

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY  
OF THE CITY OF STANTON  
REGULAR JOINT MEETING MARCH 24, 2015

**1. CALL TO ORDER / CLOSED SESSION**

The City Council meeting was called to order at 6:01 p.m. by Mayor Ethans.

**2. ROLL CALL**

Present: Council Member Ramirez, Council Member Shawver, Council Member Warren, Mayor Pro Tem Donahue and Mayor Ethans

Absent: None.

Excused: None.

**3. PUBLIC COMMENT ON CLOSED SESSION ITEMS** None.

**4. CLOSED SESSION**

The members of the Stanton City Council of the City of Stanton proceeded to closed session at 6:01 p.m. for discussion regarding:

**4A. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION**  
**Significant exposure to litigation pursuant to Government Code Section 54956.9 (d)**  
**(2)**

Number of Potential Cases: 1

**5. CALL TO ORDER / SUCCESSOR AGENCY / STANTON HOUSING AUTHORITY MEETING**

The meetings were called to order at 6:30 p.m. by Mayor/Chairman Ethans.

**6. ROLL CALL**

Present: Agency/Authority Member Ramirez, Agency/Authority Member Shawver, Agency/Authority Member Warren, Vice Chairman Donahue and Chairman Ethans.

Absent: None.

Excused: None.

**7. PLEDGE OF ALLEGIANCE**

Led by Planning Commissioner Sou Moua.

**8. SPECIAL PRESENTATIONS AND AWARDS**

1. Mayor Ethans proclaimed the month of April 2015 to be DMV/Donate Life California Month and presented a proclamation to Dave Hollon, Ambassador for One Legacy.
2. Mayor Ethans proclaimed the month of April 2015 to be Child Abuse Prevention Month and presented a proclamation to Olga Modina, Raise Foundation.

**9. CONSENT CALENDAR**

Council Member Shawver pulled item 9H from the Consent Calendar for separate discussion.

Motion/Second: Ramirez/Warren

Motion to approve the balance of the Consent Calendar passed unanimously by the following vote:

AYES: 5 (Donahue, Ethans, Ramirez, Shawver and Warren)

NOES: None

ABSENT: None

ABSTAIN: None

The City Council/Agency Board/Authority Board approved the following Consent Calendar items:

**CONSENT CALENDAR**

- 9A. MOTION TO APPROVE THE READING BY TITLE OF ALL ORDINANCES AND RESOLUTIONS. SAID ORDINANCES AND RESOLUTIONS THAT APPEAR ON THE PUBLIC AGENDA SHALL BE READ BY TITLE ONLY AND FURTHER READING WAIVED**

City Council/Agency Board waived reading of Ordinances and Resolutions.

- 9B. APPROVAL OF WARRANTS**

City Council approved demand warrants dated March 4, March 12, and March 24, 2015, in the amount of \$222,774.09.

**9C. APPROVAL OF MINUTES**

1. City Council approved Minutes of Special Meeting – March 10, 2015; and
2. City Council/Agency/Authority Board approved Minutes of Regular Joint Meeting – March 10, 2015.

**9D. FEBRUARY 2015 INVESTMENT REPORT**

The Investment Report as of February 28, 2015, has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

City Council received and filed the Investment Report for the month of February 2015.

**9E. FEBRUARY 2015 INVESTMENT REPORT (SUCCESSOR AGENCY)**

The Investment Report as of February 28, 2015, has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

Successor Agency received and filed the Investment Report for the month of February 2015.

**9F. CONSIDERATION OF AN EXCLUSIVE RIGHT TO NEGOTIATE AGREEMENT WITH HANNA CORPORATION FOR THE PROPERTY LOCATED AT 8232 LAMPSON AVENUE**

The Authority Board directed staff to pursue the potential sale of property located at 8232 Lampson Avenue. In furtherance of that direction, Staff has negotiated an Exclusive Right to Negotiate Agreement (ENA) with Hanna Corporation for the future sale and development of the property. Staff has completed negotiating the terms with Hanna Corporation and is requesting Housing Authority Board consideration of the ENA.

1. Stanton Housing Authority declared that the project is not subject to the California Environmental Quality Act ("CEQA") pursuant to Section 15060(c)(3) (the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly); and
2. Approved the Exclusive Right to Negotiate Agreement with Hanna Corporation and authorized the City Manager to execute all necessary documents.

