

**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
STUDY SESSION 4:30 P.M. AND REGULAR MEETING 5:30 P.M.
April 16, 2024
City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

CALL TO ORDER: Mayor Pro Tem Kirwin called the Study Session to order at 4:32 p.m.

ROLL CALL:

PRESENT: Councilmember/Board Member Shader, Smith, Kirwin, Yamaguchi (joined the meeting at 5:00 p.m.)

ABSENT: Wanke

STAFF PRESENT:

City Attorney/Authority Counsel Christian Bettenhausen; City Administrator Damien Arrula; Deputy City Administrator Rosanna Ramirez; Director of Finance Jennifer Lampman; Director of Community Services Karen Crocker; Deputy Director of Administrative Services Jeannette Ortega; City Clerk Robert McKinnell; Deputy City Clerk Carole M. Wayman

ORAL COMMUNICATIONS:

Mayor Pro Tem Kirwin opened Oral Communications for the Study Session. City Clerk McKinnell stated that the City Clerk's Office had received no public comment for the Study Session.

1. REGULAR AGENDA:

1.a. **Study Session: Five-Year Communications and Marketing Strategic Plan**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Receive and file the Staff report and Presentation; and
- 2) Review and provide feedback to Staff and the Consultant on the draft Plan; and
- 3) Adopt official Five (5) Year Communications and Marketing Strategic Plan pending City Council feedback.

City Administrator Arrula introduced Communications and Marketing Manager Nicolette Drulias to give a brief presentation on the Five-Year Communications and Marketing Strategic Plan. Ms. Drulias noted that the City's consultants, President Brian Lochrie and Director of Public Affairs Diana Moreno of Communications Lab would assist with the presentation.

Mayor Pro Tem Kirwin commented on the improved quality of the videos on the City's social media sites.

Councilmember Shader commented on a request to have a master contact list of businesses in the City to allow for the emailing of pertinent information. She also commented on empowering City departments to do their own marketing, the City's style guide, and an editorial calendar. She expressed concerns about the position title of Public Information Officer and expressed support for paid social media advertising. Lastly, she suggested a semi-annual review of progress on the communications plan.

City Administrator Arrula and Communications and Marketing Manager Drulias discussed the opt in process of inviting businesses to receive communications from the City.

Councilmember Smith commented on a former annual Citywide events calendar and the scheduling benefits. He expressed positive comments about the Nixle Alert App.

Communications and Marketing Manager Drulias commented on the different levels of communication alerts within the Nixle App.

Mayor Pro Tem Kirwin commented that the City's outreach is limited and his hope that the communications and marketing plan will help target a broader audience.

Mayor Yamaguchi expressed support for quarterly progress reports on the plan and a City master calendar. He suggested an audit of outgoing communications to analyze what is the best use of the City's resources. He also expressed concerns about multiple communications for the same item and expressed support for unifying the City's communications style.

Communications and Marketing Manager Drulias thanked the Council for their support and suggestions.

RECESS: The City Council and Boards of Directors recessed to their 5:30 p.m. Regular Meeting Closed Session.

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

ROLL CALL:

PRESENT: Councilmember/Board Member Shader, Smith, Wanke, Kirwin, Yamaguchi
ABSENT: None

ORAL COMMUNICATIONS:

Mayor Yamaguchi 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.

City Clerk 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(d)(2)
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 Yamaguchi called the meeting to order at 7:00 p.m.

ROLL CALL:

PRESENT: Councilmember/Board Member Shader, Smith, Wanke, Kirwin, Yamaguchi
ABSENT: None

STAFF PRESENT:

City Attorney/Authority Counsel Christian Bettenhausen; City Administrator Damien Arrula; Deputy City Administrator Rosanna Ramirez; Deputy Director of Public Works Chris Tanio; Police Captain James McElhinney; 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 Ed Hughes

PRESENTATIONS:

- a. **Proclamation for Chamber of Commerce 100th Anniversary**
Presenters: Mayor Yamaguchi and City Council
Recipients: Walt Lynch, President; Kenny Binnings, Vice President; and Michele Severson, Executive Director

