

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY  
OF THE CITY OF STANTON  
JOINT REGULAR MEETING AUGUST 25, 2020

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

The City Council / Successor Agency / Housing Authority meeting was called to order at 6:00 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 6:00 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 REAL PROPERTY NEGOTIATOR (Pursuant to Government Code Section 54956.8)**

Property: 11870 Beach Boulevard, Stanton, CA (APN 131-241-21)

Negotiating Parties: Jarad L. Hildenbrand, City Manager, City of Stanton, Owner

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

**4C. CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION**

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

Number of potential cases: 1

**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 6:31 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 6:00 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. Jarad L. Hildenbrand, City Manager.

**8. SPECIAL PRESENTATIONS AND AWARDS** None.

**9. CONSENT CALENDAR**

Mayor Shawver requested to pull Items 9F and 9I from the Consent Calendar for separate discussion.

Mayor Pro Tem Warren requested to pull Item 9K from the Consent Calendar for separate discussion.

Motion/Second: Van/Taylor

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 31 – August 13, 2020, in the amount of \$3,073,430.09.

**9C. APPROVAL OF MINUTES**

The City Council/Agency/Authority Board approved Minutes of Regular Joint Meeting – August 11, 2020.

**9D. AWARD OF CONTRACT FOR ON-CALL CONSTRUCTION MANAGEMENT AND**

**INSPECTION SERVICES TO SA ASSOCIATES FOR THE FY 20/21 CITYWIDE SLURRY SEAL PROJECT BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA**

Staff solicited proposals to provide Construction Inspection Services for the FY 20/21 Citywide Street Resurfacing Project. Eleven proposals were received and evaluated. Based on this qualifications-based selection process, staff recommends awarding the contract to SA Associates. The cost for completing these services is a maximum of \$89,000.

1. The City Council declared this project to be categorically exempt under the California Environmental Quality Act, Class 1, Section 15301 (c); and
2. Awarded a contract for professional construction inspection services to SA Associates to provide construction inspection services for a maximum contract amount of \$89,000; and
3. Authorized the City Manager to bind the City of Stanton and SA Associates in a contract to provide professional construction inspection services.

**9E. RESOLUTION 2020-41 OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING FINAL PARCEL MAP NO. 2019-173 FOR THE PROPERTY LOCATED AT 7162 KERMORE LANE, STANTON**

The final parcel map for the development located at 7162 Kermore Lane, Stanton has been completed and reviewed by all required departments and agencies. This final parcel map is in compliance with the City's General Plan and zoning land use designations.

1. The City Council finds that the adoption of the resolution is categorically exempt under Section 15332, Class 32 (In-Fill Development Projects); and
2. Adopted Resolution No. 2020-41 approving Final Parcel Map No. 2019-173, entitled:

**“RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING FINAL PARCEL MAP NO. 2019-173 FOR THE PROPERTY LOCATED AT 7162 KERMORE LANE”;** and

3. Finds that the recordation of Final Parcel Map No. 2019-173 will not be in violation of any of the provisions of Section 66474, 66474.1, and 66474.2 of the Subdivision Map Act; and
4. Finds that the proposed subdivision, together with the provisions for its design

and improvement, is consistent with the general plan required by Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of the Government Code, and any specific plan adopted pursuant to Article 8 (commencing with Section 65450) of Chapter 3 of Division 1 of the Government Code.

**9G. JULY 2020 INVESTMENT REPORT (SUCCESSOR AGENCY)**

The Investment Report as of July 31, 2020, has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

1. The Successor Agency 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); and
2. Received and filed the Investment Report for the month of July 2020.

**9H. APPROVING AND AMENDMENT TO THE LAST AND FINAL RECOGNIZED OBLIGATIONS PAYMENT SCHEDULE (ROPS) PURSUANT TO HEALTH & SAFETY CODE SECTION 34191.6 (SUCCESSOR AGENCY)**

This report summarizes the obligations of the Successor Agency to amend the previously adopted Last and Final ROPS and approve the attached resolution approving the amendment (Attachment A).

