



AGENDA
CITY COUNCIL/SUCCESSOR AGENCY/STANTON HOUSING AUTHORITY
JOINT REGULAR MEETING
STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA
TUESDAY, FEBRUARY 27, 2018 - 6:30 P.M.

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- 1. CLOSED SESSION (6:00 PM)**

- 2. ROLL CALL** Council Member Donahue
 Council Member Ethans
 Council Member Warren
 Mayor Pro Tem Ramirez
 Mayor Shawver

- 3. PUBLIC COMMENT ON CLOSED SESSION ITEMS**

Closed Session may convene to consider matters of purchase / sale of real property (G.C. §54956.8), pending litigation (G.C. §54956.9(a)), potential litigation (G.C. §54956.9(b)) or personnel items (G.C. §54957.6). Records not available for public inspection.

4. CLOSED SESSION

4A. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Government Code Section 54956.9 (d) (2)

Number of Potential Cases: 4

4B. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Existing litigation pursuant to Government Code section 54956.9(d)(1)

Number of cases: 1

City of Stanton vs. Green Tree Remedy et al, Orange County Superior Court Case Number: 30-2015-00813225-CU-JR-CJC

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

- 6. ROLL CALL** Agency/Authority Member Donahue
Agency/Authority Member Ethans
Agency/Authority Member Warren
Vice Chairman Ramirez
Chairman Shawver

7. PLEDGE OF ALLEGIANCE

8. SPECIAL PRESENTATIONS AND AWARDS

- Presentation by Specialist Jose Ramos, Sunburst Youth Academy, sharing their mission with the City Council and providing information on their current operations.
- Presentation of City Tile of Recognition honoring Division Chief Dave Steffen, Orange County Fire Authority.

9. CONSENT CALENDAR

All items on the Consent Calendar may be acted on simultaneously, unless a Council/Board Member requests separate discussion and/or action.

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

RECOMMENDED ACTION:

City Council/Agency Board/Authority Board waive reading of Ordinances and Resolutions.

9B. APPROVAL OF WARRANTS

City Council approve demand warrants dated February 1, 2018, February 8, 2018, and February 15, 2018, in the amount of \$1,816,562.14.

9C. JANUARY 2017 INVESTMENT REPORT

The Investment Report as of January 31, 2018 has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

RECOMMENDED ACTION:

1. City Council find 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. Receive and file the Investment Report for the month of January 2018.

9D. JANUARY 2018 INVESTMENT REPORT (SUCCESSOR AGENCY)

The Investment Report as of January 31, 2018 has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

RECOMMENDED ACTION:

1. Successor Agency find 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. Receive and file the Investment Report for the month of January 2018.

9E. JANUARY 2018 INVESTMENT REPORT (HOUSING AUTHORITY)

The Investment Report as of January 31, 2018 has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

RECOMMENDED ACTION:

1. Stanton Housing Authority find 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. Receive and file the Investment Report for the month of January 2018.

9F. EXTENSION OF CONTRACT TO JOHN L. HUNTER AND ASSOCIATES, INC. TO PROVIDE PROFESSIONAL CONSULTING SERVICES RELATED TO NPDES AND FOG PROGRAMS

The City maintains several environmental programs including the National Pollutant Discharge Elimination System (NPDES) and Fats, Oils, & Grease (FOG). Since October 23, 2007, John L. Hunter and Associates has been providing consulting services to the City for these two programs. Staff recommends that their contract be extended for an additional three years at the same budget and hourly rates.

RECOMMENDED ACTION:

1. City Council declare that the project is exempt under the California Environmental Quality Act, Section 15378(b)(5), organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment; and
2. Approve a contract extension to John L. Hunter for consulting services relating to NPDES and FOG programs until June 30, 2021.

9G. GENERAL PLAN ANNUAL PROGRESS FOR CALENDAR YEAR 2017

The attached General Plan Annual Progress Report for Calendar Year 2017 for the City of Stanton is being presented to the City Council for review as required by State Law.

RECOMMENDED ACTION:

1. City Council declare 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. Receive and file General Plan Annual Progress Report, and authorize submittal to the Governor’s Office of Planning and Research and the State Housing and Community Development Department.