**9G. AWARD OF CONTRACT FOR CONSTRUCTION INSPECTION SERVICES FOR THE CITYWIDE STREET RECONSTRUCTION PROJECT BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA**

Staff solicited proposals to provide Construction Inspection Services for the Citywide Street Reconstruction Project. Staff found that Psomas was the most qualified firm to provide these services.

The cost for completing the Construction Management and Inspection Services is \$40,000.

1. City Council found that this action is not a project per CEQA; and
2. Awarded a professional service contract to Psomas to provide construction inspection services for the duration of the Citywide Street Reconstruction Project for a maximum contract amount of \$40,000; and
3. Authorized the City Manager to bind the City of Stanton and Psomas in a contract to provide construction inspection services.

**END OF CONSENT CALENDAR**

**9H. AWARD OF A CONSTRUCTION CONTRACT FOR THE FY14-15 CITYWIDE STREET RECONSTRUCTION PROJECT BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA**

The bids for the FY14-15 Citywide Street Reconstruction Project were opened on March 3, 2015. Based on the post-bid analysis of the six (6) bids received, staff recommends the bid submitted by Sully-Miller Contracting Company to be the lowest responsible bid.

The cost for completing the FY14-15 Citywide Street Reconstruction Project is estimated at \$560,200.00, which includes a 10-percent contingency and a construction management/inspection fee.

Council Member Shawver requested clarification on the nature of this project.

Motion/Second: Shawver/Ramirez

Motion unanimously carried by the following vote:

AYES: 5 (Donahue, Ethans, Ramirez, Shawver and Warren)

NOES: None

ABSTAIN: None

ABSENT: None

1. City Council declared this project to be categorically exempt under the California Environmental Quality Act, Class 1, Section 15301c; and
2. Approved the plans and specifications for the FY14-15 Citywide Street Reconstruction Project; and
3. Awarded a construction contract for the FY14-15 Citywide Street Reconstruction Project to the lowest responsible bidder, Sully-Miller Contracting Company, for the amount of \$472,867.20; and
4. Authorized the City Manager to bind the City of Stanton and Sully-Miller Contracting Company in a contract for the construction of the FY14-15 Citywide Street Reconstruction Project; and
5. Authorized the City Manager to approve contract changes, not to exceed 10-percent.

**10. PUBLIC HEARINGS**

**10A. PUBLIC HEARING TO CONSIDER ORDINANCE NO. 1034 TO AMEND PERMITTED FENCE HEIGHTS IN THE BP (BUSINESS PARK), IG (INDUSTRIAL GENERAL) AND PUBLIC/INSTITUTIONAL (PI) ZONES**

Staff is recommending amendments to Table 3-3 (Standards for Fences, Walls, and Hedges) in the Stanton Municipal Code to allow for open fencing up to six feet in height in the Public Institutional (PI), BP (Business Park) and Industrial General (IG) zones.

The public hearing was opened.

No one appearing to speak, the public hearing was closed.

Motion/Second: Shawver/Warren

ROLL CALL VOTE:	Council Member Ramirez	AYE
	Council Member Shawver	AYE
	Council Member Warren	AYE
	Mayor Pro Tem Donahue	AYE
	Mayor Ethans	AYE

1. The City Council declared that the project is exempt from CEQA under Section 15228 (Ministerial Projects) and Section 21080(b)(1) of the Public Resources Code; and
2. Introduced Ordinance No. 1034, entitled:

**“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AMENDING TABLE 3-3 (STANDARDS FOR FENCES, WALLS, AND HEDGES) IN SECTIONS 20.310.030 OF THE STANTON MUNICIPAL CODE PERTAINING TO ALLOWABLE FENCE, WALL AND HEDGE HEIGHTS IN VARIOUS ZONING DISTRICTS;” and**

3. Set said ordinance for adoption at the regular City Council meeting of April 14, 2015.

**10B. ESTABLISHMENT OF A FEE FOR THE PROCESSING OF MASSAGE ESTABLISHMENT LICENSES**

In January of 2015, the City Council adopted Ordinance No. 1031, which created new requirements for massage establishments in the City. As part of the new regulations, massage establishments are now required to obtain a Massage Establishment License. This resolution would establish a fee to recover the costs associated with the processing of the Massage Establishment License applications.

