

MINUTES OF THE CITY COUNCIL OF THE CITY OF STANTON
REGULAR MEETING SEPTEMBER 25, 2012

1. CALL TO ORDER / CLOSED SESSION

The meeting was called to order at 6:02 p.m. by Mayor Pro Tem Shawver.

2. ROLL CALL

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

Absent: Mayor Warren.

Excused: Council Member Ethans.

3. PUBLIC COMMENT ON CLOSED SESSION ITEMS None.

4. CLOSED SESSION

The members of the City Council of the City of Stanton proceeded to closed session at 6:03 p.m. for discussions regarding:

Mayor Warren arrived at 6:03 p.m.

**4A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(Pursuant to Government Code Section 54956.8)**

Property: 10550 Western Avenue, Stanton, CA (APN 079-320-25)
Easement for Public Park Access and Public Park Parking

Negotiating Parties: James A. Box, City Manager, City of Stanton
Sawada & Miyaka Farm, Owner

Under Negotiation: Instruction to negotiator will concern price and terms of payment.

**4B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(Pursuant to Government Code Section 54956.8)**

Property: 10732 Rose Street, Stanton, CA (APN 079-320-10)

Negotiating Parties: James A. Box, City Manager, City of Stanton
Wala & Wala Company, LLC, Owner

Under Negotiation: Instruction to negotiator will concern price and terms of payment.

4C. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Pursuant to Government Code Section 54956.9(a))

Musa Madain vs. City of Stanton, Orange County Superior Court Case Number: 30-2009-00119013

4D. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Pursuant to Government Code Section 54956.9(a))

Musa Madain vs. City of Stanton, Orange County Superior Court Case Number: 30-2012-00582698

5. CALL TO ORDER / REGULAR CITY COUNCIL MEETING

The meeting was called to order at 6:30 p.m. by Mayor Warren.

The City Attorney reported that the City Council met in closed session from 6:03 to 6:30 p.m.

The Deputy City Attorney reported that there was no reportable action.

6. PLEDGE OF ALLEGIANCE

Led by Pam Schoonover, Planning Commissioner.

7. SPECIAL PRESENTATIONS AND AWARDS

Presentation of certificates of recognition to the Stanton Community Foundation backpack program sponsors:

- Megan Walker
- Boys and Girls Club of Stanton, Pam Schoonover
- Chamber Women's Division
- Law Offices of Jones & Mayer
- Pick Your Part
- The Preface Group, Bryan Coggins
- Stanton Lions Club
- ORCO Block, Rick Muth

8. ORAL COMMUNICATIONS – PUBLIC None.

9. CONSENT CALENDAR

Motion/Second: Shawver/Ramirez
Motion unanimously carried:

The City Council unanimously 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 waived reading of Ordinances and Resolutions.

9B. APPROVAL OF WARRANTS

The City Council approved demand warrants dated, September 6, 2012 and September 25, 2012, in the amount of \$1,282,395.59.

9C. APPROVAL OF MINUTES

The City Council approved Minutes of Regular Meeting – September 11, 2012.

9D. ACCEPTANCE OF THE FY 11-12 SEWER LINING PROJECT – VARIOUS LOCATIONS BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA

The FY 11-12 Sewer Lining Project – Various Locations has been completed in accordance with the plans and specifications. The final construction cost for the project was \$168,580.00. The City Engineer, in his judgment, certifies that the work was satisfactorily completed as of September 25, 2012 and recommends that the City Council accept the completed work performed on this project.

1. The City Council accepted the completion of improvements for the FY 11-12 Sewer Lining Project – Various Locations, as certified by the City Engineer, and affixed the date of September 25, 2012 as the date of completion of all work on this project; and
2. Approved the final construction contract amount of \$168,580.00 with Sancon Engineering, Inc.; and
3. Directed 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
4. Directed City staff, upon expiration of the thirty-five (35) days from the filing of the “Notice of Completion,” to make the retention payment to Sancon Engineering, Inc. in the amount of \$8,429.00.

END OF CONSENT CALENDAR

10. PUBLIC HEARINGS None.

11. UNFINISHED BUSINESS

11A. APPROVAL OF ORDINANCE NO. 1009

This Ordinance was introduced at the regular City Council meeting of September 11, 2012.