Mayor Yamaguchi noted that he attended the Chamber's 100th Anniversary event and thanked the Chamber for supporting small businesses in the community. He presented a plaque to members of the Chamber commemorating the 100th anniversary and designating April 9, 2024 as Chamber Day in the City. Chamber President Walt Lynch thanked the City for their support.

b. **Proclamation of April 26, 2024 as Arbor Day**

Presenter: Mayor Yamaguchi and City Council

Recipients: City Administrator Arrula and Deputy Public Works Director Chris Tanio

Mayor Yamaguchi presented a Proclamation to Deputy Public Works Director Chris Tanio and Senior Management Analyst Elsa Robinson designating April 26, 2024 as Arbor Day in the City.

c. **Proclamation of April 14-20, 2024 as 911 Public Safety Telecommunications Week**

Presenter: Mayor Yamaguchi and City Council

Recipients: Placentia Public Safety Communications Staff

Mayor Yamaguchi presented a Proclamation to Public Safety dispatcher Sheila Rodriguez and Public Safety Communications team members designating April 14-20, 2024 as Public Safety Telecommunications week in the City. Ms. Rodriguez thanked the Council for their support.

d. **Proclamation for Donate Life Month**

Presenters: Mayor Yamaguchi and City Council

Recipient: Rene Sorrentino, Ambassador for Donate Life

Mayor Yamaguchi presented a Proclamation to Rene Sorrentino designating April 2024 as Donate Life Month in the City. Ms. Sorrentino shared comments about her personal experience with organ donation and thanked the Mayor and Council for their support over many years.

e. **Orange County Register's 125 Most Influential People for 2023**

Presenters: Mayor Yamaguchi and City Council

Recipient: City Administrator Damien Arrula

Councilmember Smith shared comments about Orange County Register's 125 most influential persons list and presented a plaque to City Administrator Arrula designating him as one of Orange County's most influential persons for 2023. Mr. Arrula thanked the Mayor and Council for the privilege of working in Placentia and putting their trust in him.

CLOSED SESSION REPORT:

City Attorney/Authority Counsel Bettenhausen stated that there was one (1) item on the Closed Session agenda, the City Council discussed the item and there is nothing further to report.

CITY ADMINISTRATOR REPORT:

City Administrator Arrula welcomed and introduced one (1) new City of Placentia employee. Public Works Administrative Assistant Anthony Peralta attended Grand Canyon University, where he earned a bachelor's degree in business administration. He is continuing his studies with Grand Canyon University and plans to complete their graduate program with a master's in public administration. Anthony previously worked for the cities of Monrovia and Alhambra.

ORAL COMMUNICATIONS:

Julie Suchard, Placentia resident expressed concerns about City Administrator Arrula's salary and benefits package, timeliness of her Public Records Request, and car washes for Mr. Arrula's vehicle.

Craig Green, former Councilmember and resident, commented on car wash expenses for Mr. Arrula's vehicle.

Greg Donahue, resident at 2043 Tuffree Boulevard, expressed concerns about the availability of parking for residents on Tuffree Boulevard near the park and asked if the City can provide assistance.

CITY COUNCIL/BOARD MEMBER COMMENTS:

Councilmember Shader reported her attendance at the following:

- Orange County Cities Board of Directors meeting
- Zoning Workshop

- OCCOG Annual meeting
- UCI Health Kick-off event (formerly Placentia Linda Hospital)
- Coffee with a Cop
- Sacramento trip with Orange County Cities
- Parking Committee meeting
- Orange County Human Relations meeting
- Chamber of Commerce 100th Anniversary event
- Participation in a visit with delegates from Sister City Plasencia, Spain

She promoted vacation home checks and encouraged residents to use the free service and visit the City's website for more information. She also promoted the Police Department Support Team group site on Facebook and commented on the many ways the Police Department is supported during Public Safety Telecommunications week. She also congratulated City Administrator Arrula on receiving the Orange County Register's most Influential People recognition and commented on Mr. Arrula's leadership and work with Orange County cities in the area of homelessness.

