

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY  
OF THE CITY OF STANTON  
JOINT REGULAR MEETING APRIL 13, 2021

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

The City Council / Successor Agency / Housing Authority meeting was called to order at 6:25 p.m. by Mayor / Chairman Shawver.

**2. ROLL CALL**

Present: Council/Agency/Authority Member Ramirez, Council/Agency/Authority Member Van, Council/Agency/Authority Member Warren, Mayor Pro Tem/Vice Chairman Taylor, 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 Successor Agency/Stanton Housing Authority of the City of Stanton called for a recess at 6:25 p.m. and reported that the City Council will proceed into closed session once all items on the agenda have been heard.

**4A. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**  
**Existing litigation pursuant to Government Code section 54956.9(d)(1)**  
**Number of cases: 1**

Mars Olsen, Duane Denny Elizondo and Douglas Dionne vs. City of Stanton, Orange County Superior Court Case Number: 30-2020-01169774-CU-CR-CXC

**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.

**6. ROLL CALL**

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

Absent: None.

Excused: None.

**7. PLEDGE OF ALLEGIANCE**

Led by Council Member Carol Warren.

**8. SPECIAL PRESENTATIONS AND AWARDS**

**8A.** Presentation by Mr. Eric O’Donnell, Townsend Public Affairs, providing the City Council with an update on State and Federal Legislation.

**8B.** Mayor Shawver and Members of the City Council proclaimed the month of April 2021 to be DMV/Donate Life California Month in the City of Stanton.  

- OneLegacy Ambassador Rene Sorrentino expressed her gratitude to the City Council, shared her legacy story, and reported on Donate Life’s upcoming Donate Life Run/Walk virtual event.

**8C.** Mayor Shawver and Members of the City Council proclaimed the month of April 2021 to be Child Abuse Prevention Awareness Month in the City of Stanton.  

- Mr. Eldon Baker, Raise Foundation expressed his gratitude to the City Council, reported on the foundations mission, and provided the City Council with an update on their current events and operations.

**9. CONSENT CALENDAR**

Mayor Shawver pulled item 9M from the Consent Calendar for separate discussion.

Motion/Second: Shawver/Taylor

ROLL CALL VOTE:	Council/Agency/Authority Member Ramirez	AYE
	Council/Agency/Authority Member Van	AYE
	Council/Agency/Authority Member Warren	AYE
	Mayor Pro Tem/Vice Chairman Taylor	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 March 11, 2021 – March 25, 2021, in the amount of \$474,651.88.

**9C. APPROVAL OF MINUTES**

1. The City Council/Agency/Authority Board approved Minutes of Regular Joint Meeting – March 9, 2021; and
2. The City Council approved Minutes of Joint Special Meeting – March 23, 2021; and
3. The City Council/Agency/Authority Board approved Minutes of Regular Joint Meeting – March 23, 2021.

**9D. FEBRUARY 2021 INVESTMENT REPORT**

The Investment Report as of February 28, 2021, 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 February 2021.

**9E. FEBRUARY 2021 INVESTMENT REPORT (SUCCESSOR AGENCY)**

The Investment Report as of February 28, 2021, 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 February 2021.

**9F. AWARD OF A PROFESSIONAL SERVICES AGREEMENT FOR THE DESIGN OF THE FY 21/22 SLURRY AND RECONSTRUCTION PROJECT TO TAIT & ASSOCIATES**

The FY 21/22 Slurry and Reconstruction Project will improve infrastructure throughout the City of Stanton. Staff recommends that the firm TAIT & Associates be retained for the design services of this project.

1. The City Council approved a Professional Services Agreement with TAIT & Associates for design support and development of plans for the FY 21/22 Slurry and Reconstruction Project the maximum contract sum of \$98,410; and
2. Authorized the City Manager to bind the City of Stanton and TAIT & Associates in a contract to provide these services; and
3. Declared that the project is exempt from the California Environmental Quality Act ("CEQA") under Section 15301(c) – Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities.

**9G. APPROVAL OF CONTRACT AMENDMENT #1 EXTENDING THE CONTRACT WITH BEAR ELECTRICAL SOLUTIONS, INC. TO PROVIDE PROFESSIONAL TRAFFIC SIGNAL AND STREET LIGHT MAINTENANCE SERVICES**

A contract was awarded to Bear Electrical Solutions, Inc. at the June 12, 2018 City Council meeting to provide maintenance services for our Traffic Signals and Street lights. The contract can be extended twice for one-year periods and is set to terminate on June 30, 2021. The contractor has requested an extension of the contract for two additional years at the same costs. At this time the City can award a one-year extension. The contract would expire on June 30, 2022.

