



**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
July 15, 2025**

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

Phone: (714) 993-8117

**Email: administration@placentia.org
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, 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
July 15, 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

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.

**PLACENTIA CITY COUNCIL
REGULAR MEETING AGENDA
July 15, 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 Charles Frost

PLEDGE OF ALLEGIANCE: Nancy Buck, Senior Community Services

PRESENTATIONS:

Proclamation of July 2025 as Parks and Recreation Month

Presenters: Mayor Kirwin and City Council

Recipient: Lydie Gutfeld, Director of Community Services Department

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 (1.a. to 1.j):

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 Registers for July 15, 2025

Check Register

Fiscal Impact: \$ 562,774.41

Electronic Disbursement Register

Fiscal Impact: \$ 1,358,777.50

1.c Adopt Investment Resolution adopting the Annual Statement of Investment Policy for Fiscal Year 2025-26

Fiscal Impact:

None.

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

1. Adopt Resolution No. R-2025-39, a Resolution of the City Council of the City of Placentia, California, adopting the annual Statement of Investment Policy for the Fiscal Year 2025-26.

1.d Approval of Final Tract Map No. 19300 for the Subdivision of an Approximate 4.954-Acre Site with 140 Residential Townhome Condominium Units Located on Four Parcels at 440 N. Jefferson Street.

Fiscal Impact:

Approximately \$2,600,000 in Development Impact Fees.

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

1. Approve Final Tract Map No. 19300, subject to final review and approval by the County Surveyor; and
2. Accept the offers of easement dedication for emergency access, and accept the easement dedications for Public Roadway and Utility Improvements; and
3. Authorize the Mayor and City Clerk to execute a Subdivision Improvement Agreement, in a form approved by the City Attorney for public improvements associated with Final Tract Map 19300; and
4. Authorize the City Clerk to sign Final Tract Map No. 19300.

1.e Approval of the Updated Sewer System Management Plan

Fiscal Impact:

None.

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

1. Approve the City's Sewer System Management Plan update as required by the State Water Resources Control Board; and
2. Direct Staff to submit the Sewer System Management Plan to the State Water Resources Control Board.

1.f Second Reading and Adoption of Ordinance No. O-2025-05, amending development standards and regulatory requirements in Title 23 ("Zoning") of the Placentia

[Municipal Code relating to Accessory Dwelling Units and Junior Accessory Dwelling Units to be in compliance with State law \(Zoning Code Amendment No. ZCA 2025-01\)](#)

Fiscal Impact:

None.

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

1. Waive full reading, by title only, and adopt Ordinance No. O-2025-05, An Ordinance of the City Council of the City of Placentia, California, amending Chapter 23.73 of the Placentia Municipal Code Relating to Accessory Dwelling Units and Junior Accessory Dwelling Units in Accordance with State Law.

- 1.g [Second Reading and Adoption of Ordinance No. O-2025-06, amending development standards and regulatory requirements in Title 22 \(“Subdivisions”\) and Title 23 \(“Zoning”\) of the Placentia Municipal Code relating to Two-Unit housing developments and Urban Lot Splits, in accordance with State Law \(Zoning Code Amendment No. ZCA 2025-02\)](#)

Fiscal Impact:

None.

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

1. Waive full reading, by title only, and adopt Ordinance No. O-2025-06, An Ordinance of the City Council of the City of Placentia, California, amending Chapter 22.80 (Urban Lot Splits), Chapter 23.13 (Two-Unit Housing) and Chapter 23.81 (General Regulations and Exceptions) of the Placentia Municipal Code in accordance with State law.

- 1.h [Amendment No. 3 to Expand the Scope of Work and Budget for the Maintenance Services Agreement with Team One Management Inc. for Park Restroom Janitorial Services](#)

Fiscal Impact:

Community Services Budget: \$87,297
 Community Services Contingency: \$8,729.70
 Community Services Total Budget:\$96,026.70
 Public Works Budget: \$37,760
 Public Works Contingency: \$3,776
 Public Works Total Budget:\$41,536
 Not-to-Exceed Amount: \$137,562.70

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

1. Approve Amendment No. 3 to the Maintenance Services Agreement with Team One Management Inc. for Park Restroom Janitorial Services with an extended scope of work and additional budget for year 2 of the original Amendment No. 2 term contract for a not-to-exceed amount of \$137,562.70 per year; and
2. Authorize the City Administrator to approve contract change orders up to the

- 10% cumulative contract not-to-exceed of \$12,505.70; 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 [Approval of the License Agreement with Higher Ground Youth and Family Services for Teen Programming and Counseling and Therapy Services for Individual, Family and Group Sessions at the Teen Center in Kraemer Park](#)

Fiscal Impact:

Expense: \$0

Revenue: \$1 FY25-26

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

1. Approve a one (1) year License Agreement with Higher Ground Youth and Family Services for teen programming, counseling and therapy services from the date that the agreement is fully executed with a \$1 per year payment due September 1, 2025.
2. Authorize the City Administrator and/or her designee to execute the necessary documents, in a form approved by the City Attorney.

