

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY
OF THE CITY OF STANTON
JOINT REGULAR MEETING AUGUST 11, 2020

1. CALL TO ORDER / CLOSED SESSION

The City Council / Successor Agency / Housing Authority meeting was called to order at 6:03 p.m. by Mayor / Chairman Shawver.

2. ROLL CALL

Present: Council/Agency/Authority Member Ramirez, Council/Agency/Authority Member Taylor, Council/Agency/Authority Member Van, Mayor Pro Tem/Vice Chairperson Warren, and Mayor/Chairman Shawver.

Absent: None.

Excused: None.

3. PUBLIC COMMENT ON CLOSED SESSION ITEMS None.

4. CLOSED SESSION

The members of the Stanton City Council/Stanton Housing Authority of the City of Stanton proceeded to closed session at 6:04 p.m. for discussion regarding:

4A. CONFERENCE WITH COUNSEL - THREAT TO PUBLIC SERVICES OR FACILITIES

Pursuant to Government Code Section 54957

Consultation with: City Attorney

4B. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION

Initiation of litigation pursuant to Government Code Section 54956.9 (d) (4)

Number of Potential Cases: 2

4C. CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Government Code section 54956.9(d)(2)

Number of potential cases: 2

**4D. CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(Pursuant to Government Code Section 54956.8)**

Property: 8830 Tina Way, Anaheim, CA (APN 126-481-01)
8840 Tina Way, Anaheim, CA (APN 126-481-02)
8850 Tina Way, Anaheim, CA (APN 126-481-03)
8860 Tina Way, Anaheim, CA (APN 126-481-04)
8870 Tina Way, Anaheim, CA (APN 126-481-05)
8880 Tina Way, Anaheim, CA (APN 126-481-06)
8890 Tina Way, Anaheim, CA (APN 126-481-07)
8900 Tina Way, Anaheim, CA (APN 126-481-08)
8910 Tina Way, Anaheim, CA (APN 126-481-09)
8920 Tina Way, Anaheim, CA (APN 126-481-10)
8930 Tina Way, Anaheim, CA (APN 126-481-11)
8940 Tina Way, Anaheim, CA (APN 126-481-12)
8950 Tina Way, Anaheim, CA (APN 126-481-13)
8960 Tina Way, Anaheim, CA (APN 126-481-14)
8970 Tina Way, Anaheim, CA (APN 126-481-15)
8841 Pacific Avenue, Anaheim, CA (APN 126-481-29)
8851 Pacific Avenue, Anaheim, CA (APN 126-481-28)
8861 Pacific Avenue, Anaheim, CA (APN 126-481-27)
8870 Pacific Avenue, Anaheim, CA (APN 126-482-05)
8871 Pacific Avenue, Anaheim, CA (APN 126-481-26)
8880 Pacific Avenue, Anaheim, CA (APN 126-482-06)
8881 Pacific Avenue, Anaheim, CA (APN 126-481-25)
8890 Pacific Avenue, Anaheim, CA (APN 126-482-07)
8891 Pacific Avenue, Anaheim, CA (APN 126-481-24)
8900 Pacific Avenue, Anaheim, CA (APN 126-482-08)
8901 Pacific Avenue, Anaheim, CA (APN 126-481-23)
8910 Pacific Avenue, Anaheim, CA (APN 126-482-09)
8911 Pacific Avenue, Anaheim, CA (APN 126-481-22)
8920 Pacific Avenue, Anaheim, CA (APN 126-482-10)
8921 Pacific Avenue, Anaheim, CA (APN 126-481-21)
8930 Pacific Avenue, Anaheim, CA (APN 126-482-11)
8931 Pacific Avenue, Anaheim, CA (APN 126-481-20)
8940 Pacific Avenue, Anaheim, CA (APN 126-482-12)
8941 Pacific Avenue, Anaheim, CA (APN 126-481-19)
8950 Pacific Avenue, Anaheim, CA (APN 126-482-13)
8951 Pacific Avenue, Anaheim, CA (APN 126-481-18)
8960 Pacific Avenue, Anaheim, CA (APN 126-482-14)
8961 Pacific Avenue, Anaheim, CA (APN 126-481-17)
8970 Pacific Avenue, Anaheim, CA (APN 126-482-15)
8971 Pacific Avenue, Anaheim, CA (APN 126-481-16)

Negotiating Parties: Jarad L. Hildenbrand, City Manager, City of Stanton
Jarad L. Hildenbrand, Executive Director, Housing Authority

Jarad L. Hildenbrand, Executive Director, Successor Agency
Trachy Family Trust, Owner
Steven W. Reiss Trust, Owner
Jennie Trust, Owner
Trang Trust, Owner
Triple Star Company, LLC, Owner
Sky Nguyen / SN Living Trust, Owner
Steven W. Reiss Trust, Owner
Ngoc Trieu and Andy Pham, Owner
David M. Cook and Daphne Chakran, Owner

Under Negotiation: Instruction to negotiator will concern price and terms of payment

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

The meetings were called to order at 6:33 p.m. by Mayor / Chairman Shawver.