1. The City Council declared that the project is categorically exempt under the California Environmental Quality Act, Class 1, and Section 15301 (c) as replacement of existing facilities; and

2. Approved Contract Amendment #1 with Bear Electrical Solutions, Inc.; and
3. Authorized the City Manager to bind the City of Stanton and Bear Electrical Solutions, Inc. in a contract amendment.

**9H. FEBRUARY 2021 GENERAL FUND REVENUE AND EXPENDITURE REPORT AND STATUS OF CAPITAL IMPROVEMENT PROGRAM**

The Revenue and Expenditure Report for the month ended February 28, 2021, 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. This report includes information for both the City's General Fund and the Housing Authority Fund. In addition, staff has provided a status of the City's Capital Improvement Projects (CIP) as of February 28, 2021.

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 and Housing Authority Fund's February 2021 Revenue and Expenditure Report and Status of Capital Improvement Projects for the month ended February 28, 2021.

**9I. RESOLUTION APPROVING INTERFUND LOAN AGREEMENT FROM GENERAL FUND TO THE LIGHTING MAINTENANCE DISTRICT FUND**

On March 23, 2021, the City Council approved the early payoff of the outstanding capital lease with Bank of the West. In addition, the City Council approved a loan from the General Fund to the Lighting Maintenance 1919 Act Fund for \$959,440 at an annual interest rate of 1.5% to fund the early payoff to Bank of the West. The final payment of \$959,440 was made to the bank on March 31, 2021. The proposed resolution approving the promissory note for the interfund loan is included as Attachment A to this staff report.

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. Adopted Resolution No. 2021-09, approving a loan from the General Fund to the Lighting Maintenance 1919 Act Fund, entitled:

**"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING A LOAN IN AN AMOUNT NOT TO EXCEED \$959,440 FROM THE GENERAL FUND (FUND**

**101) TO THE LIGHTING MAINTENANCE 1919 ACT FUND (FUND 224) TO REPAY IN FULL THE MUNICIPAL LEASE AGREEMENT WITH BANK OF THE WEST”.**

**9J. ACCEPTANCE OF THE FY 20/21 CITY BUILDINGS ABATEMENT AND DEMOLITION PROJECT BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA**

The FY 20/21 City Buildings Abatement and Demolition Project has been completed in accordance with the plans and specifications. The final construction cost for the project was \$91,800.00. The City Engineer, in his judgment, certifies that the work was satisfactorily completed as of April 13, 2021 and recommends that the City Council accept the completed work performed on this project.

The original construction contract cost for the FY 20/21 City Buildings Abatement and Demolition Project was for \$91,800.00.

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 20/21 City Buildings Abatement and Demolition Project, as certified by the City Engineer, and affixed the date of April 13, 2021 as the date of completion of all work on this project; and
3. Approved the final construction contract amount of \$91,800.00 with Interior Demolition, Inc. and
4. Directed the City Clerk within ten (10) days from the date of acceptance to file the Notice of Completion 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 Interior Demolition, Inc. in the amount of \$4,590.00.

**9K. ACCEPTANCE OF THE 2020 SEWER REPLACEMENT PROJECT BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA**

The 2020 Sewer Replacement Project has been completed in accordance with the plans and specifications. The final construction cost for the project was \$213,128.25. The City Engineer, in his judgment, certifies that the work was satisfactorily completed as of April 13, 2021 and recommends that the City Council accept the completed work performed on this project.

The original construction contract cost for the 2020 Sewer Replacement Project was for \$199,299.00. Change orders approved at staff level did not exceed the 10% maximum authorized at the time of award. Additional costs arose throughout the project in the total of \$13,829.25. This change order was for the removal of abandoned steel casting (water well pipe) not shown on the as-builts.

1. The City Council declared this project categorically exempt under the California Environmental Quality Act, Class 1, and Section 15301c - Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities; and
2. Accepted the completion of improvements for the 2020 Sewer Replacement Project, as certified by the City Engineer, and affixed the date of April 13, 2021 as the date of completion of all work on this project; and
3. Approved the final construction contract amount of \$213,128.25 with GRBCON, Inc.; and
4. Directed the City Clerk within ten (10) days from the date of acceptance to file the Notice of Completion 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 GRBCON, Inc. in the amount of \$10,656.41.

