



**AGENDA**  
**CITY COUNCIL/SUCCESSOR AGENCY/STANTON HOUSING AUTHORITY**  
**JOINT REGULAR MEETING**  
**STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA**  
**TUESDAY, FEBRUARY 26, 2019 - 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 Ramirez  
Council Member Taylor  
Council Member Warren  
Mayor Pro Tem Ethans  
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: 1

**4B. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

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

**Number of cases: 1**

Orange County Catholic Worker et al v. Orange County et al, United States District Court, Central District of California Case Number: 8:18-cv-00155-DOC-JDE

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

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

**7. PLEDGE OF ALLEGIANCE**

**8. SPECIAL PRESENTATIONS AND AWARDS**

**8A.** Presentation of awards to Stanton deputies by Lieutenant Nate L. Wilson, Orange County Sheriff's Department.

**8B.** Special Presentation by Becky Esparza, Orange County Human Relations, Annual Report.

## **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 6, 2019 and February 14, 2019, in the amount of \$1,588,101.52.

#### **9C. JANUARY 2019 INVESTMENT REPORT**

The Investment Report as of January 31, 2019 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 2019.

**9D. FEBRUARY 2019 INVESTMENT REPORT (SUCCESSOR AGENCY)**

The Investment Report as of January 31, 2019 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 2019.

**9E. JANUARY 2019 INVESTMENT REPORT (HOUSING AUTHORITY)**

The Investment Report as of January 31, 2019 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 2019.

**9F. AWARD OF A CONTRACT FOR ORANGE COUNTY SHERIFF'S STATION ROOF PROJECT**

The Orange County Sheriff's Station is located at 11100 S Cedar Street. The station is in dire need of roof maintenance. Staff recommends that the firm of Best Contracting Services, Inc. be retained for the maintenance work for the Orange County Sheriff's Station Roof Project. The maintenance cost for the Orange County Sheriff's Station's Station Roof Project is at \$28,705.60, which includes a 10% contingency.

**RECOMMENDED ACTION:**

1. City Council declare this project categorically exempt under the California Environmental Quality Act, Class 1, and Section 15301h; and
2. Award a contract to Best Contracting Services, Inc. for the Orange County Sheriff's Station Roof Project for the amount of \$26,096.00; and
3. Authorize the City Manager to bind the City of Stanton and Best Contracting Services Inc. in a contract for the maintenance of the Orange County Sheriff's Station Roof Project; and
4. Authorize the City Manager to approve contract changes, not to exceed 10-percent.

**9G. AWARD OF A PROFESSIONAL SERVICES AGREEMENT FOR THE DESIGN OF THE CITYWIDE STREET RECONSTRUCTION DESIGN PROJECT TO TAIT & ASSOCIATES**

The Citywide Street Reconstruction Design Project will improve infrastructure throughout the City of Stanton. Staff recommends that the firm TAIT & Associates 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 TAIT & Associates for design support and development of plans for the Citywide Street Reconstruction Design Project for the maximum contract sum of \$108,980; and
3. Authorize the City Manager to bind the City of Stanton and TAIT & Associates in a contract to provide these services.

**9H. CONTRACT AMENDMENT FOR PROFESSIONAL CONSTRUCTION INSPECTION SERVICES FOR THE FY 18/19 RESIDENTIAL AND ARTERIAL STREETS REHABILITATION PROJECT BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA**

On September 11, 2018, the City Council awarded a contract for inspection services for the FY 18/19 Residential and Arterial Streets Rehabilitation Project to NV5. The cost for completing these services is a maximum of \$31,360. Due to a longer construction schedule, rain delays, and additional soils testing, NV5 has requested a contract amendment for additional fees in the amount of \$29,000.

**RECOMMENDED ACTION:**

1. City Council declare this project to be categorically exempt under the California Environmental Quality Act, Class 1, Section 15301 (c); and
2. Approve a contract amendment for professional construction engineering services to NV5 to provide construction engineering services for a maximum contract amount of \$29,000; and
3. Authorize the City Manager to bind the City of Stanton and NV5 in a contract amendment to provide professional construction engineering services.

