



**AGENDA**  
**CITY COUNCIL/SUCCESSOR AGENCY/STANTON HOUSING AUTHORITY**  
**JOINT REGULAR MEETING**  
**STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA**  
**TUESDAY, SEPTEMBER 25, 2018 - 6:30 P.M.**

*In compliance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (714) 890-4245. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.*

*The City Council agenda and supporting documentation is made available for public review and inspection during normal business hours in the Office of the City Clerk, 7800 Katella Avenue, Stanton California 90680 immediately following distribution of the agenda packet to a majority of the City Council. Packet delivery typically takes place on Thursday afternoons prior to the regularly scheduled meeting on Tuesday. The agenda packet is also available for review and inspection on the city's website at [www.ci.stanton.ca.us](http://www.ci.stanton.ca.us), at the public counter at City Hall in the public access binder, and at the Stanton Library (information desk) 7850 Katella Avenue, Stanton, California 90680.*

- 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: 2

**4B. PUBLIC EMPLOYEE APPOINTMENT**  
(Pursuant to Government Code Section 54957)

Title: City Manager

**4C. PUBLIC EMPLOYEE PERFORMANCE EVALUATION**  
(Pursuant to Government Code Section 54957.6)

Title: City Manager

**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**                      **None.**

**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 warrant dated September 12, 2018, in the amount of \$50,100.10.

**9C. AUGUST 2018 INVESTMENT REPORT**

The Investment Report as of August 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 August 2018.

**9D. AUGUST 2018 INVESTMENT REPORT (SUCCESSOR AGENCY)**

The Investment Report as of August 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 August 2018.

**9E. AUGUST 2018 INVESTMENT REPORT (HOUSING AUTHORITY)**

The Investment Report as of August 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 August 2018.

**9F. REVIEW AND INTENTION TO AMEND THE CITY’S CONFLICT OF INTEREST CODE**

The City Council adopted an amended Conflict of Interest Code by Resolution dated September 25, 2018. Subsequent changed circumstances within the City have made it advisable and necessary pursuant to Sections 87306 and 87307 of the Political Reform Act to amend and update the Code.

**RECOMMENDED ACTION:**

1. City Council find that this item is not subject to California Environmental Quality Act (“CEQA”) pursuant to 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. Adopt Resolution No. 2018-42 amending the Position Classification Manual, entitled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON AMENDING A CONFLICT OF INTEREST CODE PURSUANT TO THE POLITICAL REFORM ACT OF 1974”.**

**9G. AWARD OF A PROFESSIONAL SERVICES AGREEMENT FOR THE DESIGN OF THE SEWER CONDITION IMPROVEMENT PROJECT TO LOCKWOOD, ANDREWS & NEWNAM, INC.**

The Sewer Condition Improvement Project will correct existing system deficiencies identified in the City’s Sanitary Sewer Master Plan. Staff recommends that the firm Lockwood, Andrews & Newnam, Inc. be retained for the design services of this project.

**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. Approve a Professional Services Agreement with Lockwood, Andrews & Newnam, Inc. for design support and development of plans for the Sewer Condition Improvement Project the maximum contract sum of \$202,640; and
3. Authorize the City Manager to bind the City of Stanton and Lockwood, Andrews & Newnam, Inc. in a contract to provide these services.

**9H. CONSIDERATION OF RESOLUTION 2018-40 PURSUANT TO CALIFORNIA DEPARTMENT OF TRANSPORTATION JOINT POLICY GUIDELINES FOR SPECIAL EVENTS ON STATE RIGHTS OF WAYS IN ORDER TO OBTAIN AN ANNUAL SPECIAL EVENTS ENCROACHMENT PERMIT FOR THE VETERANS DAY CEREMONY AND KATELLA AVENUE CLOSURE**

The California Department of Transportation (Caltrans) requires a resolution in which the City Council authorizes city staff the ability to obtain a special events encroachment permit for the annual “Veterans Day Celebration” event. The closure of Katella Avenue includes traffic control on Beach Boulevard, which is within the purview of Caltrans, to direct traffic away from the area of the closure.

