

**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

March 5, 2024

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

Teleconference Site:

**La Quinta Inn & Suites by Wyndham St. Petersburg Northeast,
6638 4th St N.,
St Petersburg Florida**

CALL TO ORDER: Mayor Pro Tem Kirwin called the meeting to order at 5:30 p.m.

ROLL CALL:

PRESENT: Councilmember/Board Member Shader, Smith, Kirwin, Yamaguchi (remotely)

ABSENT: Wanke (excused)

ORAL COMMUNICATIONS:

Mayor Pro Tem Kirwin opened Oral Communications for the Closed Session.

Craig Green, former Councilmember, spoke in support of City Administrator Arrula's performance and compensation package. (Submitted Written Comments)

City Clerk McKinnell announced the Closed Session matter and cases.

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 54957(b)(1):
PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Title: City Administrator
2. Pursuant to Government Code Section 54956.9(d)(1)
CONFERENCE WITH LEGAL COUNSEL – Existing Litigation
Jimmy Wong, et al. v. City of Placentia, et al. Case No. 8:22-cv-00798-CJC-JDE
3. Pursuant to Government Code Section 54956.9(d)(4)
CONFERENCE WITH LEGAL COUNSEL – Anticipated Litigation
1 case

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

CALL TO ORDER: Mayor Pro Tem Kirwin called the meeting to order at 7:00 p.m.

ROLL CALL:

PRESENT: Councilmember/Board Member Shader, Smith, Kirwin

ABSENT: Wanke (excused), Yamaguchi

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; Deputy Director of Administrative Services Jeannette Ortega; City Treasurer Kevin Larson; City Clerk Robert McKinnell; Deputy City Clerk Carole M. Wayman

INVOCATION: Chaplain Charles Frost

PLEDGE OF ALLEGIANCE: Officer Mac Navarro

PRESENTATIONS: None

CLOSED SESSION REPORT:

City Attorney/Authority Counsel Bettenhausen stated that there were three (3) items on the Closed Session agenda, the City Council discussed each of those items, and direction was provided. He noted that the matter regarding the City Administrator Performance Evaluation was continued to the next meeting because one Councilmember was absent due to illness.

CITY ADMINISTRATOR REPORT:

City Administrator Arrula announced one (1) recent promotion.

Antonio Vega was recently promoted from part-time to full-time Custodian in the Public Works Department. Originally from El Paso, Texas, Antonio later moved to California and attended Ruby Drive Elementary, Kraemer Junior High, and Valencia High School. After high school, he worked for Walmart as an Automotive Supervisor.

ORAL COMMUNICATIONS:

Joanna Burchell, Placentia resident, thanked the Council for the many improvements throughout the City and promoting the highest standard of community life. She expressed concerns about compensation for Placentia's Police and Fire personnel, stating that they are not receiving competitive wages. She urged the Council to offer fair compensation for Police and Fire personnel.

Joe Parra expressed concerns about the rail project in the City.

Dolly Foskaris recounted the life-saving efforts of Placentia Police and Fire at a car accident in Placentia. She expressed concerns about the cost of the Lynch Ambulance contract and promoted incorporating paramedic firefighters into the City's engine crews to enhance service and reduce costs. She urged the Council to consider the importance of enhancing safety and quality of service for the residents of Placentia. (Submitted Written Comments)

Tom Lindsey, Vice President, Yorba Linda Water District, provided an update on water capital improvement projects in the City and shared comments about the City's successful Tamale Festival.

Julie Suchard, Placentia resident, commented that she voted for Measure U to make sure Police and Fire personnel are compensated fairly. She added concerns regarding City Administrator Arrula's compensation package and expenses.

CITY COUNCIL/BOARD MEMBER COMMENTS:

Councilmember Shader reported her attendance at the following:

- Tour of HomeAid Family Care Center
- Led of tour with area churches of the Navigation Center
- Association of Orange County Cities Legislation Meeting
- Old Town City Hall building Ribbon Cutting
- Meeting regarding the Metrolink Station
- Placentia Library Annual Author's Luncheon

She promoted the upcoming Citizens Academy and encouraged those interested to visit the City's website for registration information.

