

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY
OF THE CITY OF STANTON
SPECIAL & JOINT REGULAR MEETING NOVEMBER 9, 2021

SPECIAL CITY COUNCIL MEETING – STUDY SESSION
(5:00 PM)

CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY MEETING – CLOSED SESSION
(6:00 PM)

JOINT REGULAR CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY MEETING
(6:30 PM)

1. CALL TO ORDER STANTON CITY COUNCIL SPECIAL - STUDY SESSION (5:00 PM)

The Special City Council Meeting – Study Session was called to order at 5:00 p.m. by Mayor Shawver.

2. ROLL CALL

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

Absent: None.

Excused: None.

SPECIAL ORDERS OF THE DAY

3. STUDY SESSION - NEW BUSINESS

3A. TRANSITION FROM GENERAL LAW CITY TO CHARTER CITY

At the September 14, 2021, City Council meeting, there was consensus to agendaize a discussion regarding transitioning to become a charter city. The City of Stanton is a general law city. This item is to discuss the differences between a general law city and a charter city as well as the process to become a charter city.

Presentation by Ms. HongDao Nguyen, City Attorney.

The City Council questioned staff regarding law enforcement, who makes up the independent commission, duties of the City Attorney's office, policing, prosecution of crimes, public safety cost savings, fines, becoming a structural fire fund city, and prevailing wage.

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 presentation and directed staff to conduct research on the advantages and limitations of law enforcement services, prevailing wage, fines, and land use (*findings will be provided to the City Council via memo form*).

4. ADJOURNMENT OF STANTON CITY COUNCIL SPECIAL - STUDY SESSION

The Special City Council Meeting – Study Session was adjourned at 5:56 p.m. by Mayor Shawver.

5. CALL TO ORDER REGULAR CITY COUNCIL / SUCCESSOR AGENCY / STANTON HOUSING AUTHORITY MEETING (6:00 PM)

The meeting was called to order at 6:00 p.m. by Mayor / Chairman Shawver.

6. PUBLIC COMMENT ON CLOSED SESSION ITEMS None.

7. CLOSED SESSION

The members of the City Council / Successor Agency / Housing Authority of the City of Stanton proceeded to closed session at 6:00 p.m. for discussion regarding:

**7A. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code Section 54956.9 (d) (2)**

Number of Potential Cases: 2

**7B. 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.

7C. 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

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

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

9. 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.

10. PLEDGE OF ALLEGIANCE

Led by Mr. Joe Ames, Public Works Director / City Engineer.

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.

11. SPECIAL PRESENTATIONS AND AWARDS

A. The City Council along with representatives from both Senator Josh Newman and Assemblywoman Sharon Quirk-Silva's office presented certificates of recognition honoring Orange County Sheriff's Department 2021 Medal of Valor recipients Sergeant Jason Arellano, Deputy Brant Lewis, Deputy Paul Comsa, and Deputy Kenneth Murphy.

- The City Council presented a certificate of recognition to Sergeant Art Alvarez, Orange County Sheriff's Department for his dedicated service to the Stanton Community.

B. The City Council along with representatives from both Senator Josh Newman and Assemblywoman Sharon Quirk-Silva's office presented certificates of recognition to the 2021 Citizen's Academy participants for completion of the City's four-week community and leadership development program.

12. CONSENT CALENDAR

Council Member Van pulled item 12F from the Consent Calendar for separate discussion.

Motion/Second: Ramirez/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

12A. 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.

12B. APPROVAL OF WARRANTS

The City Council approved demand warrants dated October 8, 2021 – October 21, 2021, in the amount of \$1,584,549.74.

12C. SEPTEMBER 2021 INVESTMENT REPORT

The Investment Report as of September 30, 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 September 2021.

12D. SEPTEMBER 2021 INVESTMENT REPORT (SUCCESSOR AGENCY)

The Investment Report as of September 30, 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 September 2021.