Councilmember Smith reported his attendance at the following:

- Ribbon Cutting ceremony for Parque del Arroyo Verde
- Citizens Academy Session
- SCAG Transportation Committee meeting
- Chamber of Commerce 100th Anniversary event and Founders Society 50th Anniversary
- Participation in a visit with delegates from Sister City Plasencia, Spain

He promoted the Love Placentia service day event on April 28, 2024 and encouraged those who are interested to visit the Love Placentia website.

Councilmember Wanke reported his attendance at the following:

- UCI Health Kick-off event(formerly Placentia Linda Hospital)
- Ribbon Cutting ceremony for Parque del Arroyo Verde
- Orange County Sanitation District Operations and Administration Committee Meetings
- Placentia EIFD meeting
- Independent Cities Association Board meeting
- Cal State Fullerton Townhall meeting for Elected Officials
- Yorba Linda Islamic Interfaith Service
- Fullerton State of the City
- Chamber of Commerce 100th Anniversary event and Founders Society 50th Anniversary

He promoted the Santa Fe Merchants Association 12-week Live music series – Old Town Live and encouraged those interested to visit the City's website.

Mayor Pro Tem Kirwin promoted DEA Drug Takeback Day on April 27, 2024 from 9 a.m. to 12 p.m. in the Civic Center Parking Lot.

Mayor Yamaguchi commented on the visit with Sister City Plasencia, Spain and thanked all who participated and assisted with the tour and presentations. He also commented on the visits by third grade students to City Hall and Police and Fire Departments. He promoted two upcoming park ribbon cuttings, Tuffree Park on April 18, 2024 and Koch Park on May 2, 2024.

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

City Attorney Bettenhausen made an oral announcement regarding Item No. 1.g., the City Administrator's Employment Agreement. He stated that according to state law he is required to make an oral statement as to what is being approved in the City Administrator's employment agreement. He noted that under the terms of the employment agreement, the City has conducted and completed the City Administrator's annual evaluation. On tonight's agenda is an amendment that would implement four (4) changes to his agreement. 1) temporarily suspend any increases that are provided under Section six of the agreement for the fiscal years of 2025-26 and 2026-27. These are automatic COLA increases and other similar changes for the unrepresented management group that would otherwise automatically occur; 2) expand the permissible use of an already existing \$1,000 reimbursement that is already in his agreement to allow him to use it for any expense. It's reasonably associated with the maintenance of the City Administrator's personal health; 3) alternative health and wellness leave will increase from 96 to 120 hours that may be converted and credited to his paid time off leave balance; and 4) a one-time

grant of 232 hours of paid time off PTO hours that are valued at a net of \$20,000, this is for meeting performance goals that were set by the City Council.

Mayor Yamaguchi pulled Item Nos. 1.e., 1.h. and 1.j. Motion by Wanke, seconded by Shader, and carried a (5-0) vote to approve the balance of Consent Calendar items Nos. 1.a. through 1.l, as recommended.

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

Fiscal Impact: None

Recommended Action: Approve

(Approved 5-0, as recommended)

1.b. **Minutes**

City Council/Successor/ICDA/PPFA Regular Meetings of: July 11, 2023 and July 25, 2023, Special Meeting of July 25, 2023 and Regular Adjourned Meeting of July 26, 2023

Recommended Action: Approve

(Approved 5-0, as recommended)

1.c. **City Fiscal Year 2023-24 Registers for April 2, 2024**

Check Register

Fiscal Impact: \$4,119,121.19

Electronic Disbursement Register

Fiscal Impact: \$1,047,319.02

Recommended Action: It is recommended that the City Council:

1) Receive and file.

(Received and filed, as recommended)

City Fiscal Year 2023-24 Registers for April 16, 2024

Check Register

Fiscal Impact: \$1,020,271.95

Electronic Disbursement Register

Fiscal Impact: \$1,067,701.45

Recommended Action: It is recommended that the City Council:

1) Receive and file.

