

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY
OF THE CITY OF STANTON
JOINT REGULAR MEETING APRIL 10, 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: 1

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

The meetings were called to order at 6:31 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 Council Member Ethans.

8. SPECIAL PRESENTATIONS AND AWARDS

Mayor Shawver proclaimed the month of April 2018 to be DMV/Donate Life California Month and presented a proclamation to One Legacy Ambassador Stephanie McMackin.

- Ms. McMackin expressed her gratitude to the City Council, shared her legacy story, and reported on Donate Life's upcoming Donate Life Run/Walk event.

9. CONSENT CALENDAR

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

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 warrants dated March 21, 2018 and March 29, 2018, in the amount of \$1,175,757.73.

9C. PARTICIPATION IN THE ASSOCIATION OF CALIFORNIA CITIES, ORANGE COUNTY'S PLANNING EFFORTS REGARDING COUNTY-WIDE PERMANENT SUPPORTIVE HOUSING

A resolution of support and authorization of staff to participate in planning efforts regarding county-wide permanent supportive housing efforts initiated by the Association of California Cities – Orange County (ACC-OC).

1. The City Council finds that these items are not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378(b)(4) 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. Adopted Resolution No. 2018-12, entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AUTHORIZING CITY STAFF TO PARTICIPATE IN THE ASSOCIATION OF CALIFORNIA CITIES – ORANGE COUNTY'S PLANNING EFFORTS REGARDING COUNTY-WIDE PERMANENT SUPPORTIVE HOUSING."

9D. DESIGNATION OF VOTING DELEGATE AND/OR ALTERNATE FOR THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) 2018 REGIONAL CONFERENCE GENERAL ASSEMBLY

The Southern California Association of Governments (SCAG) Regional Conference General Assembly will be held on May 3 – 4, 2018 at the Renaissance Indian Wells Resort & Spa in Indian Wells, California. Each year, SCAG's member cities select a Delegate and/or Alternate to represent their City to participate at this Annual Meeting.

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. Appointed Council Member David J. Shawver to attend and serve as the City's Voting Delegate for the Southern California Association of Governments (SCAG) Regional Conference General Assembly.

9E. SECOND CONTRACT AMENDMENT TO EXTEND ON-CALL TRAFFIC OPERATIONS SERVICES TO HARTZOG AND CRABILL, INC. BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA

Staff would propose to extend the current On-Call Traffic Operations Services contract for two additional years.

The cost for completing the On-Call Traffic Operations Services contract is \$70,000 annually.

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. Approved a second contract amendment to the on-call contract with Hartzog and Crabill, Inc. to provide traffic operations services for a two year period for an annual amount of \$70,000; and
3. Authorized the City Manager to bind the City of Stanton and Hartzog and Crabill, Inc. in a contract to provide on-call traffic operations services.

9F. EXTENSION OF TIMEFRAME FOR THE DISPOSITION OF CERTAIN REAL PROPERTY HOUSING ASSETS OF THE STANTON HOUSING AUTHORITY (HOUSING AUTHORITY)

The former Stanton Redevelopment Agency ("Agency") purchased 28 parcels, for the development of the Tina/Pacific affordable housing project, along with three additional parcels for other opportunities to provide for affordable housing in the City. The Agency transferred these properties to the Housing Authority. The California Department of Finance ("DOF") approved the asset transfer in February 2013. The Housing Authority has five years from approval date to dispose or develop these assets for affordable housing purposes. To this end, the Authority has been diligently working with an affordable housing developer, Related Companies, to finalize a Development Agreement which would include the purchase of 25 of the parcels for the Tina/Pacific Development. The Authority has also hired a Broker to advertise and assist in the sale of a parcel on Katella Ave., and has contacted a number of developers to garner interest in the sale of the two remaining parcels on Cerritos Ave. and Flower Ave. As of the writing of this report, the Housing Authority has yet to find a suitable development partner for three of the parcels, and has not completed the sale of the 25 parcels associated with Tina/Pacific. Based on Successor Agency Housing Law Section 33334.16 of the California Health and Safety Code, the Housing Authority may extend the terms for disposition through a resolution adopted by the Housing Authority Board. To allow staff to continue with the Tina/Pacific development, and identify appropriate development partners for the remaining parcels, staff recommends the Housing Authority Board exercise this provision to extend the development and disposition period for an additional five years.