Councilmember Smith reported his attendance at the following:

- Orange County Council on Governments Board of Directors meeting
- EIFD Meeting
- Homeless Symposium in the City of Arcadia
- Placentia Library Annual Author's Luncheon
- City Administrator's Brown Bag Luncheon

He promoted the City's Summer hiring program and encouraged those interested to visit the City's website or contact Human Resources.

Mayor Pro Tem Kirwin commented on the recent road improvements on Bradford Avenue. He promoted the upcoming Easter Eggcitement on March 23, 2024 beginning at 10 a.m. at Kraemer Park.

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

Councilmember Shader pulled Item No. 1.c. for further discussion. Motion by Shader, seconded by Smith, and carried a (3-0-2, Wanke and Yamaguchi absent) vote to approve the balance of the 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 3-0-2, as recommended, Wanke and Yamaguchi absent)

1.b. **City Fiscal Year 2023-24 Registers for March 5, 2024
Check Register**

Fiscal Impact: \$1,875,679.11

Electronic Disbursement Register

Fiscal Impact: \$2,032,770.90

Recommended Action: It is recommended that the City Council:

1) Receive and file

(Received and Filed, as recommended)

1.c. **Resolution Approving the Amended Infrastructure Financing Plan ("IFP") for the Placentia Enhanced Infrastructure Financing District ("Placentia EIFD")**

Fiscal Impact: Estimated range of \$17 to \$24 million in property tax increment over approximately 40 years. Up to \$59 million in net fiscal impact revenue to the City over approximately 50 years

Recommended Action: It is recommended that the City Council:

1) Adopt Resolution No. R-2024-12, A Resolution of the City Council of the City of Placentia, California approving the amended Infrastructure Financing Plan for Placentia Enhanced Infrastructure Financing District and the allocation of the City's incremental tax revenue from the project area pursuant to Government Code Section 53398.75 et seq; and

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

(Approved 3-0-2, as recommended, Wanke and Yamaguchi absent)

Councilmember Shader expressed support for the EIFD and commented on the benefits to the community and business and property owners. She commented on the improvements to Crowther Avenue and the importance of preserving the City's Old Town area.

1.d. **Cooperative Agreement for the Yorba Linda Boulevard/Weir Canyon Road Corridor Regional Traffic Signal Synchronization Project**

Fiscal Impact: Expense: \$160,134.98 City's Share of Project Costs

Budgeted: \$160,134.98 To be included in FY 2024-25 CIP Budget

Recommended Action: It is recommended that the City Council:

1) Approve Cooperative Agreement for the Yorba Linda Boulevard/Weir Canyon Road Corridor Project Regional Traffic Signal Synchronization Program between the Cities of Yorba Linda, Anaheim, Fullerton, Placentia, and Caltrans; and

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

(Approved 3-0-2, as recommended, Wanke and Yamaguchi absent)

1.e. **Review and adopt proposed updates to the Committee, Commission and Advisory Board Manual for Calendar Year 2024**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution No. R-2024-08, "A Resolution of the City Council of the City of Placentia adopting the updated Committee, Commission and Advisory Board Manual for Calendar Year 2024 and Eliminating Various Disbanded Advisory Boards."
(Approved 3-0-2, as recommended, Wanke and Yamaguchi absent)

PUBLIC HEARINGS:

2.a. **Public Hearing and Consideration of Proposed Programs and Activities to be submitted to the County of Orange for Community Development Block Grant (CDBG) Funding for Fiscal Year 2024-25**

Fiscal Impact: CDBG Funds in the amount of \$358,886 for Fiscal Year 2024-25

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing to consider proposed programs and activities for the Community Development Block Grant Funding for Fiscal Year 2024-25; and
- 2) Receive the Staff report, consider all public testimony, ask any questions of Staff; and
- 3) Close the Public Hearing; and
- 4) Authorize the City Administrator to submit an application to the County of Orange to receive CDBG Funds to support public service programs, public facilities improvements, housing rehabilitation needs, and administrative expenses for Fiscal Year 2024-25; and
- 5) Authorize the City Administrator to execute all necessary documents, in a form approved by the City Attorney.