(Received and filed, as recommended)

1.d. **2023 Citywide Engineering and Traffic Speed Survey**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

1) Approve and file the 2023 Engineering and Traffic Survey.

(Approved 5-0, as recommended)

1.e. **Professional Services Agreements for On-Call Construction Management and Inspection Services**

Fiscal Impact:

Expense: \$3,000,000 Total Cumulative Contract Not-to-Exceed Amount for a total of Six (6) On-Call Contracts

Revenue: Various CIP Project Budgets

Recommended Action: It is recommended that the City Council:

1) Approve a Professional Services Agreement with Infrastructure Engineers, a Bowman company, for professional consulting services to provide construction management and inspection services for a term of three (3) years with one (1) two-year term extension based upon performance and at the discretion of the City, in an amount not-to-exceed \$500,000; and

2) Approve a Professional Services Agreement with Berg & Associates, Inc. for professional consulting services to provide construction management and inspection services for a term of three (3) years with one (1) two-year term extension based upon performance and at the discretion of the City, in an amount not-to-exceed \$500,000; and

- 3) Approve a Professional Services Agreement with Ardurra Group, Inc., for professional consulting services to provide on-call professional construction management and inspection services for a term of three (3) years with one (1) two-year term extension based upon performance and at the discretion of the City, in an amount not-to-exceed \$500,000; and
- 4) Approve a Professional Services Agreement with Totum corp. for professional consulting services to provide on-call professional construction management and inspection services for a term of three (3) years with one (1) two-year term extension based upon performance and at the discretion of the City, in an amount not-to-exceed \$500,000; and
- 5) Approve a Professional Services Agreement with Z&K Consultants, Inc., for professional consulting services to provide on-call professional construction management and inspection services for a term of three (3) years with one (1) two-year term extension based upon performance and at the discretion of the City, in an amount not-to-exceed \$500,000; and
- 6) Approve a Professional Services Agreement with NV5, Inc., for professional consulting services to provide on-call professional construction management and inspection services for a term of three (3) years with one (1) two-year term extension based upon performance and at the discretion of the City, in an amount not-to-exceed \$500,000; and
- 7) Authorize the City Administrator to approve any contract term extensions based upon consultant performance and amendments up to 10% of the individual contract not-to-exceed amounts, or \$50,000; and
- 8) Authorize the City Administrator to execute the above-mentioned Professional Services Agreements, in forms approved by the City Attorney.

(Continued to May 7, 2024 City Council meeting)

Mayor Yamaguchi pulled Item 1.e. for further discussion. He expressed concerns about awarding a \$3 million blanket approval for six (6) contractors, the lack of oversight and transparency, and outstanding issues with one of the contractors on the on-call bench list.

City Administrator Arrula explained that any contract that exceeds his signing authority of \$40,000 would come back to the Council. He explained the bench list practice and how the process assists in moving projects forward in a timely manner. He further explained how Staff uses a scoring rubric and point system in selecting qualified contractors for a bench list.

Deputy Director of Public Works/City Engineer Tanio explained the process of awarding a project contract with added construction management and/or inspection services.

In response to a question from Mayor Pro Tem Kirwin, City Administrator Arrula confirmed that individual contracts that include a contractor from the bench list are brought to the Council for approval.

Councilmember Wanke expressed concerns about the bench list process and contractors on the list that have not performed satisfactorily and urged for better oversight by Staff. He noted that he is opposed to approving the bench list and suggested that Staff bring the item back for Council consideration after addressing the concerns noted Council.

Councilmember Kirwin asked if there was a list of City projects with the construction management companies that were assigned to those projects.

Deputy Director of Public Works Tanio explained the RFP process and how Staff reviews prior projects that these companies have overseen both in the City and in other jurisdictions. He also commented on various bench lists that the Council previously approved for other services.

Mayor Yamaguchi expressed concerns about the \$500,000 compensation language in each of the six (6) contracts.

City Administrator Arrula stated that Staff can address Council's concerns and bring the item back to the next Council meeting.