The City Attorney read the title of Ordinance No. 1009, entitled:

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, ADOPTING ZONE CHANGE ZC12-04 FOR TWO PROPERTIES TOTALING 0.64 ACRES FROM R-3 (MULTIFAMILY RESIDENTIAL) TO PD-SF (PLANNED DEVELOPMENT - SINGLE FAMILY) LOCATED AT 10641 LEXINGTON DRIVE AND AMENDMENT TO THE ZONING CODE AZC12-04 ESTABLISHING DEVELOPMENT STANDARDS PERTAINING TO THE SUBJECT PARCELS, AND MAKING FINDINGS IN SUPPORT THEREOF”; and

Motion/Second: Shawver/Ramirez

ROLL CALL VOTE:

Council Member Donahue AYE
Council Member Ethans EXCUSED
Council Member Ramirez AYE
Mayor Pro Tem Shawver AYE
Mayor Warren AYE

Motion carried:

The City Council adopted Ordinance No. 1009.

12. NEW BUSINESS

12A. APPROVE AGREEMENT FOR COMPREHENSIVE INFORMATION TECHNOLOGY (IT) SERVICES

The City sent Request for Proposals to experienced and reputable consultants and/or companies to perform Comprehensive Information Technology (IT) Services at three City locations (City Hall, Stanton Community Services Center and the City Corporation Yard) for a period up to five years.

Motion/Second: Donahue/Ramirez

Motion unanimously carried:

1. The City Council approved the contract with Brea IT/City of Brea to provide Comprehensive Information Technology (IT) Services for three years with the option of one year renewals for the subsequent two years; and
2. Approved and authorized the City Manager to execute an agreement subject to the City Attorney's approval, between the City and Brea IT/City of Brea for the services recommended.

12B. REQUEST TO DEFER PAYMENT OF PARK IN-LIEU FEES FOR THREE SINGLE FAMILY HOMES LOCATED AT 15062 KNOTT AVENUE

The developer of three residential units on Knott Avenue is requesting that Park In-Lieu Fees be deferred until such time as the units are sold.

Motion/Second: Shawver/Donahue

Motion unanimously carried:

The City Council approved the agreement between the City and Two United Oil, LLC for the deferral of fees and authorized the Mayor to sign the agreements.

12C. STATUS OF CITY OWNED PROPERTY IN THE STANTON PLAZA

Per the City Council's request, Staff is providing an update regarding the redevelopment of the commercial portion of the Stanton (Renaissance) Plaza owned by the City of Stanton.

The City Council received and filed the report.

12D. RELEASE OF DEED RESTRICTION FOR THE PROPERTIES LOCATED AT 8220 AND 8230 ELECTRIC AVENUE, STANTON, CA

Staff proposes release of a deed restriction that was imposed by the City approximately 45 years ago on the properties located at 8220 and 8230 Electric Avenue.

1. The City Council requested that staff verify that the soil is no longer contaminated prior to approval the approval of the Deed of Release of Covenant and Agreement to Hold Land as One Parcel; and
2. Rescheduled this item for consideration to a future regularly scheduled City Council meeting.

13. WRITTEN COMMUNICATIONS None.

14. MAYOR/COUNCIL INITIATED BUSINESS

14A. COMMITTEE REPORTS/COUNCIL ANNOUNCEMENTS

At the request of Council Member Ethans, Council Member Ramirez reported on the West Nile Virus and Typhus threats.

Council Member Donahue reported that on October 5, 2012 the Stanton Community Foundation will host their 2nd Annual Charity Golf Tournament and also reported that he would extend the enrollment deadline for those who would like to sign up today for the golf tournament.


14B. COUNCIL INITIATED ITEMS FOR A FUTURE COUNCIL MEETING None.

14C. COUNCIL INITIATED ITEMS FOR A FUTURE STUDY SESSION None.

15. ITEMS FROM CITY ATTORNEY None.

16. ITEMS FROM CITY MANAGER None.

17. ADJOURNMENT Motion/Second: Warren/
Motion carried at 7:02 p.m.



MAYOR

ATTEST:


DEPUTY CITY CLERK