

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY
OF THE CITY OF STANTON AUGUST 8, 2023

SPECIAL CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY MEETING
(5:00 PM)

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

1. CALL TO ORDER / CLOSED SESSION

The City Council / Successor Agency / Housing Authority meeting was called to order at 5:00 p.m. by Mayor / Chairman Shawver.

2. ROLL CALL

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

Absent: Council/Agency/Authority Member Torres.

Excused: None.

3. PUBLIC COMMENT ON CLOSED SESSION ITEMS None.

4. CLOSED SESSION

The members of the City Council / Successor Agency / Housing Authority of the City of Stanton proceeded to closed session at 5:01 p.m. for discussion regarding:

Council/Agency/Authority Member Torres arrived at 5:01 p.m.

4A. CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION

Pursuant to Government Code section 54956.9(d)(1)
Number of cases: 1

Case Name: Tina Pacific Residents Association, et al. v. City of Stanton
Case Number: OCSC 39-2023-01316300-CU-WM-CXC

**4B. 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: Hannah Shin-Heydorn, City Manager, City of Stanton
Hannah Shin-Heydorn, Executive Director, Housing
Authority
Hannah Shin-Heydorn, Executive Director, Successor
Agency
David M. Cook and Chaicran Daphnie, Owner
Jennie Trust, Owner
Nga Summer Thien Trang (Trang Trust), Owner

Ngoc Trieu and Andy Pham, Owner
Sky Nguyen / Nguyen Sky SN Living Trust, Owner
Steven W. Reiss Trust (Steven W. Reiss), Owner
Tammy T. Doan and H. Le Harvey, Owner
Trachy Family Trust (Phillip R. Trachy), 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. PUBLIC EMPLOYEE PERFORMANCE EVALUATION
(Pursuant to Government Code Section 54957.6)**

Title: City Manager

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

The City Council / Successor Agency / Housing Authority reconvened in open session at 6:34 p.m.

The City Attorney / Agency Counsel reported that the Stanton City Council / Successor Agency / Housing Authority met in closed session from 5:01 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 Taylor, Council/Agency/Authority Member Torres, Council/Agency/Authority Member Warren, Mayor Pro Tem/Vice Chairperson Van, and Mayor/Chairman Shawver.

Absent: None.

Excused: None.

7. PLEDGE OF ALLEGIANCE

Led by Mayor David J. Shawver.

8. SPECIAL PRESENTATIONS AND AWARDS

A. ~~Introduction of newly assigned Orange County Sheriff's Department Stanton deputies.~~

Item 8A has been tabled for presentation at the August 22, 2023, regularly scheduled City Council meeting.

B. Presentation by Planning Commission Chairperson Elizabeth Ash sharing the Planning Commission's mission with the City Council and providing information on their current operations.

C. Presentation by Ms. Kris Murray, Executive Director, Association of California Cities Orange County (ACCOC) sharing their mission with the City Council and providing information on their current operations.

9. CONSENT CALENDAR

Mayor Shawver requested to pull item 9G from the consent calendar for separate discussion.

Council Member Taylor requested to pull item 9E from the consent calendar for separate discussion.

Motion/Second: Van/Torres

ROLL CALL VOTE:	Council/Agency/Authority Member Taylor	AYE
	Council/Agency/Authority Member Torres	AYE
	Council/Agency/Authority Member Warren	AYE
	Mayor Pro Tem/Vice Chairperson Van	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 June 30, 2023 – July 27, 2023, in the amount of \$5,283,243.82.

9C. APPROVAL OF MINUTES

The City Council/Successor Agency/Housing Authority approved Minutes of Joint Special and Regular Meeting – July 11, 2023.

9D. CONSIDERATION OF EXTENSION OF THE EXCLUSIVE NEGOTIATION AGREEMENT WITH BRANDYWINE ACQUISITIONS GROUP, C&C DEVELOPMENT COMPANY, AND NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA REGARDING THE POTENTIAL REDEVELOPMENT OF THE TINA-PACIFIC NEIGHBORHOOD

The City Council and Housing Authority will consider extending the Exclusive Negotiation Agreement (ENA) with Brandywine Acquisitions Group, C&C Development Company, and National Community Renaissance of California for the potential redevelopment of the Tina Pacific neighborhood for an additional 12 months to allow for additional time to negotiate a disposition and development agreement and any other necessary agreements.

1. The City Council and Housing Authority 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 extension of the ENA and authorized the City Manager/Executive Director to execute the Second Amendment to the ENA.

9F. AMENDMENT OF AGREEMENT FOR CONSULTING SERVICES WITH KTG FOR THE PREPARATION OF THE TOWN CENTER SPECIFIC PLAN

Due to significant staffing changes in the City’s Community Development Department, staff is requesting additional time to complete the Town Center Specific Plan and associated studies. A contract amendment was previously approved, to accommodate staffing changes in the consultant team, which extended the contract to June 30, 2023. Staff requests the Council authorize an extension to January 31, 2024 to allow for completion of the final phases of the project.