(Approved 3-0-2, as recommended, Wanke and Yamaguchi absent)

Mayor Pro Tem Kirwin opened the Public Hearing at 7:40 p.m.

City Administrator Arrula introduced Senior Management Analyst Louie to give a brief presentation on CDBG Proposed Programs and activities for Fiscal Year 2024-25.

Councilmember Shader expressed support for the item and recommended that the City continue to focus on areas that are prone to graffiti noting the success of the façade improvement program.

Councilmember Smith echoed Councilmember Shader's remarks and expressed support for the item.

City Clerk McKinnell stated that the City Clerk's Office had received no public comment for Item 2.a. and there were no members of the public wishing to speak.

Mayor Pro Tem Kirwin closed the Public Hearing at 7:46 p.m.

Motion by Shader, seconded by Smith, and carried a (3-0-2) vote to approve Item 2.a., as recommended.

2.b. **Adopt Resolution of Formation to Establish City of Placentia Community Facilities District No. 2024-01 (Old Town Maintenance Services) and Establish the Appropriations Limit for the Proposed Community Facilities District; Adopt Resolution Calling a Special Tax Election; First Reading of an Ordinance to Authorize the Levy of Special Taxes; Adopt Resolution Authorizing Future Annexations To Placentia Community Facilities District No. 2024-01; Adopt Resolution Declaring The Results Of The Special Election**

Fiscal Impact:

Projected Annual Expense	\$187,400
Projected Annual Revenue	\$187,400

Recommended Action: It is recommended that the City Council:

- 1) Open a public hearing inviting interested parties to speak for or against the establishment of the CFD, the extent of the CFD, or the furnishing of the specified services; and

- 2) Adopt Resolution No. R-2024-13, a Resolution of Formation of the City Council of the City of Placentia Establishing Community Facilities District No. 2024-01 (Old Town Maintenance Services); Authorizing the Levy of Special Taxes; and Establishing the Appropriations Limit for the proposed Community Facilities District; and
- 3) Adopt Resolution No. R-2024-14, a Resolution of the City Council of the City of Placentia Calling a Special Tax Election and Submitting to the Qualified Electors the Questions of Levying a Special Tax on the Property located in the City of Placentia Community Facilities District No. 2024-01 (Old Town Maintenance Services); and
- 4) Adopt Resolution No. R-2024-15, a Resolution of the City Council of the City of Placentia setting forth Procedures to Allow for Future Annexation of Territory to the City of Placentia Community Facilities District No. 2024-01 (Old Town Maintenance Services); and
- 5) Accept the Ballot(s) from the landowner(s), tabulate the votes for and against the establishment of the CFD and certify the election results; and
- 6) Adopt Resolution No. R-2024-16, a Resolution of the City Council of the City of Placentia Declaring the Results of the Special Election, Determining the Validity of Prior Proceedings, and Directing the Recording of Notice of Special Tax Lien; and
- 7) Introduce for first reading, by title only, further reading waived, Ordinance No. O-2024-03, an Ordinance of the City Council of the City of Placentia, California, Levying Special Taxes within the City of Placentia Community Facilities District No. 2024-01 (Old Town Maintenance Services).

(Approved 3-0-2, as recommended, Wanke and Yamaguchi absent)

Mayor Pro Tem Kirwin opened the Public Hearing at 7:47 p.m.

City Administrator Arrula introduced Deputy Director of Administrative Services Ortega to give a brief presentation on the formation of Community Facilities District No. 2024-01 (Old Town Maintenance Services). Ms. Ortega noted that Christy Smith of the City Attorney's office and consultant Andrea Ross were present to answer any questions.

Councilmember Shader expressed support for the item noting that the property owners approached the City to form the CFD. She commented on the benefits to the Old Town area as a result of the establishment of the CFD. She inquired about the \$25,000 rehab construction valuation that would trigger annexation into the CFD. She also noted that owners can voluntarily join the CFD.

Deputy Director of Administrative Services Ortega responded that Staff and the consultant determined that \$25,000 was an appropriate amount.