The City Attorney / Agency Counsel reported that the Stanton City Council / Successor Agency / Housing Authority met in closed session from 6:04 to 6:30 p.m.

The City Attorney / Agency Counsel reported that there was no reportable action.

6. ROLL CALL

Present: Council/Agency/Authority Member Ramirez, Council/Agency/Authority Member Taylor, Council/Agency/Authority Member Van, Mayor Pro Tem/Vice Chairperson Warren, and Mayor/Chairman Shawver.

Absent: None.

Excused: None.

7. PLEDGE OF ALLEGIANCE

Led by Mr. Allan Rigg, Public Works Director / City Engineer.

8. SPECIAL PRESENTATIONS AND AWARDS

Mayor Shawver tabled this item to a later date, in which the City Council could formally recognize Mr. Sou Moua at an in person City Council Meeting.

● ~~Recognition of outgoing Planning Commissioner Mr. Sou Moua~~

9. CONSENT CALENDAR

Motion/Second: Ramirez/Warren

ROLL CALL VOTE:	Council/Agency/Authority Member Ramirez	AYE
	Council/Agency/Authority Member Taylor	AYE
	Council/Agency/Authority Member Van	AYE
	Mayor Pro Tem/Vice Chairperson Warren	AYE
	Mayor/Chairman Shawver	AYE

Motion unanimously carried:

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

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

9B. APPROVAL OF WARRANTS

The City Council approved demand warrants dated July 17 – July 30, 2020, in the amount of \$495,429.06.

9C. APPROVAL OF MINUTES

The City Council/Agency/Authority Board approved Minutes of Regular Joint Meeting – July 28, 2020.

9D. AWARD OF CONSTRUCTION CONTRACT FOR THE FY 20/21 CITYWIDE SLURRY SEAL PROJECT BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA

The four bids for the FY 20/21 Citywide Slurry Seal Project were opened on July 20, 2020. Based on the post-bid analysis of the bids received, staff recommends the bid submitted by Roy Allan Slurry Seal, Inc. to be the lowest responsible and responsive bid. The construction cost is estimated at \$563,695.92, which includes a contingency.

1. The City Council approved the plans and specifications for the FY 20/21 Citywide Slurry Seal Project; and

2. Awarded a construction contract for FY 20/21 Citywide Slurry Seal Project to the lowest responsible and responsive bidder, Roy Allan Slurry Seal, Inc., for the amount of \$512,450.84; and
3. Authorized the City Manager to bind the City of Stanton and Roy Allan Slurry Seal, Inc. in a contract for the construction of the FY 20/21 Citywide Slurry Seal Project; and
4. Declared this project to be categorically exempt under the California Environmental Quality Act, Class 1, Section 15301c; and
5. Authorized the City Manager to approve contract changes, not to exceed 10-percent.

9E. BIENNIAL REVIEW THE CITY'S CONFLICT OF INTEREST CODE

The proposed action is pursuant to the requirements set forth in section 87306.5 of the Political Reform Act and placed upon the City Council as the City's code-reviewing body.

1. The City Council directed the review of the City's Conflict of Interest Code and the filing of a Biennial Notice with the City Clerk regarding such review, as required by the Political Reform Act; and
2. Finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment).

END OF CONSENT CALENDAR

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|--------------------------------|-------|
| 10. PUBLIC HEARINGS | None. |
| 11. UNFINISHED BUSINESS | None. |

12. NEW BUSINESS

12A. AWARD OF A PROFESSIONAL SERVICES AGREEMENT TO REVIZE SOFTWARE SYSTEMS TO ASSIST IN THE REDESIGN OF THE CITY'S OFFICIAL WEBSITE AND APPROPRIATION OF FUNDS

The City Manger directed staff to solicit a qualified vendor to provide design and support services for the City's website. Staff requests that the City Council authorize the City Manager to enter into an agreement with ReviZe Software Systems to provide these services through August 2024 in the amount not to exceed \$34,800. Consequently, staff is requesting an appropriation of \$10,470 from the General Fund's available fund balance to fund the Fiscal Year 2020/21 costs for this agreement.