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 Second Amendment to the Agreement for Consulting Services with KTGy to extend the term of the contract to January 31, 2024; and
3. Authorized the City Manager to execute the Second Amendment between the City of Stanton and KTGy.

9H. APPROVAL OF CONTRACT AMENDMENT #1 AMENDING CONTRACT WITH MASTER JANITORIAL SERVICE, LLC TO INCREASE SCOPE OF WORK

Master Janitorial Service, LLC has been providing professional janitorial services since July 2022, which includes routine maintenance and additional services (such as tile and carpet cleaning) for City facilities, not including the City Yard. With an increased number of City staff operating out of the City Yard, janitorial services are required for the City facility to maintain cleanliness. As such, City staff is requesting a contract amendment to increase the scope of work and total compensation to \$265,000.

1. The City Council declared this project to be categorically exempt under the California Environmental Quality Act, Class 1, Section 15301 as operation and maintenance of existing public facilities; and
2. Approved the First Amendment to the existing agreement with Master Janitorial Service, LLC and allows the City Attorney to make minor edits as necessary prior to the execution of the Amendment; and
3. Authorized the City Manager to execute the First Amendment to the existing Agreement with Master Janitorial Service, LLC.

END OF CONSENT CALENDAR

9E. RESPONSE TO THE 2022-2023 ORANGE COUNTY GRAND JURY REPORT DATED JUNE 12, 2023, ENTITLED, “WELCOME TO THE NEIGHBORHOOD – ARE CITIES RESPONSIBLY MANAGING THE INTEGRATION OF GROUP HOMES?”

On June 12, 2023, the Orange County Grand Jury released a report entitled “Welcome to the Neighborhood – Are cities responsibly managing the integration of group homes?” (Attachment A). The purpose of the report was to review the challenges of successfully integrating group homes into neighborhoods, including pressures exerted on Orange County cities by residents, group home operators, and the State of California. California Penal Code Sections 933 and 933.05 require any public agency that the Grand Jury reviews respond to the findings and recommendations of the Grand Jury Report. The City’s proposed response letter responds to each of the applicable findings and recommendations (Attachment B).

Staff report by Ms. Hannah Shin-Heydorn, City Manager.

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

AYES: 5 (Shawver, Taylor, Torres, Van, and Warren)
NOES: None
ABSTAIN: None
ABSENT: None

Motion unanimously carried:

1. The City Council declared this project categorically exempt under the California Environmental Quality Act, Class 32, and Section 15332; and
2. Authorized the Mayor to sign the response letter to the Orange County Grand Jury related to the findings and recommendations contained in the June 12, 2023, report entitled "Welcome to the Neighborhood – Are cities responsibly managing the integration of group homes?".

9G. AWARD OF CONTRACT TO G2 CONSTRUCTION TO INSTALL CATCH BASIN AUTOMATED RETRACTABLE SCREENS AND CONNECTOR PIPE SCREENS AND APPROPRIATION OF FUNDS

In 2022, City staff applied for competitive grant funding from the Measure M2 Environmental Cleanup Program administered by the Orange County Transportation Authority (OCTA) for the installation of proprietary G2 Construction, Inc. automated retractable screens and connector pipe screens in 31 catch basins to prevent trash from entering local waterways. The OCTA Environmental Cleanup Program Allocation Committee awarded the requested grant funding to the City for these screens, and as such, the City must now proceed with installations.

Staff report by Mr. Cesar Rangel, Public Works Director/City Engineer.

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

AYES: 5 (Shawver, Taylor, Torres, Van, and Warren)
NOES: None
ABSTAIN: None
ABSENT: None

Motion unanimously carried:

1. The City Council declared this project to be categorically exempt under the California Environmental Quality Act, Class 1, Section 15301(b) as minor alteration of existing public utility; and
2. Accepted the Measure M2 Environmental Cleanup Program grant funding in the maximum amount of \$61,890; and
3. Waived the competitive bidding requirement in the City's purchasing policy by using the County of Orange Master Agreement with G2 Construction, Inc. to purchase and install the devices; and
4. Awarded a construction contract to G2 Construction in the amount of \$69,626; and
5. Approved an appropriation of \$7,000 from the City's Gas Tax Fund (#211) to fund any contingencies; and
6. Authorized the City Manager to make minor changes, if needed, to the City's construction contract documents with approval of the City Attorney; and
7. Authorized the City Manager to bind the City of Stanton and G2 Construction, Inc. in a contract; and
8. Authorized the City Manager to approve contract change orders with G2 Construction, Inc., as needed and determined by City staff, up to \$7,000.