There was discussion about the cost of construction and the possibility that a minor renovation or maintenance repair to a home could trigger annexation into the CFD. CDBG funding for the façade improvement program was also discussed.

Development Services Director Lambert explained that the wording in the Ordinance states tenant improvements and not maintenance repairs.

City Clerk McKinnell stated that the City Clerk's Office had received no public comment for Item 2.b. and there were no members of the public wishing to speak.

Mayor Pro Tem Kirwin closed the Public Hearing at 7:55 p.m.

In response to a question by Councilmember Shader, City Administrator Arrula stated that future annexations into the District will not come back to the Council. He noted that a yearly report is created identifying those properties to be added to the CFD.

Motion by Shader, seconded by Smith, and carried a (3-0-2, Wanke and Yamaguchi absent) vote to approve Resolution R-2024-13, as recommended.

Motion by Shader, seconded by Smith, and carried a (3-0-2, Wanke and Yamaguchi absent) vote to approve Resolution R-2024-14, as recommended.

Motion by Shader, seconded by Smith, and carried a (3-0-2, Wanke and Yamaguchi absent) vote to approve Resolution R-2024-15, as recommended.

Mayor Pro Tem Kirwin directed the City Clerk, the tabulator, to canvass the special tax election ballots and announce the results of the special tax election.

City Clerk McKinnell announced the results as follows:

- There is a qualified landowner ballot.
- One (1) landowner ballot was cast.
- There is one (1) qualified landowner vote.
- A total of one (1) vote was cast.
- The Yes votes are one (1).
- The No Votes are 0.

Mayor Pro Tem Kirwin announced that the Special Tax election for Community Facilities District No. 2024-1 for Old Town Placentia passes with 100% support.

Motion by Shader, seconded by Smith, and carried a (3-0-2, Wanke and Yamaguchi absent) vote to approve Resolution R-2024-16, as recommended, and introduce for first reading, by title only, further reading waived, Ordinance No. O-2024-03, an Ordinance of the City Council of the City of Placentia, California, Levying Special Taxes with the City of Placentia Community Facilities District No. 2024-01 (Old Town Maintenance Services).

2.c. **Public Hearing, Introduction and First Reading of Ordinance No. O-2024-02 of the City Council of the City of Placentia, Amending Chapter 13.52 "Restricted Parking Zones" and Chapter 14.10 "Traffic and Parking Regulations" to the Placentia Municipal Code**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing concerning Ordinance No. 2024-02; and
- 2) Receive the staff report and consider all public testimony; and
- 3) Close the public hearing; and
- 4) Introduce for first reading, by title only, further reading waived, Ordinance No. O-2024-02, an Ordinance of the City Council of the City of Placentia, California, amending Chapters 13.52 and 14.10 of the Placentia Municipal Code.

(Approved 3-0-2, as recommended, Wanke and Yamaguchi absent)

Mayor Pro Tem Kirwin opened the Public Hearing at 8:01 p.m.

City Administrator Arrula introduced Deputy City Administrator Estevez to give a brief presentation on Ordinance No. O-2024-02.

Councilmember Shader expressed support for the Ordinance stating that it allows for more flexibility and also official enforcement of parking requirements.

Mayor Pro Tem Kirwin noted that Ordinance is simply putting into the Code what has been part of a pilot program for the past several years. There are no new restrictions.

City Clerk McKinnell stated that the City Clerk's Office had received no public comment for Item 2.c. and there were no members of the public wishing to speak.

Mayor Pro Tem Kirwin closed the Public Hearing at 8:08 p.m.

Motion by Shader, seconded by Smith, and carried a (3-0-2) vote to approve Item 2.c., as recommended.

