended Action: It is recommended that the City Council:

1. Award a five-year lease agreement to Trillium for inspection, service, maintenance, and management of the City CNG Station; and
2. Authorize the City Administrator to approve contract change orders; and
3. Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

1.h [Amendment No. 4 to Professional Services Agreement with RBI Traffic, Inc. for On-Call Traffic Control and Engineering Plan Check Services](#)

Fiscal Impact:

Expense: \$ 17,500 FY 2024-25 Contract Amendment  
\$ 7,500 FY 2025-26 Contract Amendment  
\$ 25,000 Amendment No. 4 to Professional Services Agreement  
Budget: \$17,500 FY 2024-25 Operating Budget (103590-6290)  
\$ 7,500 Future FY 2025-26 Operating Budget (103590-6290)

Recommended Action: It is recommended that the City Council:

1. Approve Amendment No. 4 to the Professional Services Agreement with RBI Traffic, Inc. to increase the contract amount by an additional \$25,000 for a total contract not-to-exceed amount of \$170,750; and
2. Approve Resolution No. R-2024-61, a Resolution of the City Council of the City of Placentia, California, authorizing a budget amendment in Fiscal Year 2024-25 in compliance with City Charter of the City of Placentia Sections 1206 and 1209 pertaining to appropriations for actual expenditures; and
3. Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney.

1.i [Award of Contract to Facility Solutions Group \(FSG\) for the Purchase and Installation of the Tuffree Parks Sports Fields Lighting Project, CIP Project No. 7506](#)

Expense: \$240,883.85 Total Project Cost  
\$218,985.32 Contract Cost  
\$ 21,898.53 Contract Contingency  
Budget: \$241,000.00 Total Project Budget

\$185,000.00 Measure U (797506-6760)  
\$ 56,000.00 Park & Rec Impact Fees (637506-6760)

Recommended Action: It is recommended that the City Council:

1. Award a Public Works Agreement to Facility Solutions Group (FSG) for the Tuffree Parks Sports Fields Lighting Project in the amount of \$218,985.32, CIP Project No. 7506; and
2. Adopt Resolution No. R-2024-64, A Resolution of the City Council of the City of Placentia, California authorizing a budget amendment in Fiscal Year 2024-25 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 to approve contract change orders up to ten percent (10%) of the contract amount, or \$21,898.53 for a not-to-exceed total contract amount of \$240,883.85; and
4. Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

1.j [Approval of Agreement Extension and Equipment Upgrade with Axon Enterprise, Inc.](#)

Fiscal Impact:

Expense: \$1,695,435.93 Total Purchase Price of Equipment  
Budget: \$ 393,576.93 Year 1 Payment (103041-6136) FY 2024-25

Recommended Action: It is recommended that the City Council:

1. Approve the agreement with Axon Enterprise, Inc. for the purchase of body worn cameras, in-car video, interview room video, Taser devices, cloud data storage, and all related equipment and services beginning in Fiscal Year 2024-2025 and ending in Fiscal Year 2028-2029 with a five-year total cost of \$1,695,435.93; and
2. Authorize the City Administrator or his designee to execute all necessary documents, in a form approved by the City Attorney, to effectuate these actions.

1.k [Approval of the Design Concept Plan for Playground Renovations at McFadden Park and Approval of Public Works Agreement with PlayCore D.B.A. Gametime for the purchase and Installation of the Playground Equipment, CIP Projects No. 7210 and 7504](#)

Fiscal Impact:

Expense: \$550,000.00 Total Cost  
\$536,389.63 Contract Amount  
\$ 13,610.37 Contract Contingency Amount  
Budget: \$550,000.00 FY 2024-25 CIP Budget  
\$460,000.00 Measure U (797504-6760)  
\$ 40,000.00 Park & Rec Impact Fee (637504-6760)  
\$ 50,000.00 City Quimby In-Lieu Fee (697210-6760)

Recommended Action: It is recommended that the City Council:

1. Provide Staff with input to incorporate into the design plan for the renovation of the McFadden Park Playground Renovation Project; and

2. Approve the design concept plan for the McFadden Park Playground Renovation Project; and
3. Approve the purchase of the McFadden Park playground equipment utilizing the budgeted CIP funding in Fiscal Year 2024-2025 for projects 7210 and 7504; and
4. Award a Public Works Agreement to PlayCore d.b.a. GameTime for the McFadden Park playground equipment renovation project in the amount of \$536,389.63; and
5. Authorize the City Administrator to approve contract change orders up to a total of \$13,610.37 or a not-to-exceed total contract amount of \$550,000; and
6. Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

1.l [City Council of Placentia Response to Orange County Grand Jury Study of E-Bikes Friend or Foe](#)

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

1. Review the City's response to the Grand Jury Report; and
2. Direct Staff to submit the attached letter to the Presiding Judge of the Orange County Grand Jury, to be signed by Mayor Yamaguchi.