12E. SEPTEMBER 2021 GENERAL FUND REVENUE AND EXPENDITURE REPORT AND STATUS OF CAPITAL IMPROVEMENT PROGRAM

The Revenue and Expenditure Report for the month ended September 30, 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 September 30, 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 September 2021 Revenue and Expenditure Report and Status of Capital Improvement Projects for the month ended September 30, 2021.

12G. APPROVAL OF 2022 LEGISLATIVE PLATFORM

Consideration of revising the currently approved legislative platform to establish guiding principles and policy statements that will allow city staff to address legislative and regulatory issues in a timely manner.

1. The City Council declared that the project is not subject to 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. Adopted the 2021 Legislative Platform; and
3. Authorized the Mayor and City Manager to provide support or opposition for legislation in compliance with the Legislative Platform.

12H. FIRST AND SECOND AMENDMENTS TO THE TO LOAN NOTE AND DEED OF TRUST AGREEMENT FOR THE PROPERTY LOCATED AT 10634 RAMBLEWOOD DRIVE

A first amendment was processed but not presented to the Council for certification. This action will certify the past amendment. The Second Amendment will continue the repayment process and will remove the expiration of the agreement and maintain the requirement for repayment at the time of sale or refinance.

1. The City Council finds this item is not subject to California Environmental Quality Act (“CEQA”) State CEQA Guidelines Section 1578(b)(5) Organizational or administrative activities of governments that will not result in direct or indirect physical changed in the environment; and
2. Certified the First Amendment and approved the Second Amendment to the Loan Note and Deed of Trust Agreement to extend the loan term.

12I. AMENDMENT TO AGREEMENT FOR CONSULTANT SERVICES WITH CHARLES ABBOTT ASSOCIATES, INC. FOR BUILDING SERVICES

Request authorization to allow the City Manager to amend the Agreement with Charles Abbot Associates, Inc., to extend the existing contract from November 13, 2021 through February 20, 2022.

1. The City Council declared the action not a project as defined by the California Environmental Quality Act (“CEQA”) and will have no result direct or indirect to physical changes in the environment; and
2. Approved the Amendment to the Agreement with Charles Abbott Associates, Inc.

12J. PROFESSIONAL SERVICES AGREEMENT FOR SPLASH PAD MAINTENANCE

The existing splash pad maintenance service agreement with Service First expires December 1, 2021. City staff released a “Request for Proposal” (RFP) soliciting proposals to provide professional, splash pad maintenance services and optional, as-needed repair services. Two firms provided proposals: California Waters and Service First. California Waters provided a superior proposal and their annual maintenance fee of \$12,960 is approximately half of what Service First charges annually. The RFP also requested as-needed, repair work service rates on a time and materials basis. Therefore, to provide for an allowance for as-needed repair work and replacement of wearable items in the amount of \$7,040 per year, City staff recommends entering into a one (1) year agreement with two (2) optional one-year extensions with California Waters in an amount not to exceed \$20,000 per year, excluding CPI adjustments as provided for in the draft agreement. The total cost to the City will be dependent on the tasks needed during the life of the agreement.

1. The City Council declared this action to be categorically exempt under the California Environmental Quality Act, since the action herein does not constitute a “project” as defined by section 15378 of the CEQA guidelines; and
2. Awarded a contract to California Waters to provide professional splash pad maintenance and repair services for a maximum contract amount of \$20,000 annually, excluding CPI adjustments as provided for in the draft Professional Services Agreement; and
3. Authorized the City Manager, with the concurrence of the City Attorney, to make minor modifications to the Professional Services Agreement and to bind the City of Stanton.

END OF CONSENT CALENDAR

12F. JOINT POWERS AGREEMENT FOR THE PUBLIC CABLE TELEVISION AUTHORITY

Consideration of the second amended and stated Joint Powers Agreement (JPA) with the Cities of Fountain Valley and Westminster for the continuance of the Public Cable Television Authority (PCTA).