Staff report by Ms. Ashley Cain, Community Services Supervisor.

Council Member Van questioned staff regarding the duties / responsibilities of staff and the consultant in working on this project, potential bottleneck situations with co working on such a project, Americans with Disabilities Act of 1990 (ADA) compliance and what level the City's website will be in compliance with (WCAG 2.1 WA compliant), adjustable document / data upload limit, what content management system will be used, known and unknown vulnerabilities, what type of security systems are in place, expected timeline to launch, timeframe in which the City could expect assistance should the website "crash", service request timeframe, hosting party, and offline backups.

Motion/Second: Van/Ramirez

ROLL CALL VOTE:	Council Member Ramirez	AYE
	Council Member Taylor	AYE
	Council Member Van	AYE
	Mayor Pro Tem Warren	AYE
	Mayor Shawver	AYE

Motion unanimously carried:

1. The City Council declared this project to be categorically exempt under the California Environmental Quality Act, Section 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Approved a Professional Services Agreement with ReviZe to assist in the redesign of the City's official website for the maximum contract sum of \$34,800; and

3. Authorized the City Manager to bind the City of Stanton and ReviZe in a contract to provide these services; and
4. Authorized the appropriation of \$10,470 from the General Fund's available fund balance to fund the Fiscal Year 2020/21 costs for this agreement.

12B. APPROVING THE FIRST AMENDED AND RESTATED DISPOSITION AND DEVELOPMENT AGREEMENT WITH KB HOME COASTAL INC. (HOUSING AUTHORITY)

The Redevelopment Agency (RDA) for the City of Stanton owned certain real property located at 7455 Katella Avenue, Stanton, CA 90680. The Housing Authority (SHA) is the successor entity to the RDA and, pursuant to the Dissolution Act, upon the RDA's dissolution the Property automatically transferred to the SHA. If approved, this First Amended and Restated Disposition and Development Agreement will provide the developer KB Home Coastal Inc. to acquire the property from the SHA and is intended to be developed to be part of a larger residential community.

Staff report by Mr. Jarad L. Hildenbrand, City Manager.

Motion/Second: Taylor/Van

ROLL CALL VOTE:	Council Member Ramirez	AYE
	Council Member Taylor	AYE
	Council Member Van	AYE
	Mayor Pro Tem Warren	AYE
	Mayor Shawver	AYE

Motion unanimously carried:

1. The Housing Authority declared that the action is not a project and is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3); and
2. Approved the First Amended and Restated Disposition and Development Agreement with KB Home Coastal Inc.; and
3. Authorized the City Manager/Executive Director to execute any necessary documents to facilitate this project.

13. ORAL COMMUNICATIONS – PUBLIC None.

14. WRITTEN COMMUNICATIONS None.

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

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

- Council Member Taylor requested that staff research the ability for the City Council to resume in-person participation and attendance for City Council meetings.
- Council Member Van reported on an upcoming Census outreach event that is scheduled to be held at Continental Gardens on August 15, 2020 and invited those who are interested to attend and volunteer.
- Mayor Shawver reported on an upcoming Heroes Luncheon, honoring the Stanton Public Safety Team, Stanton's first responders, essential workers, and volunteers who keep Stanton safe, which is scheduled to be held on August 13, 2020.

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

None.

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

- Mayor Pro Tem Warren requested that staff review and conduct a communications audit to ensure that the City is building a messaging house that is clear in what the City's website represents.
- Mayor Shawver requested that the City Council create a committee composed of two City Council Members to work alongside staff to provide input on the creation and design of the City's official website.
 - Council Member Van and Mayor Pro Tem Warren were appointed to the "Redesign of the City's Official Website" Committee.

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

None.

17. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR


None.

17A. ORANGE COUNTY FIRE AUTHORITY

At this time the Orange County Fire Authority will provide the City Council with an update on their current operations.

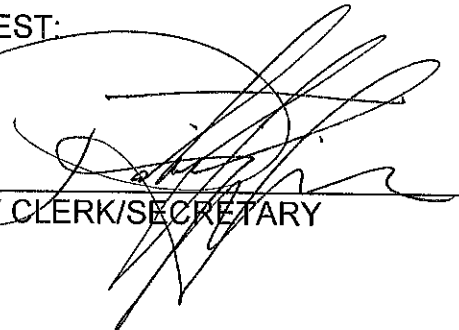
- Fire Division Chief Mike Petro provided the City Council with an update on their current operations.

18. ADJOURNMENT Motion/Second: Shawver/
Motion carried at 7:07 p.m.



MAYOR/CHAIRMAN

ATTEST:



CITY CLERK/SECRETARY