**9I. CONSIDERATION OF AN EXCLUSIVE RIGHT TO NEGOTIATE AGREEMENT WITH KB HOMES FOR THE PROPERTY LOCATED AT 7455 KATELLA AVENUE (HOUSING AUTHORITY)**

The Development Committee, upon review of options related to the Authority owned property at 7455 Katella Ave., directed staff to pursue the potential sale of the property. In furtherance of that direction, an Exclusive Right to Negotiate Agreement (ENA) with KB Homes for the future sale and potential development of the property has been prepared.

**RECOMMENDED ACTION:**

1. Stanton Housing Authority declare that the project is not subject to the California Environmental Quality Act ("CEQA") pursuant to Section 15060(c)(3) (the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly); and
2. Approve the Exclusive Right to Negotiate Agreement with KB Homes and authorize the City Manager to execute all necessary documents.

**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 II 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 II Housing Partners, LP, for the design and construction of a seventy-eight (78) unit affordable housing development.

#### **RECOMMENDED ACTION:**

1. City Council and Stanton Housing Authority 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 2019-04, 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 8841, 8851, 8861, 8871, 8881, 8891, 8870, and 8880 Pacific Ave. (APN: 126-481-29, 28, 27, 26, 25, 24, 126-482-05, and 06) and 8890 Tina Way (APN: 126-481-07) and, if acquired by the Housing Authority, the sale of 8830, 8840, 8850, 8860, 8871, and 8880 Tina Way (APN: 126-481-01, 02, 03, 04, 05, and 06); and 8890 Pacific Ave. (APN: 126-482-07) to Tina Pacific II 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 II HOUSING PARTNERS, A LIMITED PARTNERSHIP, FOR PROPERTIES LOCATED AT 8841, 8851, 8861, 8871, 8881, 8891, 8870, AND 8880 PACIFIC AVE. (APN: 126-481-29, 28, 27, 26, 25, 24, 126-482-05, AND 06) AND 8890 TINA WAY (APN: 126-481-07) AND, IF ACQUIRED BY THE HOUSING AUTHORITY, THE SALE OF 8830, 8840, 8850, 8860, 8871, AND 8880 TINA WAY (APN: 126-481-01, 02, 03, 04, 05, AND 06); AND 8890 PACIFIC AVE. (APN: 126-482-07) 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 City Manager/Executive Director to execute any necessary documents to facilitate the sale of the property.

**11. UNFINISHED BUSINESS**

**11A. APPROVAL OF ORDINANCE NO. 1084**

This Ordinance was introduced at the regular City Council meeting of February 12, 2019.

**RECOMMENDED ACTION:**

1. City Clerk read the title of Ordinance No. 1084, entitled:

**“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AMENDING SECTION 10.08.060 OF TITLE 10 OF THE STANTON MUNICIPAL CODE IN REGARD TO PERMIT PARKING REGULATIONS”;** and

2. City Council find that this Ordinance is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Section 15061(b)(3); and
3. Adopt Ordinance No. 1084.

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



**11B. APPROVAL OF ORDINANCE NO. 1086**

This Ordinance was introduced at the regular City Council meeting of February 12, 2019.

**RECOMMENDED ACTION:**

1. City Clerk read the title of Ordinance No. 1086, entitled:

**“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, ADDING CHAPTER 5.74 TO TITLE 5 OF THE STANTON MUNICIPAL CODE, IMPOSING REGULATIONS ON SIDEWALK VENDING IN COMPLIANCE WITH SENATE BILL 946”;** and

2. City Council find that this Ordinance is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Section 15061(b)(3); and
3. Adopt Ordinance No. 1086.

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

## 12. NEW BUSINESS

### 12A. APPROVAL OF CITY COUNCIL ETHICS POLICY

In August, 2018, the City Council directed staff to establish a City Council Policy to serve as a standard of conduct for all elected officials, employees, and members of advisory boards, commissions, and committees of the City of Stanton.

#### **RECOMMENDED ACTION:**

1. City Council declare 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. Approve Resolution No. 2019-06, entitled:

**"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA ADOPTING A CITY COUNCIL POLICY ESTABLISHING AN ETHICS POLICY FOR ALL ELECTED OFFICIALS, EMPLOYEES, AND MEMBERS OF ADVISORY BOARDS, COMMISSIONS, AND COMMITTEES OF THE CITY OF STANTON".**

### 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 21<sup>st</sup> day of February, 2019.

s/ Patricia A. Vazquez, City Clerk/Secretary

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