Councilmember Shader noted that being on the bench list does not guarantee that a contractor will be selected for work in the City.

Mayor Yamaguchi reiterated his concerns about approving all six (6) contracts for a total of \$3 million and transparency in the process.

A discussion ensued about the mismanagement of construction projects, other contractor bench lists, review panel process, and the value in not having to do multiple RFPs.

Motion by Kirwin, seconded by Wanke to table the item. Councilmember Kirwin amended his motion to continue the item.

Councilmember Shader commented on the RFP Process for the Navigation Center.

Motion by Kirwin, seconded by Wanke and carried a (5-0) vote to continue the item to the May 7, 2024 Council meeting.

1.f. **Acceptance of Construction Work and Notice of Completion for Construction of the TOD Crowther Sewer Line Replacement Project**

Fiscal Impact:

Expense:	\$ 4,696,973.63	Original Construction Contract
	\$ 335,782.13	Contract Change Orders 1-9
	\$ (187,016.14)	Contract Change Order 10
	<u>\$ 4,845,739.62</u>	<u>Total Contract Amount</u>
Budget:	\$ 5,445,645.90	<u>Total Project Budget</u>
	\$ 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) Accept the work performed by Kana Pipeline Inc., for a grand total amount of \$4,845,739.62; and
- 2) Authorize the City Administrator to approve Contract Change Order No. 10 with Kana Pipeline, Inc. in the credit amount of \$187,016.14; and
- 3) Authorize the City Administrator to file a Notice of Completion with the Orange County Clerk-Recorder's Office for the Project; and
- 4) Authorize the City Administrator to release retention funds in accordance with the terms of the contract.

(Approved 5-0, as recommended)

1.g. **Amendment No. 1 to Restatement of City Administrator Employment Agreement**

Fiscal Impact: \$34,329.00

Recommended Action: It is recommended that the City Council:

- 1) Approve Amendment No. 1 to the Restatement of the City Administrator's Employment Agreement dated March 21, 2023, to be executed by the Mayor, in a form approved by the City Attorney.

(Approved 5-0, as recommended)

1.h. **Change Order No. 1 with McMurray Stern for the Evidence Storage Equipment for the Public Safety Center Butler Building**

Fiscal Impact:

Expense:	\$ 14,514.87	Change Order No. 1
Budget:	\$ 5,007,150.00	Available Project Funding (105213-6850 JL# 229999-6850)

Recommended Action: It is recommended that the City Council:

- 1) Approve Change Order No.1 with McMurray Stern for installation of the Space Saver High Density Mobile System for \$14,514.87; and

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

(Approved 5-0, as recommended)

Mayor Yamaguchi pulled Item 1.h. for further discussion and requested a Staff report on the item.

City Administrator Arrula introduced Deputy Public Works Director/City Engineer Tanio to give a brief presentation on the change order for the Public Safety Building.

Deputy Public Works Director Tanio explained that additional janitorial services were needed to shorten of the local storage spaces to provide enough clearance for an electrical panel. This was necessary in order to bring it in compliance with building code requirements.

In response to a question by Mayor Yamaguchi, Director Tanio explained that the electrical panels were moved and the same warranties and guarantees from the manufacturer are still in place.

Motion by Yamaguchi, seconded by Wanke, and carried a (5-0) vote to approve Item 1.h., as recommended.

1.i. **Approve Amendment No. 5 to Professional Services Agreement with PBK to complete the Architectural and Engineering Design Services for the Placentia Public Safety Center Project**

Fiscal Impact:

Expense:	\$ 89,285	Amendment No. 5 to Professional Services Agreement
Available Budget:	\$ 1,990,457	Fiscal Year 2023-24 CIP Budget (105213-6850 JL# 229999-6850 & 105213-6850 JL# 105213-6850)

Recommended Action: It is recommended that the City Council:

- 1) Approve Amendment No. 5 to Professional Services Agreement with PBK for an additional \$89,285 to complete the architectural and engineering services for a cumulative contract not-to-exceed amount of \$692,300; and
- 2) Authorize the City Administrator to approve contract change orders up to 10% of the cumulative contract amount, or \$69,230; and
- 3) Authorize the City Administrator and/or his designee to approve the agreement in a form approved by the City Attorney.