**9L. AWARD OF A CONTRACT FOR THE 2021 CITYWIDE TRAFFIC SIGNAL EQUIPMENT IMPROVEMENTS**

The construction bids for the 2021 Citywide Traffic Signal Equipment Improvements project consisting of installation of new traffic controllers, ADA-compliant push buttons and cabinets with battery backup. Based on post-bid analysis of the five (5) bids received, staff determined that the construction bid submitted by Econolite Systems, Inc. to be the lowest responsible bid at \$109,783.85. Staff recommends the City Council award the contract for the proposed services to Econolite Systems, Inc.

1. The City Council declared that the project is exempt from the California Environmental Quality Act (“CEQA”) under Section 15301(c) – Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities; and
2. Awarded a contract for the 2021 Citywide Traffic Signal Equipment Improvements to Econolite Systems, Inc. for the amount of \$109,783.85; and
3. Authorized the City Manager to bind the City of Stanton and Econolite Systems, Inc. in a contract for the 2021 Citywide Traffic Signal Equipment Improvements; and
4. Authorized the City Manager to approve contract changes, not to exceed 10-percent.

**9N. AWARD OF A PROFESSIONAL SERVICES AGREEMENT FOR THE DEVELOPMENT OF A LOCAL HAZARD MITIGATION PLAN TO ATLAS PLANNING SOLUTIONS**

The City obtained a grant in late 2020 for the creation of a Local Hazard Mitigation Plan. Staff recommends that the firm Atlas Planning Solutions be retained to create this plan.

1. The City Council declared that the project is exempt from the California Environmental Quality Act (“CEQA”) under Section 15301(c) – Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities; and
2. Approved a Professional Services Agreement with Atlas Planning Solutions for the development of a Local Hazard Mitigation Plan the maximum contract sum of \$59,250; and
3. Appropriated \$22,000 from the General Fund’s available balance for this project; and
4. Authorized the City Manager to bind the City of Stanton and Atlas Planning Solutions in a contract to provide these services.

**END OF CONSENT CALENDAR**



**9M. APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT FOR CONSULTANT SERVICES WITH ECONOMICS, INC.**

On August 1, 2013, the City retained EcoNomics, Inc. to assist with the filing of the CalRecycle annual report and keep our city in compliance with State regulations regarding refuse, recycling, and organic disposal. Additional regulations have increased over the years for the need for their services. The attached revised agreement increases the term of and compensation for these services.

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

Motion/Second: Shawver/Warren

ROLL CALL VOTE:	Council Member Ramirez	AYE
	Council Member Van	AYE
	Council Member Warren	AYE
	Mayor Pro Tem Taylor	NO
	Mayor Shawver	AYE

Motion carried:

1. The City Council declared that the project is categorically exempt from the California Environmental Quality Act (“CEQA”) under Section 15308 – Action by regulatory agencies for protection of the environment; and
2. Directed staff to proceed with the creation and release of a Request for Qualifications (RFQ) for environmental compliance consulting services.

**10. PUBLIC HEARINGS** None.

**11. UNFINISHED BUSINESS**

**11A. APPROVAL OF ORDINANCE NO. 1108**

This Ordinance was introduced at the regular City Council meeting of March 23, 2021.

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

Motion/Second: Shawver/Taylor

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

Motion unanimously carried:

1. The City Clerk read the title of Ordinance No. 1108, entitled:

**“AN ORDINANCE OF THE CITY COUNCIL OF STANTON, CALIFORNIA AMENDING STANTON MUNICIPAL CODE TITLE 20, ZONING, SECTION 20.400.330 ACCESSORY DWELLING UNITS, TO UPDATE THE CITY’S ACCESSORY DWELLING UNIT (ADU) AND JUNIOR ACCESSORY DWELLING UNIT (JADU) REGULATIONS”;**  
and

2. The City Council adopted Ordinance No. 1108.

**11A. APPROVAL OF ORDINANCE NO. 1109**

This Ordinance was introduced at the regular City Council meeting of March 23, 2021.