9H. AWARD OF A CONTRACT FOR THE DALE AVENUE AND CHANTICLEER ROAD TRAFFIC SIGNAL PROJECT

The construction bids for the Dale Avenue and Chanticleer Road Traffic Signal Project consisting of installation of new traffic signal poles and mast arms, controllers, and cabinet have been reviewed by the staff. Based on post-bid analysis of the five (5) bids received, staff determined that the construction bid submitted by PTM General Engineering Services, Inc. to be the lowest responsible bid at \$144,144.00. PTM is the contractor who recently completed the new signal installation at Beach Boulevard and Village Center Drive. Staff recommends the City Council award the contract for the proposed services to PTM General Engineering Services, Inc.

RECOMMENDED ACTION:

1. City Council declare 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. Award a contract for the Dale Avenue and Chanticleer Road Traffic Signal Project to PTM General Engineering Services. Inc. for the amount of \$144,144.00; and
3. Authorize the City Manager to bind the City of Stanton and PTM General Engineering Services, Inc. in a contract for the Dale Avenue and Chanticleer Road Traffic Signal Project; and
4. Authorize the City Manager to approve contract changes, not to exceed 10-percent.

9I. ACCEPTANCE OF THE THUNDERBIRD LANE SEWER AND STREET IMPROVEMENT PROJECT BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA

The Thunderbird Lane Sewer and Street Improvement Project has been completed in accordance with the plans and specifications. The final construction cost for the project was \$566,433.77. The City Engineer, in his judgment, certifies that the work was satisfactorily completed as of February 15, 2018 and recommends that the City Council accept the completed work performed on this project.

The construction contract for the Thunderbird Lane Sewer and Street Improvement Project is for \$517,700.00. Change orders approved at staff level did not exceed the 10% maximum authorized at the time of award; at 9.41%. Additional costs aroused in the final stages of the project in the total of \$64,942.17. The change order was due to unforeseen conditions and additional quantities for asphalt restoration.

RECOMMENDED ACTION:

1. City Council declare this project categorically exempt under the California Environmental Quality Act, Class 1, and Section 15301c; and
2. Accept the completion of improvements for the Thunderbird Lane Sewer and Street Improvement Project, as certified by the City Engineer, and affix the date of February 15, 2018 as the date of completion of all work on this project; and
3. Approve the final construction contract amount of \$566,433.77 with Beador Construction Company, Inc.; and
4. Direct the City Clerk within ten (10) days from the date of acceptance to file the Notice of Completion (Attachment) with the County Recorder of the County of Orange; and
5. Direct City staff, upon expiration of the thirty-five (35) days from the filing of the "Notice of Completion," to make the retention payment to Beador Construction Company, Inc. in the amount of \$28,321.69.

9J. LICENSE AGREEMENT BETWEEN SOUTHERN CALIFORNIA EDISON COMPANY AND THE CITY OF STANTON FOR STANTON PARK

In order to continue the License Agreement for Stanton Park (Assessor's Parcel Numbers 131-091-19 and 131-091-29), between Southern California Edison and the City of Stanton, it is necessary to approve the agreement for a term of 5 (five) years commencing July 1, 2018 and ending on June 30, 2023.

The City will pay Southern California Edison Company the sum of Five Thousand Seven hundred and Eighty Five 58/100 Dollars (\$5,785.58) for the term of the contract.

RECOMMENDED ACTION:

1. City Council declare 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. Approve the Agreement: 9.1976 Stanton Park between Southern California Edison and the City of Stanton in order to continue leasing Assessor's Parcel Numbers 131-091-19 and 131-091-29 (Stanton Park) for a five (5) year period commencing July 1, 2018 and ending June 30, 2023; and
3. Authorize the City Manager to sign Agreement: 9.1976 Stanton Park between Southern California Edison and the City of Stanton.

END OF CONSENT CALENDAR

10. PUBLIC HEARINGS

10A. FISCAL YEARS 2018-2019 & 2019-2020 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATION FOR FUNDING

On December 7, 2017, the Orange County Community Resources Department released a Request for Proposals (RFP) for Fiscal Years 2018-2019 & 2019-2020 Community Development Block Grant projects related to housing rehabilitation projects. In response to the RFP, staff is proposing to reinstate the housing rehabilitation grant programs. As part of the application process, the City Council must review and authorize the application submittals and conduct a public hearing.