**RECOMMENDED ACTION:**

1. City Council declare that the project is exempt from the California Environmental Quality Act (“CEQA”) under Section 15378(b)(5) – Organizational or administrative activities of governments that will not result in direct or indirect physical change in the environment; and
2. Approve Resolution No. 2018-40 pursuant to California Department of Transportation joint policy guidelines for special events on state rights of ways in order to obtain an annual special events encroachment permit, entitled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CA REQUESTING THE DEPARTMENT OF TRANSPORTATION ISSUE AN ENCROACHMENT PERMIT FOR A PARTIAL ROAD CLOSURE OF KATELLA AVENUE FOR THE VETERANS DAY CEREMONY SPECIAL EVENT”.**

**END OF CONSENT CALENDAR**

## 10. PUBLIC HEARINGS

### 10A. JOINT PUBLIC HEARING – MAKING CERTAIN FINDINGS PURSUANT TO HEALTH AND SAFETY CODE SECTION 33433, ADOPTING THE RELATED SUMMARY REPORT AND APPROVING THE DISPOSITION AND DEVELOPMENT AGREEMENT WITH TINA PACIFIC I HOUSING PARTNERS, L.P.

The Housing Authority owns certain parcels in the Tina Pacific neighborhood and is in the process of acquiring additional parcels. If approved, this Disposition and Development Agreement will provide for the potential acquisition of the additional parcels and the sale of all the parcels owned by the Housing Authority to Tina Pacific I Housing Partners, LP, for the design and construction of an eighty-three (83) unit affordable housing development.

#### RECOMMENDED ACTION:

1. City Council conduct a public hearing; and
2. Declare that the action is not a project is exempt from the California Environmental Quality Act (“CEQA”) under Section 15060(c)(3) and 15378(b); and
3. Approve Resolution Number 2018-41, making certain findings pursuant to Health and Safety Code 33433, adopting the Summary Report prepared pursuant to Health and Safety Section 33433, approving the sale of certain real property located at 8911, 8931, 8941, 8951, 8910, 8920, 8930, 8940, 8950, and 8970 Pacific Ave. (APN’s: 126-481-22, 20, 19, 18, and 126-482-09, 10, 11, 12, 13, and 15) and 8930, 8940, 8950, 8960, 8970 Tina Way (APN 126-481-11, 12, 13, 14, 15) and, if acquired by the Housing Authority, the sale of 8910, 8920 Tina Way (APN: 126-481-09, 10); 8921, 8961, 8971 Pacific Ave. (APN: 126-481-21, 17, 16) and 8960 Pacific Ave. (APN: 126-482-14) to Tina Pacific I Housing Partners, LP, by the Stanton Housing Authority through the Disposition and Development Agreement, entitled:

**“A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON AND THE STANTON HOUSING AUTHORITY APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT WITH TINA PACIFIC 1 HOUSING PARTNERS, A LIMITED PARTNERSHIP, FOR PROPERTIES LOCATED AT 8911, 8931, 8941, 8951, 8910, 8920, 8930, 8940, 8950, AND 8970 PACIFIC AVE. (APN’S: 126-481-22, 20, 19, 18, AND 126-482-09, 10, 11, 12, 13, AND 15) AND 8930, 8940, 8950, 8960, 8970 TINA WAY (APN 126-481-11, 12, 13, 14, 15) AND, IF ACQUIRED BY THE HOUSING AUTHORITY, THE SALE OF 8910, 8920 TINA WAY (APN: 126-481-09, 10); 8921, 8961, 8971 PACIFIC AVE. (APN: 126-481-21, 17, 16) AND 8960 PACIFIC AVE. (APN: 126-482-14) AND MAKING CERTAIN FINDINGS PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 33433 IN CONNECTION WITH THE SALE OF PROPERTY FORMERLY OWNED BY THE STANTON REDEVELOPMENT AGENCY”;** and

4. Authorize the Executive Director to execute any necessary documents to facilitate the sale of the property.

**11. UNFINISHED BUSINESS**      **None.**

**12. NEW BUSINESS**

**12A. AMENDED AND RESTATED AGREEMENT RELATING TO INTERIM CITY MANAGER**

The proposed action is to make revisions to Interim City Manager Robert W. Hall's agreement with the City in order to satisfy certain CalPERS requirements.

**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. Authorize the Mayor to sign the Amended and Restated Agreement for Interim City Manager Services with Robert W. Hall.

**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

**15D. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING REVIEW OF THE CITY’S STRUCTURE, HUMAN RESOURCE POLICIES, CITY COUNCIL POLICIES, AND INTERNAL AND EXTERNAL POLICIES**

At the August 14, 2018 City Council meeting, Council Member Warren requested that this item be agendized for discussion.

**RECOMMENDED ACTION:**

City Council provide direction to staff.

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

**17. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR**

**17A. SPECIAL PRESENTATION OF PROCLAMATION TO THE ORANGE COUNTY FIRE AUTHORITY**

At this time the City Council will present a proclamation declaring the week of October 7-13, 2018, as Fire Prevention Week in the City of Stanton.

**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 20<sup>th</sup> day of September, 2018.

s/ Patricia A. Vazquez, City Clerk/Secretary

---