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

Motion/Second: Van/Ramirez

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

Motion unanimously carried:

1. The City Clerk read the title of Ordinance No. 1109, entitled:

**“AN ORDINANCE OF THE CITY COUNCIL OF STANTON, CALIFORNIA AMENDING STANTON MUNICIPAL CODE TITLE 2, ADMINISTRATION AND PERSONNEL, CHAPTER 2.28, PLANNING COMMISSION, SECTION 2.28.020, MEMBERSHIP, AND AMENDING TITLE 2, ADMINISTRATION AND PERSONNEL, CHAPTER 2.32, PARKS, RECREATION AND COMMUNITY SERVICES COMMISSION, SECTION 2.32.020, MEMBERSHIP, TO REPEAL THE QUALIFIED ELECTOR REQUIREMENT FOR SERVING ON APPOINTED COMMISSIONS”;** and

2. The City Council adopted Ordinance No. 1109.

**12. NEW BUSINESS**

**12A. PRESENTATION OF PAVEMENT MANAGEMENT PLAN UPDATE**

The 2021 update to the City's Pavement Management Plan has been prepared by the City's consultant NCE. The report is being presented to the City Council for their review.

Staff report and presentation by Mr. Allan Rigg, Public Works Director / City Engineer.

The City Council received and filed the 2021 update to the City's Pavement Management Plan.

**12B. POTENTIAL PARKETTE FOR THE INTERSECTION AT ORANGEWOOD AVENUE AND SANTA ROSALIA STREET**

At the January 26, 2021 City Council meeting, Councilmember Van requested that future plans for the intersection at Orangewood Avenue and Santa Rosalia Street be agendaized for discussion. City Council directed staff to proceed with research and options for the site. Included in this report is a conceptual design for a parkette and the estimated cost to complete.

Staff report by Ms. Zenia Bobadilla, Community Services Director.

1. The City Council reviewed, received, and filed the staff report regarding the potential parkette at Orangewood Avenue and Santa Rosalia Street, conceptual design for the parkette, and the estimated completion costs; and
2. Directed staff to research design concepts for a possible dog park or passive park.

**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 Taylor reported on his attendance at a Crosspointe Village Board Meeting and requested that the City inspect and research the possibility of restriping the lanes on Village Center Drive.
- Mayor Pro Tem Taylor reported on his attendance at the Bridges at Kraemer Place Community Advisory Board meeting, which was held on March 24, 2021.

- Council Member Warren reported that the City of Stanton was ranked as the 46<sup>th</sup> safest city in California in the SafeWise’s California’s Safest Cities of 2021.
- Mayor Shawver reported on his attendance at a Human Rights Rally, which was held in the City of Westminster.

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

None.

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

Currently Scheduled:

- Strategic Plan Review and Update.
- Mid-Year Budget Review
- Discussion regarding the City’s participation in the Community Choice Aggregation program.

**15D. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING THE INCORPORATION OF THE MAC ISLAND NEIGHBORHOOD**

At the March 23, 2021 City Council meeting, Council Member Warren requested that this item be agendaized for discussion.

The City Council questioned staff regarding concerns with increased costs, housing needs, request for costs analysis.

Motion/Second: Taylor/Ramirez

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

Motion unanimously carried:

Consensus was received and the City Council directed staff to conduct research and a costs analysis and further directed staff to bring this item back for City Council review once the study has been completed.

**15E. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING ESTABLISHING A NOTICE AND FINE SCHEDULE FOR DILAPIDATED PROPERTIES WITHIN THE CITY**

At the March 23, 2021 City Council meeting, Council Member Warren requested that this item be agendized for discussion.

The City Council questioned staff regarding concerns with increased costs, housing needs, request for costs analysis.

Motion/Second: Taylor/Warren

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

Motion unanimously carried:

Consensus was received and the City Council directed staff to conduct research and further directed staff to bring this item back for City Council review once the research has been completed.

**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 City's partnership with the County of Orange in hosting of a Point of Distribution (POD) site at the Stanton Community Center.

Mr. Jarad L. Hildenbrand, City Manager, reported on the departure of Mr. Allan Rigg, Public Works Director / City Engineer.

The City Council expressed their gratitude and best wishes on a new journey to Mr. Allan Rigg, Public Works Director / City Engineer.

**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.

The members of the Stanton City Council / Successor Agency / Housing Authority of the City of Stanton proceeded into closed session at 8:30 p.m.

The City Council / Successor Agency / Housing Authority reconvened in open session at 8:58 p.m.

The City Attorney / Agency Counsel reported that the Stanton City Council / Successor Agency / Housing Authority met in closed session from 8:30 to 8:58 p.m.

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

**18. ADJOURNMENT** Motion/Second: Shawver/  
Motion carried at 8:59 p.m.

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MAYOR/CHAIRMAN

ATTEST:

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CITY CLERK/SECRETARY