1.j [Approval of Memorandum of Understanding with the Placentia Community Foundation to provide non-profit status for tax-deductible donations for the Centennial Celebration Year.](#)

Fiscal Impact:

There are no financials for this Memorandum of Understanding with the Placentia Community Foundation.

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

1. Approve the Memorandum of Understanding between the City of Placentia and the Placentia Community Foundation and authorize the City Administrator and/or her designee to execute the agreement, in a form approved by the City Attorney.

2. PUBLIC HEARING:

2.a [Public Hearing on Annual Solid Waste Handling Services Rates Adjustment and Related Resolutions for Fiscal Year 2025-26](#)

Fiscal Impact:

Increased revenue of \$30,224.57

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

1. Open the public hearing concerning the solid waste handling services, rate adjustment and related resolutions for Fiscal Year 2025-26; and
2. Receive the staff report, consider all public testimony, ask questions of staff; and
3. Close the public hearing and direct the City Clerk to tabulate the written

- protests and report the results of the tabulation to the City Council; and
4. Adopt Resolution No. R-2025-37, approving the amended fee schedule for solid waste handling services for Fiscal Year 2025-26; and
 5. Adopt Resolution No. R-2025-38, authorizing and determining residential solid waste handling service charges and directing placement thereof on the Orange County property tax rolls for Fiscal Year 2025-26; and
 6. Approve Amendment No. 16 to the Amended, Revised and Restated Agreement for Solid Waste Handling Services between the City of Placentia and Republic Waste Services of Southern California, LLC; and
 7. Authorize the City Administrator and/or her designee to execute all necessary documents, in a form approved by the City Attorney.

3. REGULAR AGENDA:

3.a [2025 Sewer Cost Recovery Fee Rate Study and Resolution Setting the Public Hearing](#)

Fiscal Impact:

Expense: \$5,000 Mailing Expense

Budgeted: \$5,000 FY 2025-26 Operating Budget Sewer Maintenance Fund

There is no immediate fiscal impact associated with this Study Session. Based upon City Council policy direction, Staff will finalize any proposed sewer rate cost recovery adjustments and return to the City Council at a later date to initiate the public hearing and the Proposition 218 process.

Recommended Action:

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

1. Receive and file the Staff report and presentation; and
2. Ask any questions of Staff; and
3. Adopt Resolution No. R-2025-40, a Resolution of the City Council of the City of Placentia, California, declaring its intention to adopt increased sanitary sewer system service fees, setting a public hearing for October 7, 2025, and directing Staff to provide notice pursuant to Proposition 218; and
4. Adopt Resolution No. R-2025-41, a Resolution of the City Council of the City of Placentia, California, adopting procedures for establishing and increasing property related fees and charges under Proposition 218.

3.b [Event Fee Waiver Request Pertaining to the operation of the Placentia Community Chorus and their rehearsals at the Backs Community Center for Fiscal Year 25-26.](#)

Fiscal Impact:

Facility Use Fees: \$ 6,233

Damage Deposit: \$ 180

Staff Cost revenue: \$ (1,600)

Total Fiscal Impact: \$ 6,413

Though this shows as a fiscal impact of \$6,413.00, the recommended reservation dates and times are not high use and not likely to be requested for rental by the public. The expenditure for Staff is fully reimbursed.

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

1. Approve a facility rental/use agreement with the Placentia Community Chorus to host their rehearsals at the Backs Community Center located within Kraemer Memorial Park; and
2. Approve Staff recommendation to waive facility use/rental, damage deposit, and fees for the use of Backs Community Center and not Staff costs or the associated with the operation of the rental; and
3. Authorize the City Administrator and/or her designee to execute all necessary documents, in a form approved by the City Attorney.

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, September 2, 2025 at 5:00 p.m.

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 July 15, 2025, meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority, and the Placentia Public Financing Authority was posted on July 10, 2025.

Nancy Albitre-Seely, Interim Deputy City Clerk