(Approved 5-0, as recommended)

1.j. **Facility Condition Assessment and 10-Year Strategic Asset Management Plan**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Receive and file the report.

(Approved 5-0, as recommended)

Mayor Yamaguchi pulled Item 1.j. for further discussion. He thanked Staff for bringing the item back to the Council noting that this will assist Council in developing a plan and budget for projects.

City Administrator Arrula explained the next steps in the process, including working with Finance on the City's existing CIP and the budget.

Mayor Yamaguchi noted that the recommendation in the plan is to spend \$10.265 million in the first year to remedy current issues.

Motion by Yamaguchi, seconded by Wanke, and carried a (5-0) vote to approve Item 1.j., as recommended.

1.k. **Reject Bid for Fire Station No. 2 Bay Door Replacement City Project No. 24502**

Fiscal Impact:

Budgeted: \$50,000 FY 2023-24 CIP Budget (799800-6760-24703)

Recommended Action: It is recommended that the City Council:

- 1) Reject the bid received and authorize the return of the bid bond; and

- 2) Adopt Resolution No. 2024-23, A Resolution of the City Council of the City of Placentia, California, finding that work could be completed more economically and authorizing direct negotiation of the contract on the open market for Fire Station No. 2 Bay Door Replacement City Project No. 24502; and
- 3) Authorize the City Administrator to approve a contract in an amount not-to-exceed \$40,000; and
- 4) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

(Approved 5-0, as recommended)

1.1. Recap of 2023 Heritage Festival and Approval of 2024 Event

Fiscal Impact:

2023 Expense:	\$121,889.08	Total Event Cost
2023 Staff Cost:	\$ 34,441.47	Includes All City Staff
2023 Supplies Cost:	\$ 87,447.61	General Fund
2023 Revenue:	\$ 41,735.00	

2024 Expense:	\$122,900	Estimated Supply/Equipment Expenditures for FY 2024-25
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Recommended Action: It is recommended that the City Council:

- 1) Review the proposed recommendations presented by Staff and the Heritage Festival Committee and provide feedback; and
- 2) Approve the recommendations from Staff and the Heritage Festival Committee for the 2024 Heritage Festival and Parade event; and
- 3) Approve the request for the City to fund \$122,900 in supply and staffing costs for the 2024 Heritage Festival to be allocated in the Fiscal Year 2024-25 budget; and
- 4) Approve vendor and event participation fees to increase based on the City's annual fee schedule update to maintain consistency with the City's overall fee structure for programs and events; and
- 5) Approve the recommendation from Staff and the Heritage Festival Committee to tentatively approve the 2025 event date for October 11, 2025 in order to better solicit large corporate sponsors.

(Approved 5-0, as recommended)

2. PUBLIC HEARINGS:

2.a. Adoption of Proposed Overhead Cost Allocation Study and Comprehensive Fee and Rate Schedule

Fiscal Impact: The proposed fee changes as of July 1, 2024, are intended to recover the cost of providing existing services associated with those fee-related regulatory functions and other programs.

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing to consider amending the Placentia Comprehensive Fee Schedule for certain fees, rates, and charges for various City user services; and
- 2) Receive the Staff report, consider all public testimony, and discuss the proposed fees; and
- 3) Close the public hearing; and
- 4) Adopt Resolution No. R-2024-20, a Resolution of the City Council of the City of Placentia, California, establishing and adopting certain City fees, rates, and charges for various City services with an effective date of July 1, 2024, for Fiscal Year 2024-25.

Mayor Yamaguchi opened the Public Hearing at 8:10 p.m.

City Administrator Arrula introduced Finance Director Lampman to give a brief presentation on the Adoption of Proposed Overhead Cost Allocation Study and Comprehensive Fee and Rate Schedule.

Councilmember Shader inquired about the best practice for raising fees and when the last study was conducted.