1. The Housing Authority 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. Adopted Resolution No. SHA 2018-01 extending the period for development or disposition of Housing Authority properties, entitled:

"A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF STANTON THE PERIOD FOR DEVELOPMENT OR DISPOSITION OF HOUSING AUTHORITY PROPERTIES TRANSFERRED FROM THE FORMER STANTON REDEVELOPMENT AGENCY PURSUANT TO HEALTH AND SAFETY CODE SECTION 34176.1(e)."

9G. EMERGENCY MANAGEMENT PERFORMANCE GRANT

The Orange County Sheriff's Department was awarded the Emergency Management Performance Grant (EMPG) FY17-18, from the California Governor's Office of Emergency Services (CalOES). Included in this grant is a sub award for the City in the amount of \$5,274.00. The EMPG grant is intended to assist local agencies in executing the Orange County Operational Area's Emergency Operations Plan (EOP). The grant performance period is July 1, 2017 through June 30, 2018.

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. Approved the attached County of Orange Governing Body Resolution Form and Addendum authorizing the City Manager to execute the agreement and other documents required by the County of Orange for participation in the EMPG program on behalf of the City Council.

END OF CONSENT CALENDAR

10. **PUBLIC HEARINGS** None.
11. **UNFINISHED BUSINESS** None.

12. NEW BUSINESS

12A. REPORT ON PLANNING COMMISSION ACTION REGARDING THE COMMERCIAL COMPONENT OF THE VILLAGE CENTER REDEVELOPMENT PROJECT

At a Special Meeting of the Planning Commission on March 28, 2018, the Planning Commission approved the development proposal of the commercial component of the Village Center redevelopment project. This report and presentation provides an overview of the project, Planning Commission action, and next steps for the project.

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

The City Council questioned staff regarding property line setbacks, bus stop locations, access to the shopping center for nearby residents, and inquired about the project timeline.

Mr. Tom Carpenter, Applicant, provided an update to the City Council regarding the project and made himself available for Council questions.

The City Council received and filed the report.

13. ORAL COMMUNICATIONS – PUBLIC None.

14. WRITTEN COMMUNICATIONS None.

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

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

- Ms. Julie S. Roman, Community Services Director, reported on the upcoming 9th Annual Mayor's Prayer Breakfast, which will be held on April 12, 2018.
- Ms. Julie S. Roman, Community Services Director, reported on the Easter Egg Hunt, Pancake Breakfast and Resource Fair event, which was held on March 31, 2018.

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

None.

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

None.

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

None.

17. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR


- City Manager James A. Box congratulated Mr. Stephen M. Parker and the Administrative Services Department on being awarded the 2017 Government Finance Officers Association's Certificate of Achievement for Excellence in Financial Reporting.

17A. ORANGE COUNTY FIRE AUTHORITY

At this time the Orange County Fire Authority will provide the City Council with an update on their current operations.

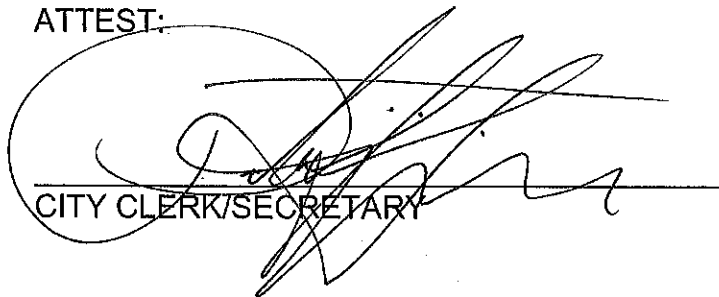
Fire Division Chief Bill Lockhart provided the City Council with an update on their current operations.

- 18. ADJOURNMENT** Motion/Second: Shawver/
Motion carried at 7:11 p.m.



MAYOR/CHAIRMAN

ATTEST:



CITY CLERK/SECRETARY