

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY
OF THE CITY OF STANTON
JOINT REGULAR MEETING OCTOBER 13, 2020

1. CALL TO ORDER / CLOSED SESSION

The City Council / Successor Agency / Housing Authority meeting was called to order at 6:01 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 6:02 p.m. for discussion regarding:

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

Property: 10622 Court Avenue, Stanton, CA (APN 126-444-11)
10662 Court Avenue, Stanton, CA (APN 126-444-12)

Agency Negotiators: Jarad L. Hildenbrand, City Manager, City of Stanton
Jennifer Lilley, Community & Economic Development
Director

Negotiating Parties: City of Stanton
NTV Construction

Under Negotiation: Price and terms of payment.

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

The meetings were called to order at 6:30 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 6:02 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 Ms. Patricia A. Vazquez, City Clerk.

8. SPECIAL PRESENTATIONS AND AWARDS None.

9. CONSENT CALENDAR

Motion/Second: Ramirez/Warren

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|-----------------|---|-----|
| 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 September 11, 2020 – September 24, 2020, in the amount of \$2,328,364.57.

9C. APPROVAL OF MINUTES

The City Council/Agency/Authority Board approved Minutes of Regular Joint Meeting – September 22, 2020.

9D. JULY 2020 GENERAL FUND REVENUE AND EXPENDITURE REPORT

The monthly General Fund Revenue and Expenditure Report for the month ended July 31, 2020, has been provided to the City Manager in accordance with Stanton Municipal Code Section 2.20.080 (D) and is being provided to City Council.

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. Received and filed the General Fund Revenue and Expenditure Report for the month ended July 31, 2020.

9E. AUGUST 2020 GENERAL FUND REVENUE AND EXPENDITURE REPORT

The monthly General Fund Revenue and Expenditure Report for the month ended August 31, 2020, has been provided to the City Manager in accordance with Stanton Municipal Code Section 2.20.080 (D) and is being provided to City Council.

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. Received and filed the General Fund Revenue and Expenditure Report for the month ended August 31, 2020.

9F. AUGUST 2020 INVESTMENT REPORT

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

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. Received and filed the Investment Report for the month of August 2020.

9G. AWARD OF CONTRACT TO DEMOLISH THE BUILDING AT 8931 PACIFIC AVENUE BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA AND APPROPRIATION OF FUNDS

The building located at 8931 Pacific Avenue is in in severe disrepair and is no longer viable. Bids to demolish this building were opened on May 14, 2020. Based on post bid analysis of the two (2) bids received, staff recommends that the bid submitted by AMPCO Contracting, Inc. to be the lowest responsible bid. The cost for completing these services is a maximum of \$95,848. Staff is seeking an appropriation from the Housing Authority Fund (#285) of \$300,000 to fund the cost of this demolition and other demolitions planned during Fiscal Year 2020/21.

1. The City Council declared the work proposed under this scope increase to be categorically exempt under the California Environmental Quality Act, Class 1, Section 153011 (3); and
2. Awarded a construction contract for the FY 19/20 City Buildings Abatement and Demolition Project to the lowest responsible bidder APMCO Contracting, Inc. for the amount \$95,848; and
3. Authorized the City Manager to bind the City of Stanton with APMCO Contracting, Inc. in a contract for the completion of the FY 19/20 City Buildings Abatement and Demolition Project; and
4. Authorized the City Manager to approve contract changes, not to exceed 10%; and
5. Appropriated \$300,000 from the Housing Authority Fund (#285) to fund demolition costs.

END OF CONSENT CALENDAR

10. PUBLIC HEARINGS None.

11. UNFINISHED BUSINESS

11A. APPROVAL OF ORDINANCE NO. 1104

This Ordinance was introduced at the regular City Council meeting of September 22, 2020.

Staff Report by Ms. Patricia A. Vazquez, City Clerk.

Motion/Second: Taylor/Shawver

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| 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 Clerk read the title of Ordinance No. 1104, entitled:

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING ZONING CODE AMENDMENT ZCA 20-01 AMENDING TABLE 2-12 OF CHAPTER 20.230.050 OF THE STANTON MUNICIPAL CODE TO INCREASE THE DENSITY RANGE TO 90 DWELLING UNITS PER ACRE, WITHIN THE SOUTH GATEWAY MIXED-USED (SGMX) OVERLAY ZONE AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PER CALIFORNIA ENVIRONMENTAL QUALITY ACT, PUBLIC RESOURCE CODE SECTION 15332, CLASS 32 (INFILL DEVELOPMENT)”; and

2. The City Council adopted Ordinance No. 1104.

11B. APPROVAL OF ORDINANCE NO. 1105

This Ordinance was introduced at the regular City Council meeting of September 22, 2020.

Staff Report by Ms. Patricia A. Vazquez, City Clerk.

Motion/Second: Shawver/Ramirez

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|-----------------|------------------------|-----|
| 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 Clerk read the title of Ordinance No. 1105, entitled:

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF STANTON AND BONANNI DEVELOPMENT FOR CERTAIN REAL PROPERTY LOCATED AT 12331-12435 BEACH BOULEVARD WITHIN THE CITY OF STANTON PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65864 ET SEQ.”; and

2. The City Council adopted Ordinance No. 1105.

12. NEW BUSINESS None.

13. ORAL COMMUNICATIONS – PUBLIC

- Wei Huang, resident, submitted an e-comment in opposition to Proposition 16.
- Ms. Bethany Hernandez, submitted an e-comment in opposition to Proposition 16.

14. WRITTEN COMMUNICATIONS None.

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

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

- Council Member Taylor reported on his virtual attendance at the League of California Cities Annual Conference and Expo, which was held on October 7 - 8, 2020.

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

- Council Member Ramirez requested to agenda discussion regarding creating a new five-year strategic plan for the city in the following phases:
 - Receive input from city staff.
 - Create a strong community outreach campaign to engage and obtain community input (*since the city is unable to host neighborhood meetings due to the current pandemic – COVID-19*).
 - Hold a city council study session to receive city council input.
 - Establish a timeframe of 30-45 days to complete the strategic plan.

- Mayor Pro Tem Warren requested to agenda discussion regarding the Crosspointe Village Community:
 - Revisit the parking study.
 - Address concerns with non-working lights.
 - Research the option to install stop signs.
 - Research the option to install crosswalk(s).

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

None.

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

None.

17. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

- Mr. Jarad L. Hildenbrand, City Manager, reported on the upcoming grand opening of Rodeo 39, which is scheduled to be held on October 17 and 18, 2020.

- Ms. Zenia Bobadilla, Community Services Director reported on the upcoming Spooky Movies Under the Stars event, which is scheduled to be held at Stanton Central Park on Friday, October 23, 2020.

- Ms. Zenia Bobadilla, Community Services Director reported on a Community meeting which was held to obtain community feedback on the Premier Park Playground Project, which was held on September 28, 2020 at Premier Park.

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 6:58 p.m.



David John Shawver

MAYOR/CHAIRMAN

ATTEST:



CITY CLERK/SECRETARY