



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

KEVIN KIRWIN  
Mayor  
District 2

CHAD P. WANKE  
Mayor Pro Tem  
District 4

THOMAS HUMMER  
Councilmember  
District 1

WARD L. SMITH  
Councilmember  
District 5

JEREMY B. YAMAGUCHI  
Councilmember  
District 3

Robert S. McKinnell  
City Clerk

Kevin A. Larson  
City Treasurer

Jennifer Lampman  
City Administrator

Christian L. Bettenhausen  
City Attorney

**AGENDA  
June 3, 2025**

**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)**

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**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.

**PLACENTIA CITY COUNCIL  
REGULAR MEETING AGENDA - CLOSED SESSION  
June 3, 2025  
5:00 p.m. - City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:**

**ROLL CALL:**

Councilmember/Board Member Hummer  
Councilmember/Board Member Smith  
Councilmember/Board Member Yamaguchi  
Mayor Pro Tem/Board Vice Chair Wanke  
Mayor/Board Chair Kirwin

**ORAL COMMUNICATIONS:**

*At this time the public may address the City Council and Boards of Directors concerning any items on the Closed Session Agenda only. There is a five (5) minute time limit for each individual addressing the City Council and Boards of Directors. The City Council and Boards of Directors will recess to the City Council Caucus Room for the purpose of conducting their Closed Session proceedings.*

**CLOSED SESSION PROCEEDINGS:**

*The City Council and Boards of Directors will recess to the City Council Caucus Room for the purpose of conducting their Closed Session proceedings.*

Pursuant to Government Code Section 54957.6

**CONFERENCE WITH LABOR NEGOTIATOR**

Agency Designated Representatives: Jennifer Lampman, City Administrator

Alice Burnett, Director of Human Resources

Employee Organizations:

Placentia City Employees Association (PCEA)

Placentia Firefighters Association (PFA)

Placentia Fire Management Association (PFMA)

Placentia Police Management Association (PPMA)

Placentia Police Officers Association (PPOA)

Unrepresented Employees

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

**PLACENTIA CITY COUNCIL  
REGULAR MEETING AGENDA  
June 3, 2025  
7:00 p.m. - City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:**

**ROLL CALL:**

Councilmember/Board Member Hummer  
Councilmember/Board Member Smith  
Councilmember/Board Member Yamaguchi  
Mayor Pro Tem/Board Vice Chair Wanke  
Mayor/Board Chair Kirwin

**INVOCATION:** Chaplain Kenneth Curry

**PLEDGE OF ALLEGIANCE:** Kelsey Mattea Bae, El Dorado High School

**PRESENTATIONS:** None

**CLOSED SESSION REPORT:**

**CITY ADMINISTRATOR REPORT:**

**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.*

**CITY COUNCIL MEMBER COMMENTS:**

**1. CONSENT CALENDAR (1a..1m):**

*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](#)

Fiscal Impact:

None.

Recommended Action: It is recommended that the City Council:

Approve.

1.b [City Fiscal Year 2024-25 Registers for June 3, 2025](#)

**Check Register**

Fiscal Impact: \$ 1,716,367.67

## **Electronic Disbursement Register**

Fiscal Impact: \$ 4,172,369.21

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

### 1.c **Setting of the Annual Special Tax Rate for Fiscal Year 2025-26 for Community Facilities District No. 2024-01 (Old Town Maintenance Services)**

Fiscal Impact:

The recommended levy assessments for the Old Town CFD will generate \$1,540.52 in revenue for FY 2025-26. There is no fiscal impact to the General Fund with these recommended actions.

Recommended Action: It is recommended that the City Council take the following actions:

1. Adopt Resolution No. R-2025-21, a Resolution of the City Council of the City of Placentia, California, Setting the Levy of an Annual Special Tax for Community Facilities District No. 2024-01 (Old Town Maintenance Services) for Fiscal Year 2025-26; and
2. Authorize inclusion of the Annual Special Tax for Community Facilities District No. 2024-01 (Old Town Maintenance Services) for Fiscal Year 2025-26 on the Orange County Secured Property Tax Roll.

### 1.d **Setting of the Annual Special Tax Rate for Fiscal Year 2025-26 for Community Facilities District No. 2018-01 (TOD Maintenance Services)**

Fiscal Impact:

The recommended levy assessments for the TOD CFD will generate \$99,088.09 in revenue for FY 2025-26. There is no fiscal impact to the General Fund with these recommended actions.

Recommended Action: It is recommended that the City Council take the following actions:

1. Adopt Resolution No. R-2025-22, a Resolution of the City Council of the City of Placentia, California, setting the levy of an annual special tax for Community Facilities District No. 2018-01 (TOD Maintenance Services) for Fiscal Year 2025-26; and
2. Authorize inclusion of the Annual Special Tax for Community Facilities District No. 2018-01 (TOD Maintenance Services) for Fiscal Year 2025-26 on the Orange County Secured Property Tax Roll.

