

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY
OF THE CITY OF STANTON
JOINT REGULAR MEETING SEPTEMBER 25, 2018

1. CALL TO ORDER / CLOSED SESSION

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

2. ROLL CALL

Present: Council Member Donahue, Council Member Ethans, Council Member Warren, Mayor Pro Tem Ramirez, and Mayor Shawver.

Absent: None.

Excused: None.

3. PUBLIC COMMENT ON CLOSED SESSION ITEMS None.

4. CLOSED SESSION

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

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

The meetings were called to order at 6:37 p.m. by Chairman Shawver.

The City Attorney reported that the Stanton City Council met in closed session from 6:00 to 6:30 p.m.

The City Attorney reported that there was no reportable action.

6. ROLL CALL

Present: Agency/Authority Member Donahue, Agency/Authority Member Ethans, Agency/Authority Member Warren, Vice Chairman Ramirez, and Chairman Shawver.

Absent: None.

Excused: None.

7. PLEDGE OF ALLEGIANCE

Led by Mr. James J. Wren, Public Safety Services Director.

8. SPECIAL PRESENTATIONS AND AWARDS None.

9. CONSENT CALENDAR

Motion/Second: Ethans/Ramirez
Motion unanimously carried by the following vote:

AYES: 5 (Donahue, Ethans, Ramirez, Shawver, and Warren)
NOES: None
ABSTAIN: None
ABSENT: None

The City Council/Agency Board/Authority Board approved the following Consent Calendar items:

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 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.

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 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.

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 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.

1. The Stanton 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. Received and filed 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.

1. The City Council finds 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. Adopted 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.

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 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. Authorized 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.

1. The City Council declared 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. Approved 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.

Staff report by Ms. Kelly Hart, Community and Economic Development Director

The City Council questioned staff regarding if the units would be attached or detached, the possibility of purchasing all units in the project area, and relocation costs.

The public hearing was opened.

- Mr. Randy Mai, Developer, spoke regarding the proposed project.

No one else appearing to speak, the public hearing was closed.

Motion/Second: Donahue/Ramirez

Motion unanimously carried by the following vote:

AYES: 5 (Donahue, Ethans, Ramirez, Shawver, and Warren)

NOES: None

ABSTAIN: None

ABSENT: None

1. The City Council conducted a public hearing; and
2. Declared 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. Approved 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. Authorized 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.

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

Motion/Second: Ramirez/Ethans

Motion unanimously carried by the following vote:

AYES: 5 (Donahue, Ethans, Ramirez, Shawver, and Warren)

NOES: None

ABSTAIN: None

ABSENT: None

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

13. **ORAL COMMUNICATIONS – PUBLIC** None.

14. **WRITTEN COMMUNICATIONS** None.

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

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

- Council Member Donahue reported on the Boys and Girls Club of Greater Stanton "Donna McGee Annual Casino Night", which will be held at Glenn's Private "Man Cave" on September 29, 2018.
- Mayor Shawver reported on Village Center Redevelopment Project Groundbreaking Ceremony in collaboration with Brookfield Residential & Frontier Real Estate Investments, which was held on September 20, 2018.

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

None.

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

Mayor Pro Tem Ramirez requested to agendaize discussion regarding revisiting the City's five year strategic plan.

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 agendaized for discussion.

Presentation by Council Member Warren.

The City Council directed staff to proceed with development and research regarding the City's structure, human resource policies, city council policies, and internal and external policies.

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

None.

17. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

- Mr. Allan Rigg, Public Works Director / City Engineer, provided the City Council with an update regarding the Community Center and Civic Center Accessibility Improvement Project.


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

Mayor Shawver proclaimed the week of October 7-13, 2018 to be Fire Prevention Week in the City of Stanton and presented a proclamation to Fire Division Chief Bill Lockhart.

18. ADJOURNMENT in memory and honor of Ms. Jennie Nelson.

Motion/Second: Shawver/

Motion carried at 7:10 p.m.



MAYOR/CHAIRMAN

ATTEST:



CITY CLERK/SECRETARY