

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY  
OF THE CITY OF STANTON  
JOINT REGULAR MEETING NOVEMBER 24, 2020

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

The City Council / Successor Agency / Housing Authority meeting was called to order at 6:08 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 6:09 p.m. for discussion regarding:

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

Significant exposure to litigation pursuant to Government Code section 54956.9(b)

Number of potential cases: 1

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

Property: 11241 Beach Boulevard, Stanton, CA (APN 131-091-23)

Negotiating Parties: Mr. Jarad L. Hildenbrand, City Manager, City of Stanton  
Ms. Zenia Bobadilla, Community Services Director  
Mr. Robert Donald Knaak, 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 6:30 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 6:09 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 Stanton Police Chief, Lieutenant Cruz Alday, Orange County Sheriff's Department.

**8. SPECIAL PRESENTATIONS AND AWARDS**

City Manager Jarad L. Hildenbrand announced and introduced the City's new Chief of Police, Lieutenant Cruz Alday, Orange County Sheriff's Department to the City Council and Stanton community.

The City Council welcomed Lieutenant Cruz Alday to the City of Stanton.

**9. CONSENT CALENDAR**

Mayor Shawver pulled item 9G, item 9I, and item 9J from the Consent Calendar for separate discussion.

Motion/Second: Ramirez/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 October 9, 2020 – October 22, 2020, in the amount of \$2,234,108.78.

**9C. APPROVAL OF MINUTES**

1. The City Council approved Minutes of Special Meeting – November 10, 2020; and
2. The City Council/Agency/Authority Board approved Minutes of Regular Joint Meeting – November 10, 2020; and
3. The City Council/Agency/Authority Board approved Minutes of Special Joint Meeting – November 17, 2020.

**9D. SEPTEMBER 2020 INVESTMENT REPORT**

The Investment Report as of September 30, 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 September 2020.

**9E. SEPTEMBER 2020 GENERAL FUND REVENUE AND EXPENDITURE REPORT**

The monthly General Fund Revenue and Expenditure Report for the month ended September 30, 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 September 30, 2020.

**9F. LANDSCAPE MAINTENANCE AGREEMENT WITH CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR IMPROVEMENTS ADJACENT TO 12736 BEACH BOULEVARD**

The development of the property at 12736 Beach Boulevard will include landscaping along Beach Boulevard. The California Department of Transportation owns the right of way where the landscaping will be placed. They are requiring that the City enter into an agreement to maintain this landscaping in the event it is not properly maintained by the adjacent property owner.

1. The City Council declared that the project is categorically exempt under the California Environmental Quality Act, Class 1, Section 15301(h) as maintenance of existing landscaping; and
2. Approved an agreement with the California Department of Transportation to maintain the landscape improvements in the public right of way on Beach Boulevard; and
3. Authorized the Mayor and City Manager to bind the City of Stanton and the California Department of Transportation in said agreement.

**9H. AWARD OF CONSTRUCTION CONTRACT FOR THE 2020 SEWER REPLACEMENT PROJECT TO GRBCON BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA**

The six (6) bids received for the 2020 Sewer Replacement Project were opened on October 12, 2020. Based on the post-bid analysis, staff recommends the bid submitted by GRBCON, Inc. to be responsible and responsive.

The construction cost for the Sewer Condition Improvement Project is estimated at \$239,158.80, which includes a 10-percent contingency and 10-percent for construction management services.

1. The 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 2020 Sewer Replacement Project; and
3. Awarded a construction contract for the 2020 Sewer Replacement Project to the lowest responsible bidder, GRBCON, Inc. for the amount of \$199,299.00; and
4. Authorized the City Manager to bind the City of Stanton and GRBCON in a contract for the construction of the 2020 Sewer Replacement Project; and
5. Authorized the City Manager to approve contract changes, not to exceed 10-percent.

**END OF CONSENT CALENDAR**

**9G. ADOPT RESOLUTION APPROVING THE ANNUAL MEASURE M2 EXPENDITURE REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2020**

Orange County Local Transportation Authority Ordinance No. 3 (“Ordinance”) requires that the City adopt a resolution approving an Annual Measure M2 Expenditure Report. This report accounts for the City’s share of Measure M2 revenues, developer/traffic impact fees, and the funds that were expended to satisfy the City’s Maintenance of Effort requirements (MOE). The Annual Measure M Expenditure Report for the fiscal year ended June 30, 2020, has been included as Exhibit A to the Resolution (Attachment A).