10. PUBLIC HEARINGS None.

11. UNFINISHED BUSINESS None.

12. NEW BUSINESS

12A. AMENDMENT TO STANTON'S SIDEWALK VENDING ORDINANCE

At its meeting on June 27, 2023, the City Council considered the City's sidewalk vending ordinance and directed the City Attorney's office to return with revisions that strengthen the regulations. The proposed ordinance (Attachment A) updates the ordinance by addressing objective health, safety, and welfare concerns associated with vending near youth centers, childcare centers, and residential care facilities for the elderly. By establishing reasonable restrictions in these designated areas, the City seeks to enhance pedestrian safety and minimize unique risks to children and the elderly.

Staff report by Ms. HongDao Nguyen, City Attorney.

Motion/Second: Taylor/Van

ROLL CALL VOTE:	Council/Agency/Authority Member Taylor	AYE
	Council/Agency/Authority Member Torres	ABSTAIN
	Council/Agency/Authority Member Warren	AYE
	Mayor Pro Tem/Vice Chairperson Van	AYE
	Mayor/Chairman Shawver	AYE

Motion carried:

1. The City Council finds the proposed ordinance not subject to the California Environmental Quality Act (“CEQA”), pursuant to Section 15061(b)(3) of the State CEQA Guidelines (Title 14 of the California Code of Regulations); and
2. Considered Ordinance No. 1132 and conducted the first reading of Ordinance No. 1132 entitled:

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AMENDING SECTION 5.74.045 OF CHAPTER 5.74 OF TITLE 5 OF THE STANTON MUNICIPAL CODE REGARDING REGULATIONS ON SIDEWALK VENDING”; and

3. Set August 22, 2023 as the date for second reading of Ordinance No. 1132.

12B. PROFESSIONAL SERVICES AGREEMENT WITH INFINITY TECHNOLOGIES FOR MANAGED INFORMATION TECHNOLOGY AND HELP DESK SUPPORT SERVICES

The City Council will consider entering into a Professional Services Agreement with Infinity Technologies (Infinity) for Managed Information Technology (IT) and Help Desk Services. Infinity will work with the City’s IT Specialist to support all City facilities under the direction of the City Manager or her delegate.

Staff report by Ms. Hannah Shin-Heydorn, City Manager.

Motion/Second: Shawver/Torres

ROLL CALL VOTE:	Council/Agency/Authority Member Taylor	AYE
	Council/Agency/Authority Member Torres	AYE
	Council/Agency/Authority Member Warren	AYE
	Mayor Pro Tem/Vice Chairperson Van	AYE
	Mayor/Chairman 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. Authorized the City Manager to enter into a Professional Services Agreement between the City and Infinity for an initial term of five years with an option for two two-year extensions, in a total not-to-exceed amount of \$163,150 annually, in a form approved by the City Attorney for Managed IT and Help Desk Services.

13. ORAL COMMUNICATIONS – PUBLIC

- Mr. Dirk Clinton, property owner, expressed his desire to make the city better and reported his concerns on a Stanton business within his neighborhood stating that their current operations of facilities are non-compliant with their City approved Conditions of Approval (CUP) and that the unprofessional manner in which they are operating has negatively affected the neighborhood.

14. WRITTEN COMMUNICATIONS None.

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

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

- Mayor Pro Tem Van reported on her attendance at the City’s Annual National Night Out event, which was held on August 4, 2023, at Stanton Central Park.
- Mayor Shawver reported on his attendance at the City’s Movies Under the Stars event, which was held on August 4, 2023, at Stanton Central Park.

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

- Mayor Shawver requested to agendize discussion regarding what the City can do to assist the City’s neighboring partner agencies and neighboring cities in regards to the area near the CA-22 Freeway and Garden Grove Boulevard.
- Mayor Shawver requested to agendize discussion regarding homelessness, habitual transients, provided services, and service resistance within the City.
- Mayor Shawver requested to agendize discussion regarding prostitution (indecent exposure / impediment of traffic / traffic safety concerns).

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

None.

15D. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING MITIGATION EFFORTS OF THE THEFT OF CATALYTIC CONVERTERS WITHIN THE CITY

At the July 11, 2023, City Council meeting, Mayor Pro Tem Van requested that this item be agendaized for discussion. Mayor Pro Tem Van is requesting to discuss mitigation efforts of the theft of catalytic converters within the City.

Presentation by Mayor Pro Tem Van.

The City Council received consensus and directed staff to proceed with research and to bring this item back for City Council review at a future City Council meeting.

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

None.

17. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

Ms. Hannah Shin-Heydorn, City Manager addressed Mayor Shawver's requests for initiated items for a future City Council meeting under agenda item 15B, reporting on staff's ongoing and continuous efforts in working to address the reported concerns.

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.

Chief Steve Dohman provided the City Council with an update on their current operations.

18. ADJOURNMENT Motion/Second: Shawver/
Motion carried at 7:56 p.m.

/s/ Hong Alyce Van

HONG ALYCE VAN, MAYOR PRO TEM

ATTEST:

/s/ Patricia A. Vazquez

CITY CLERK/SECRETARY