### 1.e **Setting of the Annual Special Tax Rate for Fiscal Year 2025-26 for Community Facilities District No. 2014-01 (Public Services CFD)**

Fiscal Impact:

There is no General Fund impact as a result of this special tax levy for public safety services. If the recommended actions are approved, a total of 234 parcels will be assessed at the adjusted special tax rates as summarized below:

Land Use Type	Number of Parcels	Number of Units	Rate	Total
<b>Single-Family Residential Property</b>	233	233	390.684	\$91,029.37
<b>Multi-Family Residential Property</b>	1	418	295.186	\$123,387.75
<b>Total</b>	<b>234</b>			<b>\$214,417.12</b>

The total anticipated revenue from these assessments in FY 2025-26 is \$214,417.12.

Recommended Action: It is recommended that the City Council take the following actions:

1. Adopt Resolution No. R-2025-23, a Resolution of the City Council of the City of Placentia, California, setting the levy of an Annual Special Tax for Community Facilities District No. 2014-01 (Public Services) for Fiscal Year 2025-26; and
2. Authorize inclusion of the Annual Special Tax for Community Facilities District No. 2014-01 (Public Services) for Fiscal Year 2025-26 on the Orange County Secured Property Tax Roll.

1.f [Measure M Eligibility Application Package for Fiscal Year 2025-26](#)

Fiscal Impact:

Revenue: \$1,168,171 In Estimated Measure M Funds (180000-4092)

Recommended Action: It is recommended that the City Council take the following actions:

1. Authorize Staff to submit the 7-year Capital Improvement Program (CIP) project list utilizing Measure M funding; and
2. Adopt Resolution No. R-2025-24, a Resolution of the City Council of the City of Placentia, California, Concerning the Status and Update of the Circulation Element, and Mitigation Fee Program for The Measure M (M2) Program; and
3. Authorize Staff to submit the Measure M Eligibility application package to OCTA to ensure continued eligibility for Measure M funding and receipt of Local Fair Share M2 funds.

1.g [Kraemer Memorial Park Fountain Landscape Project - Receive and File](#)

Fiscal Impact:

Expense:	\$24,000	Park & Rec Impact Fees
Contingency:	\$ 999	Park & Rec Impact Fees
<b>Total:</b>	<b>\$24,999</b>	

Budget: \$24,999 Parks & Rec Impact Fee fund

Recommended Action:

It is recommended that the City Council receive and file this staff report and provide

input if deemed necessary for the Kraemer Memorial Park Fountain Landscape project.

1.h [Award of Contract to Judge Netting Inc. for the Purchase and Installation of Safety Netting at Torii Hunter Field at Kraemer Memorial Park](#)

Expense: \$40,700 St. Jude Grant  
Contingency: \$ 4,070 St. Jude Grant  
Total \$44,770

Budget: \$44,770 St. Jude Grant Award Funds

Recommended Action: It is recommended that the City Council take the following actions:

1. Award a Public Works Agreement to Judge Netting Inc. for the purchase and replacement of the safety netting and equipment at Torii Hunter Field within Kraemer Park in the amount of \$40,700; and
2. Authorize the City Administrator to approve contract change orders up to a total of \$4,070 or a not-to-exceed total contract amount of \$44,770; and
3. Authorize the City Administrator and/or her designee to execute all necessary documents, in a form approved by the City Attorney.

1.i [Placentia Public Safety Building - Computer Hardware Purchase](#)

Fiscal Impact:

Expense: \$112,940.40 Total Purchase Price of Equipment with Contingency  
Budget: \$750,000.00 DOJ COPS Grant Funding (105213-6840)

Recommended Action: It is recommended that the City Council take the following actions:

1. Approve the purchase of Dell computers, monitors, and accessories as specified in Dell Quote No. 3000189678377.2 for the Public Safety Building; and
2. Approve a 5% contingency in the amount of \$5,378.11 to cover any unforeseen costs related to the procurement, for a total not-to-exceed amount of \$112,940.40; and
3. Authorize the City Administrator and/or her designee to execute all necessary documents, subject to City Attorney approval.

1.j [Amendment No. 1 to Professional Services Agreement with Placeworks, Inc. to Complete the Chapman Corridor Plan](#)

Fiscal Impact:

Cost of June 2024 Agreement: \$124,661  
Amount Paid to Consultant to Date: \$ -81,549  
Amount Remaining on June 2024 Agreement: \$ 43,112

Cost of June 2024 Agreement: \$124,661  
Staff Recommended Additional Contingency: \$+20,000  
Total Cost Including Amendment No. 1.: \$144,661  
General Plan Update Fee Funds (749104-6017) \$144,661

Recommended Action: It is recommended that the City Council take the following actions:

1. Approve Amendment No. 1 to the Professional Services Agreement with Placeworks, Inc. to provide professional services related to the Chapman Corridor Planning and supporting environmental documentation for an amount not to exceed \$144,661; and
2. Authorize the City Administrator and/or her designee to execute the necessary documents, in a form approved by the City Attorney.