The City’s MOE requirement for Fiscal Year 2019-20 was \$245,213. This benchmark represents the minimum amount that the City was required to spend on local street and road activities using local discretionary monies (i.e. City’s General Fund revenues). Actual MOE expenditures incurred by the City’s General Fund during the period from July 1, 2019, through June 30, 2020, were \$293,941 (Exhibit A, page 3). Therefore, the City was in compliance with this requirement for Fiscal Year 2019-20.

Motion/Second: Shawver/Taylor

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 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. 2020-48 approving the Annual Measure M2 Expenditure Report for the Fiscal Year Ended June 30, 2020, entitled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON CONCERNING THE MEASURE M2 EXPENDITURE REPORT FOR THE CITY OF STANTON FOR THE FISCAL YEAR ENDED JUNE 30, 2020”;**  
and

3. Directed staff to submit the report with OCTA.

**9I. RATIFICATION OF PAYMENT FOR SERVICES PROVIDED BY CITY NET**

The City paid \$25,687.29 in overtime charges to City Net for additional outreach services in order to facilitate enforcement of anti-camping ordinances. The immediacy of the issue caused for the expenditure to occur outside of the City's Purchase Policy. The purpose of this report is to ratify the expenditure.

Motion/Second: Shawver/Taylor

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 CEQA guidelines (Guidelines) sections 15061(b)(3); and
2. Waived the Request for Proposal process per the stipulation in the City's Purchasing Policy and approve the payment of \$25,687.29 made to City Net.

**9J. APPROVAL OF THE CITY ANIMAL CONTROL SERVICES CONTRACT WITH THE CITY OF WESTMINSTER**

Staff is recommending that the City enter into an agreement with the City of Westminster for the provision of the City's Animal Control Services for five years, through October 31, 2025.

The City Council questioned staff regarding the terms within the City of Westminster's own contract with WAG's (term dates, three year contract with two roll over year options), requested that staff revisit the City's contract to align with the City of Westminster's contract with WAG's, and requested that staff inquire about services and service costs with the County of Orange OC Animal Care and the City of Long Beach Long Beach Animal Care.

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 CEQA guidelines (Guidelines) sections 15061(b)(3); and
2. Authorized the City Manager to execute an Agreement for Animal Control Services with the City of Westminster through October 31, 2025, in the amount of \$185,220 for fiscal year 2020-21, with annual compensation increases of up to five (5%) percent thereafter.

**10. PUBLIC HEARINGS** None.



**11. UNFINISHED BUSINESS**

**11A. CANNABIS BUSINESS APPLICATION PROCESS UPDATE**

The first step in the Cannabis Business Application process ended on October 29, 2020. The City received approximately 60 applications and is in the process of screening applications for review by the Application Evaluation Committee.

Staff report by Ms. Jennifer A. Lilley, Community & Economic Development Director.

The City Council questioned staff regarding if there had been any inquiries for the categories that had received no responses/applications, what steps the City would do to be proactive in announcing openings, could the City proceed with a legal and non-bias outreach program, and selection timeframe.

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. 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 this update; and
3. Directed staff to reopen the three (3) categories where no applications were received for an additional 14 calendar day period (distributor, distributor-transport only, and testing laboratory).

**12. NEW BUSINESS**

**12A. CITY COUNCIL CONSIDERATION TO OPEN ALL SEATS ON THE STANTON PARKS, RECREATION AND COMMUNITY SERVICES COMMISSION, STANTON PLANNING COMMISSION, AND STANTON PUBLIC SAFETY COMMITTEE FOR APPOINTMENT FOLLOWING THE NOVEMBER, 2020 GENERAL ELECTION**

Consideration to open all seats for appointment on the Stanton Parks, Recreation and Community Services Commission, Stanton Planning Commission, and Stanton Public Safety Committee. There is currently a combined total of ten vacancies within the respected Commissions/Committee due to unscheduled vacancies and terms expiring due to the November, 2020 General Election. Staff is seeking direction from the City Council on its preference in either filling the current vacancies or opening all seats on the Commissions/Committee for appointment. Typically, the Council Member holding the seat corresponding to that numbered seat on the Commissions/Committee shall be responsible for appointment of one Commissioner/Committee Member (who shall be a qualified elector of the City), with majority approval of the City Council. The terms of office shall coincide with the term of office of the Council Member or Mayor who made the appointment.