2.d. **Public Hearing and Consideration of a Resolution Making Findings Pursuant to Health and Safety Code Section 33433 for Real Property Located at 314 Baker Street and 323 Baker Street in Conjunction with Authorizing the Sale of the Properties in Connection with Disposition and Development Agreement No. DDA-2023-01 with Mercy Housing California Transferring Title of Properties Located at 300, 307, 312, 314, and 323 Baker Street to Mercy Housing California to Facilitate the Development of a Five Story, Multifamily Apartment Building, with 68 Affordable Workforce Housing Units, Onsite Resident Services and Management, Onsite Parking and a Satellite Parking Site on a Total of 0.77-Gross Acre City-Owned Vacant Property Located at 300, 307, 312, 314, and 323 Baker Street and Finding the Project to be Exempt from further Environmental Review as an Infill Development Project**

Fiscal Impact: One Time Revenue: \$ 482,200.84 Development Impact Fees
Sale of Properties: \$3,200,000.00 (Affordable Housing Fund)

Recommended Action: It is recommended that the City Council:

- 1) Open Public Hearing regarding the contemplated action to make findings pursuant to Health and Safety Code Section 33433 for real property located at 314 Baker Street And 323 Baker Street; and
- 2) Receive the Staff Report, consider all public testimony, ask questions of Staff; and
- 3) Close the Public Hearing; and
- 4) Adopt Resolution No. HSA-2024-01, a Resolution of the City Council of the City of Placentia, California, making findings pursuant to Health and Safety Code Section 33433 for real property located at 314 Baker Street and 323 Baker Street and authorizing the sale of the properties in connection therein; and
- 5) Adopt Resolution No. R-2024-17, a Resolution of the City Council of the City of Placentia, California, approving the Disposition and Development Agreement No. DDA-2023-01 with Mercy Housing California transferring title of properties located at 300, 307, 312, 314, and 323 Baker Street to Mercy Housing California to facilitate the future development of a five story, 68 unit multifamily affordable housing development with onsite resident services and management, onsite parking and a satellite parking site on a 0.77-gross acre site and finding the project to be exempt from further environmental review as a class 32 infill categorical exemption; and
- 6) Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney.

(Approved 3-0-2, as recommended, Wanke and Yamaguchi absent)

Mayor Pro Tem Kirwin opened the Public Hearing at 8:10 p.m.

City Administrator Arrula introduced Director of Development Services Lambert to give a brief presentation on the item.

Councilmember Shader expressed support for the item and commented on the importance of providing affordable workforce housing in the City.

Councilmember Smith expressed support for the development noting that it provides more housing availability in the City

Mayor Pro Tem Kirwin inquired about the number of apartments the City is planning for in the future.

There was discussion about the City's housing element, state housing allocation numbers, grant and incentive funding and consequences the City may face for not having a certified housing element.

City Administrator Arrula commented on funding that could be lost for the Navigation Center and other projects which would need to be replenished by the City's General Fund.

City Clerk McKinnell stated that the City Clerk's Office had received no public comment for Item 2.d. and there were no members of the public wishing to speak.

Mayor Pro Tem Kirwin closed the Public Hearing at 8:26 p.m.

Motion by Smith, seconded by Shader, and carried a (3-0-2) vote to approve Item 2.d., as recommended.

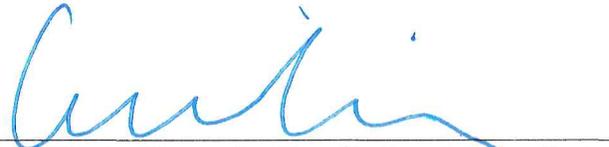
3. REGULAR AGENDA: None

CITY COUNCIL/BOARD MEMBERS REQUESTS:

Councilmember Smith commented on the recent passing of retired Placentia Police Lieutenant Adam Gloe and provided highlights of his career. He expressed condolences to family and friends of Lieutenant Gloe.

ADJOURNMENT:

The City Council/Successor Agency/ICDA/PPFA Board of Directors adjourned at 8:30 p.m. in memory of Retired Placentia Police Lieutenant Adam Gloe and Greg Weitzman, long time Placentia resident and friend and neighbor of former Councilmember Craig Green, to a regular City Council meeting on Tuesday, March 19, 2024 at 5:30 p.m.



Kevin Kirwin, Mayor Pro Tem/Acting Agency Chair

ATTEST:



Robert S. McKinnell, City Clerk/
Agency Secretary