RECOMMENDED ACTION:

1. City Council conduct a public hearing; and
2. Declare 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; and
3. Review and approve the proposed project and funding for the Fiscal Years 2018-2019 & 2019-2020 Community Development Block Grant Program; and
4. Direct staff to submit fiscal years 2018-2019 & 2019-2020 Community Development Block Grant application package to the County of Orange Community Resources Department; and
5. Approve Resolution No. 2018-08 authorizing the City Manager to execute the agreement, contract and other documents required by the Orange County Community Resources Department for participation in the CDBG program on behalf of the City Council, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA AUTHORIZING THE SUBMITTAL OF A GRANT APPLICATION AND THE EXECUTION OF A GRANT AGREEMENT AND ANY AMENDMENTS THERETO TO SECURE COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING FROM THE ORANGE COUNTY COMMUNITY RESOURCES DEPARTMENT.”

11. UNFINISHED BUSINESS

11A. APPROVAL OF ORDINANCE NO. 1076

This Ordinance was introduced at the regular City Council meeting of February 13, 2018.

RECOMMENDED ACTION:

1. City Clerk read the title of Ordinance No. 1076, entitled:

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA AMENDING SECTION 2.56.075 OF THE MUNICIPAL CODE PERTAINING TO LOCAL VENDOR PREFERENCES”; and

2. City Council find that this Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to 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
3. Adopt Ordinance No. 1076.

ROLL CALL VOTE: Council Member Donahue
Council Member Ethans
Council Member Warren
Mayor Pro Tem Ramirez
Mayor Shawver

11B. APPROVAL OF ORDINANCE NO. 1077

This Ordinance was introduced at the regular City Council meeting of February 13, 2018.

RECOMMENDED ACTION:

1. City Clerk read the title of Ordinance No. 1077, entitled:

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, MAKING FINDINGS THAT THE DEVELOPMENT AT 8232 LAMPSON AVENUE IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF STANTON AND STANTONLAMPSON 2017, LLC FOR CERTAIN REAL PROPERTY LOCATED AT 8232 LAMPSON AVENUE, WITHIN THE CITY OF STANTON PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65864 ET SEQ.”; and

2. City Council find that this Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to 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
3. Adopt Ordinance No. 1077.

ROLL CALL VOTE: Council Member Donahue
Council Member Ethans
Council Member Warren
Mayor Pro Tem Ramirez
Mayor Shawver

12. NEW BUSINESS

12A. ASSISTANT CITY MANAGER EMPLOYMENT AGREEMENT

For consideration is the employment agreement with Stephen M. Parker for Assistant City Manager.

RECOMMENDED ACTION:

1. City Council find that this item is exempt from 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. Authorize City Manager to execute employment agreement on behalf of the City with Stephen M. Parker.

13. ORAL COMMUNICATIONS - PUBLIC

At this time members of the public may address the City Council/Successor Agency/Stanton Housing Authority regarding any items within the subject matter jurisdiction of the City Council/Successor Agency/Stanton Housing Authority, provided that NO action may be taken on non-agenda items.

- Members of the public wishing to address the Council/Agency/Authority during Oral Communications-Public or on a particular item are requested to fill out a REQUEST TO SPEAK form and submit it to the City Clerk. Request to speak forms must be turned in prior to Oral Communications-Public.
- When the Mayor/Chairman calls you to the microphone, please state your Name, slowly and clearly, for the record. A speaker's comments shall be limited to a three (3) minute aggregate time period on Oral Communications and Agenda Items. Speakers are then to return to their seats and no further comments will be permitted.
- Remarks from those seated or standing in the back of chambers will not be permitted. All those wishing to speak including Council/Agency/Authority and Staff need to be recognized by the Mayor/Chairman before speaking.

14. WRITTEN COMMUNICATIONS None.

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

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

At this time Council/Agency/Authority Members may report on items not specifically described on the agenda which are of interest to the community provided no discussion or action may be taken except to provide staff direction to report back or to place the item on a future agenda.

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

At this time Council/Agency/Authority Members may place an item on a future agenda.

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

At this time Council/Agency/Authority Members may place an item on a future study session agenda.

Currently Scheduled:

- None

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

17. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

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.

18. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, the foregoing agenda was posted at the Post Office, Stanton Community Services Center and City Hall, not less than 72 hours prior to the meeting. Dated this 22nd day of February, 2018.

s/ Patricia A. Vazquez, City Clerk/Secretary