1.k [Termination of 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:

Terminating these agreements will result in the City no longer receiving annual lease revenue of \$3,349.56 associated with the Chamber's office space. Additionally, the City will discontinue the annual payment of \$25,000 to the Chamber for services outlined in the Cooperation Agreement.

Recommended Actions: It is recommended that the City Council take the following actions:

1. Approve the termination of the Lease of Real Property 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 November 7, 2028; and
2. Approve the termination of the Cooperation Agreement between the City of Placentia and the Placentia Chamber of Commerce for a term ending on November 7, 2028; and
3. Authorize the City Administrator and/or her designee to issue notices of termination on behalf of the City, in a form approved by the City Attorney.

1.l [Amendment No. 2 to Professional Services Agreement with Bowman Infrastructure Engineers LTD, DBA Infrastructure Engineers for Provision of Building Official, Plan Check, and Inspection, Services](#)

Fiscal Impact:

Expense: \$100,000 (up to \$300,000 per fiscal year) (102532-6290)

Recommended Action: It is recommended that the City Council take the following actions:

1. Approve Amendment No. 2 to the Professional Services Agreement with Bowman Infrastructure Engineers Ltd., dba Infrastructure Engineers to provide professional services in an amount not to exceed \$300,000 per Fiscal Year ("FY"), including the remainder of this Fiscal Year; and
2. Approve Resolution No. R-2025-27, 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 and/or her designee to execute the necessary

documents, in a form approved by the City Attorney.

1.m [City Administrator Employment Agreement with Jennifer Lampman](#)

Fiscal Impact:

There is no fiscal impact as this is a budgeted position.

Recommended Action: It is recommended that the City Council take the following actions:

1. Adopt a resolution approving an employment agreement between the City of Placentia and Jennifer Lampman to serve as City Administrator; and
2. Authorize the Mayor to execute the Employment Agreement, in a form approved by the City Attorney.

**2. PUBLIC HEARING:**

2.a

[City of Placentia Fiscal Year 2025-26 Annual Operating Budget, Position Allocation Plan, Annual Gann Appropriations, Capital Improvement Program, and Placentia Public Financing Authority Annual Budget](#)

Fiscal Impact:

FY 2025-26	Expenditures:	\$92,686,878
	Revenue	\$89,665,708

Recommended Action: It is recommended that the City Council take the following actions:

1. Open the Public Hearing concerning the City of Placentia Budget for Fiscal Year 2025-26 and Capital Improvement Program (CIP) for Fiscal Year 2025-26, consider all public testimony, ask questions of Staff, and close the public hearing; and
2. Adopt Resolution No. R-2025-25, a Resolution of the City Council of the City of Placentia, California, taking actions necessary to adopt the Fiscal Year 2025-26 Annual Budget; and taking actions necessary to adopt the Fiscal Year 2025-26 Capital Improvement Program (CIP) Budget with an appropriation of \$11,400,479; and authorizing the Position Allocation Plan and Compensation Plan for Fiscal Year 2025-26; 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 2025-26 Annual Appropriation Limit; and
5. Adopt Resolution R-2025-26, a Resolution of the City Council of the City of Placentia, California, approving and adopting the Annual Appropriations Limit (GANN) for the Fiscal Year 2025-26 in the amount of \$128,022,711.

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 2025-26; and
  2. Adopt Resolution No. PPFA-2025-01, 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 2025-26 Annual Budget.
- 2.b [Public Hearing and Consideration of the Ordinance of the City Council of the City of Placentia, California Designating Fire Hazard Severity Zones within the City of Placentia](#)

Fiscal Impact:

The current fee schedule is intended to recover the costs of providing enforcement of the regulatory functions and enforcement.

Recommended Action: It is recommended that the City Council take the following actions:

1. Open the Public Hearing to consider proposed Ordinance; and
2. Receive the Staff report, consider all public testimony, ask questions of Staff; and
3. Close the Public Hearing; and
4. Waive full reading, by title only, and introduce for first reading of Ordinance No. O-2025-04, an Ordinance of the City Council of the City of Placentia, California designating fire hazard severity zones.

**3. REGULAR AGENDA: None**

**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, June 17, 2025 at 5:00 p.m.*

**TENTATIVE AGENDA FORECAST:**

**CERTIFICATION OF POSTING**

*I, Nancy Albitre-Seely, Interim 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 June 3, 2025, meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority, and the Placentia Public Financing Authority was posted on May 30, 2025.*

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*Nancy Albitre-Seely, Interim Deputy City Clerk*