1. The Successor Agency declared that the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and
2. Adopted Resolution No. SA 2020-02 to approve an amendment to the Last and Final Recognized Obligation Payment Schedule entitled:

**"A RESOLUTION OF THE BOARD OF THE SUCCESSOR AGENCY TO THE STANTON REDEVELOPMENT AGENCY, APPROVING THE FIRST AMENDMENT TO THE LAST AND FINAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE ("ROPS") PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.6".**

**9J. ACCEPTANCE OF THE FY19/20 CERRITOS AVENUE WIDENING PROJECT BY**

## **THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA**

The FY 19/20 Cerritos Avenue Widening Project has been completed in accordance with the plans and specifications. The final construction cost for the project was \$208,963.38. The City Engineer, in his judgment, certifies that the work was satisfactorily completed as of August 25, 2020 and recommends that the City Council accept the completed work performed on this project.

The original construction contract cost for the FY 19/20 Cerritos Avenue Widening Project was for \$231,000.00.

1. The City Council declared this project categorically exempt under the California Environmental Quality Act ("CEQA") under Section 15378(b)(2) – Continuing administrative or maintenance activities, such as purchases for supplies, personnel-related actions, general policy and procedure making; and
2. Accepted the completion of improvements for the FY 19/20 Cerritos Avenue Widening Project, as certified by the City Engineer, and affixed the date of August 25, 2020 as the date of completion of all work on this project; and
3. Approved the final construction contract amount of \$208,963.38 with Onyx Paving Company, Inc.; and
4. Directed the City Clerk within ten (10) days from the date of acceptance to file the Notice of Completion (Attachment) with the County Recorder of the County of Orange; and
5. Directed City staff, upon expiration of Directs City staff, upon expiration of the thirty-five (35) days from the filing of the "Notice of Completion," to make the retention payment to Onyx Paving Company, Inc. in the amount of \$10,448.17.

### **END OF CONSENT CALENDAR**

## **9F. STANTON SHERIFF STATION LEASE AGREEMENT**

The City provides a police station for the Orange County Sheriff located at 11100 Cedar Street. The purpose of the lease agreement is to define responsibilities at the station.

Motion/Second: Shawver/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 City Council 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); and
2. Approved the Stanton Sheriff Station Lease Agreement and authorize the Mayor to execute the agreement.

**9I. CONTRACT EXTENSION FOR INCO REALTY (HOUSING AUTHORITY)**

Requested is the authorization to allow the City Manager to extend the professional services agreement with Inco Realty for brokerage services associated with the sale of the Housing Authority asset located at 7455 Katella Avenue, Stanton.

Motion/Second: Shawver/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 City Council declared that the project is exempt from the California Environmental Quality Act (“CEQA”) under Section 15061(b)(3) as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and
2. The Housing Authority approved the third contract amendment for Inco Realty.



3. Authorized the City Manager to bind the City of Stanton Housing Authority and Inco Realty in a contract to continue providing brokerage services associated with the sale of the Housing Authority asset located 7455 Katella Avenue, Stanton.

**9K. COOPERATIVE FUNDING AGREEMENT BETWEEN CITY OF STANTON AND ILLUMINATION FOUNDATION FOR OPERATION OF RECUPERATIVE CARE AND NAVIGATION CENTER AT 3535 WEST COMMONWEALTH AVENUE, FULLERTON**

Requested is City Council consideration of a Cooperative Funding Agreement with Illumination Foundation (IF) for its shelter at 3535 West Commonwealth Ave in the City of Fullerton.

The City Council questioned staff regarding if there were any major contract changes that needed to be reported for the record, requested clarification regarding the requirement of “one shelter bed at all times”, expressed concerns with the contract language pertaining to invoicing (ten day period / interest / dispute timeframes / timelines), requested to add wording to the contract pertaining to termination / reimbursement / breach of contract / explicitly say “bed available at all times, not matter how many are occupied by the City”, appeal process, termination clause, and pro rata share refund.