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

Motion/Second: Shawver/Taylor

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. The City Council directed staff to fill the current vacancies on the Parks, Recreation and Community Services Commission, Planning Commission, and Public Safety Committee.

**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 Shawver reported on the upcoming Annual Harry's Café Thanksgiving Dinner (take away/drive thru) event, which is scheduled to be held on November 26, 2020.
- Mayor Shawver reported on the appointments of City Manager Jarad L. Hildenbrand and Council Member Hong Alyce Van to the Orange County Waste Management Commission.
- Mayor Shawver requested a report on the City's planned holiday activities/events.
- Ms. Zenia Bobadilla, Community Services Director reported on the following planned holiday festivities:
  - Adopt-A-Tree Program: The City of Stanton's Adopt-A-Tree Program will gift Christmas trees and stands as well as lights and decorations to ten Stanton families in need.
  - Capture the Season! Holiday Photo Event: The City will be providing a holiday-themed backdrop for families to visit and take a festive photo. Additionally, each registered participant will receive a treat to take home and enjoy.
  - Santa Siren: The City is currently working with the Boys and Girls Club of Stanton in conducting a safe and meaningful event with all appropriate health and safety precautions in place for our Stanton community.
  - Letters to Santa: The City will be accepting Letters to Santa until December 10, 2020 to ensure that they arrive to Santa in time for the holiday season.
  - The City is currently working with Community Sponsors on an Adopt-A-Family / Adopt-A-Senior program.
  - Holiday/Christmas street pole decorations will be installed as of November 30, 2020.

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

Council Member Ramirez requested to agendaize a review of the Mayor's Appointments of Council Members as Representatives to Various Agencies prior to approval in January.

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

Council Member Van requested to agendaize for a future study session discussion regarding the City participation in the Community Choice Aggregation program.

**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 Cruz Alday expressed his gratitude to the City Council for the welcoming words of encouragement and provided a brief introduction about himself to the City Council and Stanton community.
- Lieutenant Cruz Alday provided the City Council with an update on their current operations.

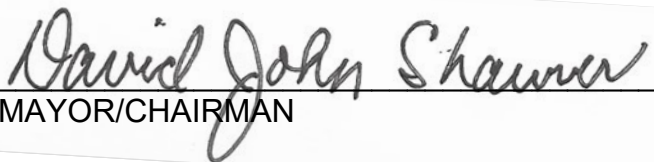
The City Council recessed back into closed session at 7:42 p.m.

The City Council reconvened in open session at 8:54 p.m.

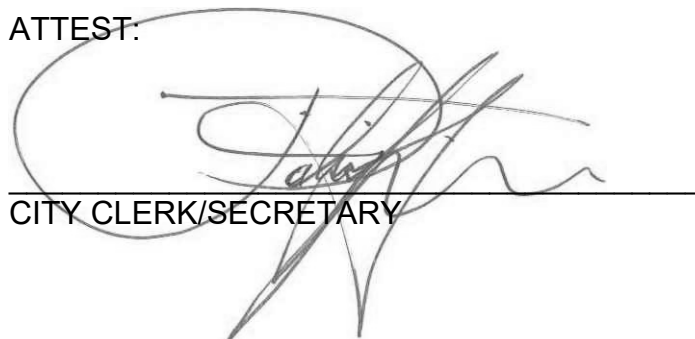
The City Attorney reported that the City Council met in closed session from 7:42 to 8:54 p.m.

The City Attorney reported that there was no reportable action.

- 18. ADJOURNMENT** in honor and memory of Former Colonel Hồ Sĩ Khải.  
Motion/Second: Shawver/  
Motion carried at 8:56 p.m.

  
MAYOR/CHAIRMAN

ATTEST:

  
CITY CLERK/SECRETARY