Council Member Van questioned if the PCTA provided streaming services of City Council meetings for other JPA cities such as Fountain Valley and Westminster, if those streaming services were also available to the City of Stanton, if the streaming services would be provided at no additional costs to the City as part of the JPA, how the City could request this type of service for its City Council meetings, and requested an implementation timeframe.

The City Council questioned termination of the JPA and if the City would be liable for certain fees should it decided to terminate the JPA in the future, and further questioned if the PCTA would be able to assist with audio projects.

Motion/Second: Taylor/Van
Motion carried by the following vote:

AYES: 5 (Ramirez, Shawver, Taylor, Van, and Warren)

NOES: None

ABSTAIN: None

ABSENT: None

Motion unanimously carried.

1. The City Council declared that this item is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) and 15060(c)(3); and
2. Authorized the Mayor to execute the Public Cable Television Authority Second Amended and Restated Joint Powers Agreement.

13. PUBLIC HEARINGS None.

14. UNFINISHED BUSINESS

14A. APPROVAL OF ORDINANCE NO. 1113

This Ordinance was introduced at the regular City Council meeting of October 26, 2021.

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

Motion/Second: Shawver/Taylor

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

Motion carried:

1. The City Clerk read the title of Ordinance No. 1113, entitled:

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AMENDING SECTION 10.08.010 OF THE STANTON MUNICIPAL CODE AUTHORIZING ANGLED PARKING ON ALL ROADWAYS WITH CONDITIONS OF IMPLEMENTATION, SPECIFICALLY AUTHORIZING ANGLED PARKING ON VILLAGE CENTER DRIVE FROM THE SOUTHERLY CITY LIMIT TO BEACH BOULEVARD, AND FINDING SAME EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT”; and

2. The City Council adopted Ordinance No. 1113.

15. NEW BUSINESS None.

16. ORAL COMMUNICATIONS – PUBLIC None.

17. WRITTEN COMMUNICATIONS None.

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

18A. COMMITTEE REPORTS/COUNCIL/AGENCY/AUTHORITY ANNOUNCEMENTS

The City Council reported on their attendance at the City’s Halloween Festival, which was held on October 30, 2021, at Stanton Central Park and expressed their gratitude to City staff on holding a successful event.

18B. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE COUNCIL MEETING

Council Member Van requested to agendaize discussion regarding televising/broadcasting City Council meetings making them available to the public.

18C. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE STUDY SESSION

None.

18D. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING THE CREATION OF AN 800 HOTLINE TO ASSIST IN REPORTING CRIMINAL ACTIVITY WITHIN THE CITY

At the October 26, 2021, City Council meeting, Mayor Pro Tem Taylor requested that this item be agendaized for discussion. Mayor Pro Tem Taylor is requesting to discuss the creation of an 800 hotline to assist in reporting criminal activity within the City.

Presentation by Mayor Pro Tem Taylor.

Consensus was received and the City Council directed staff to continue moving forward in the creation of an 800-hotline program along with a corresponding app.

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

None.

20. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

Mr. Jarad L. Hildenbrand, City Manager, reported on the upcoming Veterans Day Ceremony event that is scheduled to be held on November 11, 2021, at 9:00 AM at Veterans Memorial Park.

20A. ORANGE COUNTY FIRE AUTHORITY

Battalion Chief Miranda 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 7:23 p.m.

The City Council / Successor Agency / Housing Authority reconvened in open session at 8:52 p.m.

The City Attorney / Agency Counsel reported that the Stanton City Council / Successor Agency / Housing Authority met in closed session from 7:23 to 8:52 p.m.

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

- 21. ADJOURNMENT** Motion/Second: Shawver/
Motion carried at 8:52 p.m.

/s/ Gary Taylor

MAYOR PRO TEM/VICE CHAIRMAN

ATTEST:

/s/ Patricia A. Vazquez

CITY CLERK/SECRETARY