1.m [Approval of Final Parcel Map No. 2024-113 Pertaining to the Subdivision of an +/- 4.97 Acre Lot into Four Parcels, with a Remainder Parcel Located at 440 N. Jefferson with the R-3 \(High Density Multiple Family Residential\) Zoning District](#)

Fiscal Impact: Approximately \$3,000,000 of Total Development Impact Fee Revenue associated with the anticipated construction of 140 Townhomes.

Recommended Action: It is recommended that the City Council:

1. Approve Final Parcel Map No. 2024-113, subject to final review and approval by the County Surveyor; and
2. Authorize the City Clerk to sign Final Parcel Map No. 2024-113.

1.n [Second Reading and Adoption of Ordinance No. O-2024-05, an Ordinance of the City Council of the City of Placentia, Amending Chapter 23.105, Specific Plan 5, to permit mixed-use development, parking structures, and associated development standards on Parcel No. 9 located on a 2.72-acre site on property located at 777 W. Orangethorpe Avenue and 776 S. Placentia Avenue \(APN 339-112-27\)](#)

Fiscal Impact:

It is anticipated the project would generate approximately \$1.2 million in one-time revenue to the General Fund in the form of permit fees, however revenue from those fees are fees for service supporting the additional work for Staff created directly by the project's construction and would not be available for other City operations. An additional \$2.6 million is anticipated from one-time Citywide development impact fees which can only be used for future infrastructure projects and are not available to support the daily operations of the City.

Once the project is complete, the project is expected to generate \$244,209 in new

General Fund revenue annually through a combination of higher property tax, sales tax, and utility users tax. The project is anticipated to require \$246,435 in new annual General Fund expenses primarily for increased Police and Fire response to support the new residents. In summary, the project is projected to generate a net annual loss of (\$2,226) to the General Fund.

Recommended Action: It is recommended, if City Council chooses to adopt Ordinance No. O-2024-05:

Perform Second Reading and Adoption of Ordinance No. O-2024-05, an Ordinance of the City Council of the City of Placentia, California, amending Chapter 23.105, Specific Plan No. 5, of the Placentia Municipal Code.

1.o [FY 2024-25 First Quarter Budget Report](#)

<b>Fund</b>	<b>Revenues</b> (Including Transfers-In)	<b>Appropriations</b> (Including Capital & Transfers-Out)
General Fund	-	324,343
Special Revenue	1,447,091	1,486,876
Capital Projects (All Funds)	14,273,238	18,209,526
Enterprise Funds	132,790	429,090
Internal Service Fund	200,000	200,000
<b>Total</b>	<b>16,053,119</b>	<b>20,649,835</b>

Recommended Action: It is recommended that the City Council:

1. Approve the First Quarter Budget Report and adopt Resolution No. R-2024-66, amending the City’s FY 2024-25 Budget.

**2. PUBLIC HEARING: None**

**3. REGULAR AGENDA:**

- 3.a [Consider the Formation of a Council Ad-Hoc Committee for a Limited Duration to work with Staff in developing draft recommendations for the upcoming City Centennial, including the structure of a future Steering Committee; the Ad-Hoc Committee will exist until Recommendations are made to the full Council or until February 2025](#)

Fiscal Impact:

None

Recommended Action: It is recommended that the City Council:

1. Formally appoint two (2) City Council members to an Ad-Hoc Centennial Committee to work with Staff to develop draft recommendations for events, programming and the structure of a future Centennial Steering Committee; and
2. Present said recommendations to the City Council in January 2025.

**CITY COUNCIL MEMBERS REQUESTS:**

*Council Members may make requests or ask questions of Staff. If a Council Member would like to have formal action taken on a requested matter, it will be placed on a future Council or Board Agenda.*

**ADJOURNMENT**

*The City Council/Successor Agency/ICDA/PPFA Board of Directors will adjourn to a regular City Council meeting on Tuesday, October 1, at 5:30 p.m.*

**TENTATIVE AGENDA FORECAST:**

- *Study Session: Examine long-term fiscal sustainability Options*
- *Amendment No. 5 with Totum for SiFi Inspections*
- *Purchase of two (2) 2024 Ford F-150 Pickup Trucks for the Public Works Department*
- *Award of Contract for fats, oils, grease (FOG) Program*
- *Tamale Festival Event*
- *Updated Five-Year Strategic Plan Goals and Objectives*
- *Jaycee Parkette Conceptual Design*

**CERTIFICATION OF POSTING**

*I, Carole M. Wayman, Deputy City Clerk for the City of Placentia and Assistant Secretary of the Industrial Commercial Development Authority, the Successor Agency, and the Placentia Financing Authority hereby certify that the Agenda for the September 17, 2024, meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority, and the Placentia Public Financing Authority was posted on September 12, 2024.*

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*Carole M. Wayman, Deputy City Clerk*