Motion/Second:                      Shawver/Warren

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. City Council declare that the project is exempt from the California Environmental Quality Act (“CEQA”) under Section 15061(b)(3) as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and
2. Approve the Cooperative Funding Agreement in substantially the form attached and provide the City Manager and City Attorney the authority to negotiate the final details; and
3. Authorize City Manager, or designee, to execute the Cooperative Funding

Agreement between City of Stanton and Illumination Foundation for Operation of a Recuperative Care and Navigation Center at 3535 West Commonwealth Avenue.

4. Authorize \$500,000 appropriation from Low and Moderate Income Housing Fund (Fund 285).

**10. PUBLIC HEARINGS** None.

**11. UNFINISHED BUSINESS** None.

**12. NEW BUSINESS**

**12A. COMPREHENSIVE 2020 FIREWORKS REPORT AND REVIEW SAFE AND SANE FIREWORK STANDS**

The report and associated presentation provide an update regarding the 2020 Illegal Fireworks Campaign and to review allowing the discharge and sale of safe and sane fireworks.

Staff report by Mr. James J. Wren, Public Safety Services Director.

The City Council spoke regarding the need of fundraising opportunities for the City's local non-profits and charities, questioned staff regarding if the City were to ban fireworks will the issues that the residents are concerned with fade away and will the City be better equipped to handle the use of illegal fireworks, expressed concerns with eliminating a fundraising source for the City's non-profits / charities, that the issue will not fade away with a ban, and suggested that this item be decided on by the public via an election in the future.

1. The City Council declared that the project is not subject to CEQA in accordance with Section 15061(b)(3) as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and

2. Received and filed this report.

**13. ORAL COMMUNICATIONS – PUBLIC** None.

**14. WRITTEN COMMUNICATIONS** None.

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

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

- Mayor Pro Tem Warren expressed her gratitude to Lieutenant Nate L. Wilson, Stanton Chief of Police on his high standing assessment within the Orange County Sheriff's Department's Leadership Assessment and for his dedication and outstanding service to the City of Stanton.
- Council Member Taylor reported on the Orange County Vector Control District's West Nile Virus alerts and cases within the City and County of Orange and reported on an upcoming presentation by the Orange County Vector Control District to the City Council.
- Mayor Shawver reported on possible programming for the upcoming Halloween holiday.

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

Mayor Shawver requested to agenda discussion regarding the feasibility of developing the Orange County Transportation Authority (OCTA) property near Cerritos Avenue and Western Avenue for a possible dog park and/or walking trail.

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

Mayor Shawver requested to agenda discussion regarding employee retirement program options, employee retirement benefit options, and conducting research on alternative retirement management agencies.

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

None.

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


None.

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

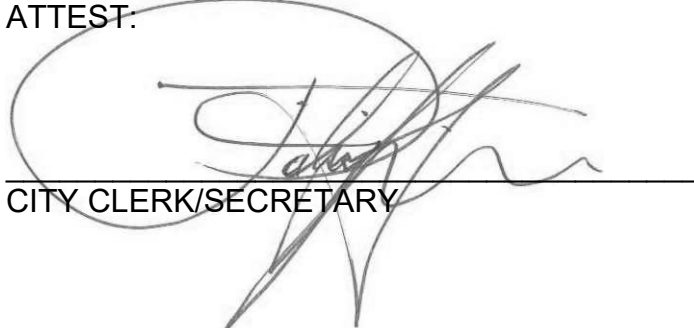
At this time the Orange County Sheriff's Department will provide the City Council with an update on their current operations.

- Lieutenant Nate L. Wilson provided the City Council with an update on their current operations.
- Mayor Shawver expressed his gratitude to those being honored at this year's Orange County Sheriff's Department Annual Best & Bravest Awards Ceremony.

**18. ADJOURNMENT** Motion/Second: Shawver/  
Motion carried at 7:20 p.m.

  
MAYOR/CHAIRMAN

ATTEST:

  
CITY CLERK/SECRETARY