Finance Director Lampman that the recommendation to review our fees annually came from a Clear Source Financial Study that was prepared for the City in 2022. Another study is proposed for FY 2025-26.

Mayor Pro Tem Kirwin commented that the fee increase is necessary because the cost to provide services has risen more than the CPI.

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 Yamaguchi closed the Public Hearing at 8:20 p.m.

Motion by Smith, seconded by Kirwin, and carried a (4-1, Shader no) vote to approve Item 2.a., as recommended.

2.b. **Annual Update Regarding Citywide Development Impact Fees, Transit Oriented Development Packinghouse District Development Impact Fees, and Residential Affordable Housing Impact Fees for Cost Recovery**

Fiscal Impact: These Development Impact Fees are established for cost recovery or statutory purposes only. There is no immediate fiscal impact associated with the recommended actions. The adoption of revised development impact fees and residential affordable housing impact fees will not have an immediate impact on revenues to the City until effective 60 days subsequent to adoption. This update adjusts impact fees only commensurate with the Construction Cost Index (CCI).

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing concerning the Citywide Development Impact Fee Schedule, the Transit-Oriented Development (TOD) Packing House Development Impact Fee Schedule, and the Residential Affordable Housing Impact Fee Schedule; and
- 2) Receive the Staff report, consider all public testimony, ask questions of Staff; and
- 3) Close the public hearing; and
- 4) Find that the recommended actions are exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15378(b)(4), 15061(b)(3), and 15273 of the CEQA Guidelines, Section 21065 of the Public Resources Code, and the City of Placentia Local Guidelines for implementing CEQA; and
- 5) Adopt Resolution No. R-2024-18, a Resolution of the City Council of the City of Placentia, California, approving updated Development Impact Fees pursuant to Construction Cost Index to financially mitigate impacts to parks and recreational facilities, sewer facilities, transportation infrastructure, storm drain facilities, Quimby in-lieu fees, and to public safety (Fire, Police, Animal Shelter) fees citywide; and
- 6) Adopt Resolution No. R-2024-21, a Resolution of the City Council of the City of Placentia, California, approving updated Development Impact Fees pursuant to Construction Cost Index to financially mitigate impacts to traffic and transportation infrastructure, streetscape infrastructure and sewer facilities in the Transit Oriented Development area; and
- 7) Adopt Resolution No. R-2024-22, a Resolution of the City Council of the City of Placentia, California, approving updated Citywide Residential Affordable Housing Impact Fees pursuant to Construction Cost Index for residential developments citywide; and
- 8) Direct Staff to prepare a new Development Impact Fee Nexus Study Report to be employed for the future update of both Citywide Development Impact Fees and Transit Oriented Development (TOD) Impact Fees for fiscal year 2025-26 or earlier, with a cost increase metric that most closely reflects the current cost indices average for cost trends for specific construction trade labor and materials in the current construction environment.

Mayor Yamaguchi opened the Public Hearing at 8:21 p.m.

City Administrator Arrula introduced Development Services Director Lambert to give a brief presentation on the Annual Update Regarding Citywide Development Impact Fees, Transit Oriented Development Packinghouse District Development Impact Fees, and Residential Affordable Housing Impact Fees for

Cost Recovery. Director Lambert highlighted recommendation No. 8 which is a recommendation for Staff to prepare a Nexus study for the future update of all impact fees.

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 Yamaguchi closed the Public Hearing at 8:25 p.m.

Motion by Yamaguchi, seconded by Kirwin, and carried a (5-0) vote to approve Item 2.b., as recommended.