The public hearing was opened.  
No one appearing to speak, the public hearing was closed.

Motion/Second: Warren/Donahue  
Motion unanimously carried by the following vote:

AYES: 5 (Donahue, Ethans, Ramirez, Shawver and Warren)  
NOES: None  
ABSTAIN: None  
ABSENT: None

1. City Council declared that the projects are exempt from CEQA under Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly); and
2. Adopted Resolution No. 2015-09 establishing a licensing fee for processing of Massage Establishment Licenses.

**11. UNFINISHED BUSINESS** None.

**12. NEW BUSINESS** None.

**13. ORAL COMMUNICATIONS – PUBLIC**

Planning Commissioner Gary Taylor, Via Kannela, Stanton, reported on his attendance at the Green Planning Academy and expressed his appreciation to the City for the provision of the academy.

**14. WRITTEN COMMUNICATIONS** None.

**15. MAYOR/CHAIRMAN/COUNCIL/AGENCY/AUTHORITY INITIATED BUSINESS**

**15A. COMMITTEE REPORTS/COUNCIL/AGENCY/AUTHORITY ANNOUNCEMENTS**

Mayor Pro Tem Donahue reminded everyone that the 6<sup>th</sup> Annual Mayor's Prayer breakfast was scheduled for the following morning, had received 270 responses to date, former NFL Quarterback Steve Beuerlein was scheduled as the guest speaker, and that all proceeds would benefit the Stanton Community Foundation.

Council Member Warren announced that the Stanton Boys & Girls Club would be hosting their annual golfing event on April 20, 2015.

Council Member Shawver requested that Community Services Director Julie Roman provide an update on the Annual Easter Egg Hunt and Pancake Breakfast to take place on Saturday, April 4, 2015. Director Roman spoke on the event's planned schedule.

Council Member Ramirez requested that Community Services Director, Julie Roman, also provide an update on the Stanton Youth Committee. Director Roman spoke on the Youth Committee's recent activities.

**15B. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE COUNCIL MEETING**

Mayor Ethans requested that recruitment be opened to fill an unscheduled vacancy on the Parks and Recreation Commission and those applicants be brought to a subsequent Council meeting for interviews as dictated by the Stanton Municipal Code.

Council Member Donahue requested that research be done on the feasibility of a Public Safety Committee.

Council Member Donahue requested a review of the lettering that is to be used on Monument signs that will be installed in the City.

Council Member Shawver requested that AB 1217 (Daly Bill), seeking to change the governance of the Orange County Fire Authority's Board, be placed on a future agenda for discussion.

**15C. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE STUDY SESSION**

None.



**15D. CONSIDERATION OF A TEMPORARY ICE SKATING RINK WITHIN THE CITY DURING THE HOLIDAY SEASON**

At the March 10, 2015, Regular Council Meeting Mayor Ethans had asked that staff investigate the feasibility and cost for a temporary ice skating rink to be located within the City during the holiday season.

Mayor Ethans requested to remove this item from the Agenda without discussion to allow for potential sponsors to be identified.

**16. ITEMS FROM CITY ATTORNEY/AGENCY COUNSEL/AUTHORITY COUNSEL**

None.

**17. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR**

City Manager Jim Box informed the Council that he would be out of the office from Monday April 6 to Thursday April 9, and that Community Development Director Omar Dadabhoy would be serving as Acting City Manager.

**17A. ORANGE COUNTY SHERIFF'S DEPARTMENT**

Stanton Chief of Police, Lt. Jim England, provided the City Council with an update on their current operations.

Mayor Pro Tem Donahue commended Lt. England on the presentation he made at the recent Stanton Lion's Club meeting.

Council Member Shawver expressed his appreciation to Lt. England for the Sheriff's Deputies meeting the needs of the community.

Council Member Ramirez commended Lt. England on addressing the needs of individual Stanton residents as well as the community as a whole.

**18. ADJOURNMENT** Motion/Second: Ethans/  
Motion carried at 7:17 p.m.

  
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MAYOR/CHAIRMAN

ATTEST:  
  
\_\_\_\_\_  
INTERIM CITY CLERK/INTERIM SECRETARY