2.c. **Zoning Code Amendment (ZCA) No. 2024-01 to amend the Placentia Municipal Code (PMC) Chapter 23.111 Regarding Amortization of Uses and Preservation of Property Rights Related to Legal Non-Conforming Uses; and, to Amend the Placentia Municipal Code to Omit Chapter 23.37 Titled "SF-C Santa Fe-Commercial District" and to make Conforming Amendments to the Placentia Municipal Code Chapter 23.08, Chapter 23.82, Chapter 23.90, and Chapter 22.24 Omitting References to the "SF-C Santa Fe-Commercial District"**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Open the public hearing concerning Zoning Code Amendment (ZCA) No. 2024-01; and
- 2) Receive the Staff report, consider all Public Testimony, ask any questions of Staff, and
- 3) Close the public hearing; and
- 4) Find that approval of Zoning Code Amendment (ZCA) No. 2024-01 is exempt from environmental review and direct Staff to file a Notice of Exemption, pursuant to CEQA Section 15061(b)(3); and
- 5) Waive full reading, by title only, and introduce for first reading, Ordinance No. O-2024-04, an Ordinance of the City Council of the City of Placentia, California, finding that approval of Zoning Code Amendment No. 2024-01 is exempt from the California Environmental Quality Act (CEQA) pursuant To CEQA Section 15061(b)(3) and approving Zoning Code Amendment No. 2024-01 amending the Placentia Municipal Code, Chapter 23.111 regarding amortization of uses and preservation of property rights related to legal non-conforming uses; and, to amend the Placentia Municipal Code to omit Chapter 23.37 titled "Sf-C Santa Fe-Commercial District" and to make conforming amendments to the Placentia Municipal Code Chapter 23.08, Chapter 23.82, Chapter 23.90, And Chapter 22.24 omitting references to the "SF-C Santa Fe-Commercial District".

Mayor Yamaguchi opened the Public Hearing at 8:27 p.m.

City Administrator Arrula stated that per Council's direction, Staff and the City Attorney's office have prepared language to amend the Placentia Municipal Code with respect to amortization and protection of rights related to properties that would be grandfathered in the TOD area. He introduced Development Services Director Lambert to give a brief presentation on Zoning Code Amendment No. 2024-01.

Councilmember Shader thanked the business owners in the TOD area for bringing this concern to the Council's attention and thanked Staff for preparing the amendment.

Bradley Pierce, Attorney for Cameron Street property owners, expressed appreciation to the Council, Staff and City Attorney's office for preparing and presenting the Zoning Code amendment.

Mayor Yamaguchi asked Mr. Pierce if his clients were satisfied with the language in the amendment.

Attorney Pierce expressed that his clients approve of the language in the proposed amendment.

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 Yamaguchi closed the Public Hearing at 8:31 p.m.

Mayor Pro Tem Kirwin expressed appreciation for the collaborative efforts by all.

Councilmember Wanke expressed that the action being taken tonight is a good example of the public, Council, Staff and attorneys all working together to ensure that the public is not adversely impacted and their rights protected.

Motion by Wanke, seconded by Smith, and carried a (5-0) vote to approve Item 2.c., as recommended.

3. REGULAR AGENDA:

3.a. **2024 City Treasurer Investment Report Update**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Receive and file the 2024 Treasury Update.

(Received and filed, as recommended)

City Treasurer Kevin Larson gave a brief presentation on the 2024 City Treasurer Investment Report Update. He noted that the City's cash balances have been very favorable and growing and the City's investments are secure and growing.

Councilmember Shader noted that the City's investment policy is restrictive because it is the public's money. She expressed appreciation to Treasurer Larson for his work and service to the City.

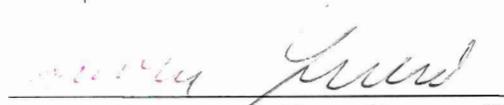
CITY COUNCIL/BOARD MEMBERS REQUESTS:

Mayor Yamaguchi requested that a review of City Credit card and P-card purchases be placed on a future agenda, and a review of the City's travel policy.

Councilmember Smith thanked former Councilmember Green for the monthly Mosquito and Vector Control reports.

ADJOURNMENT:

The City Council/Successor Agency/ICDA/PPFA Board of Directors adjourned at 8:55 p.m. to a regular City Council meeting on Tuesday, May 7, 2024 at 5:30 p.m.



Jeremy Yamaguchi, Mayor/Agency Chair

ATTEST:



Robert S. McKinnell, City Clerk/
Agency Secretary

