

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY
OF THE CITY OF STANTON
JOINT REGULAR MEETING NOVEMBER 26, 2019

1. **CLOSED SESSION** None.

2. **CALL TO ORDER CITY COUNCIL / SUCCESSOR AGENCY / STANTON HOUSING AUTHORITY MEETING**

The meetings were called to order at 6:30 p.m. by Mayor / Chairman Shawver.

3. **PLEDGE OF ALLEGIANCE**

Led by Father Michael St. Paul.

4. **ROLL CALL**

Present: Council / Agency / Authority Member Ramirez, Council / Agency / Authority Member Van, Council / Agency / Authority Member Warren, and Mayor / Chairman Shawver.

Absent: None.

Excused: Council / Agency / Authority Member Taylor.

5. **SPECIAL PRESENTATIONS AND AWARDS**

Mayor Shawver and the City Council presented a Certificate in Memoriam honoring the life of Ms. Marilyn Patricia St. Paul.

6. **CONSENT CALENDAR**

Motion/Second: Ramirez/Warren

Motion unanimously carried by the following vote:

AYES: 4 (Ramirez, Shawver, Van, and Warren)

NOES: None

ABSTAIN: None

ABSENT: 1 (Taylor)

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

CONSENT CALENDAR

6A. 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.

6B. APPROVAL OF WARRANTS

The City Council approved demand warrants dated November 14, 2019, in the amount of \$336,606.89.

6C. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, RECITING THE FACT OF THE SPECIAL MUNICIPAL ELECTION HELD ON NOVEMBER 5, 2019 DECLARING THE RESULT AND SUCH OTHER MATTERS AS PROVIDED BY LAW

A Special Municipal Election was held and conducted in the City of Stanton, California, on Tuesday, November 5, 2019, as required by law. Pursuant to Resolution No. 2019-30 and Resolution No. 2019-31 adopted on July 23, 2019 and Resolution No. 2019-34 adopted on August 5, 2019, the County Election Department canvassed the returns of the election and has certified the results.

1. The City Council hereby finds and determines that the ballot measure relates to organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment, and therefore is not a project within the meaning of the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines, section 15378(b)(5); and
2. Approved Resolution No. 2019-52; entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, RECITING THE FACT OF THE SPECIAL MUNICIPAL ELECTION HELD ON NOVEMBER 5, 2019 DECLARING THE RESULT AND SUCH OTHER MATTERS AS PROVIDED BY LAW."

6D. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, SETTING THE START DATE THAT THE MEASURE B INCREASED TRANSIENT OCCUPANCY (HOTEL) TAX RATE WILL BE COLLECTED

On November 5, 2019, the voters approved Measure B, and on November 26, 2019, the City Council adopted a resolution declaring the elections results for Measure B. By strict application of the Elections Code, the TOT rate increase will become effective on transient occupancies starting December 6, 2019. To facilitate a smoother transition for the implementation of Measure B, the City Council desires to set the collection start date for the increased TOT rate as January 1, 2020.

1. The City Council hereby finds and determines that this resolution relates to organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment, and therefore is not a project within the meaning of the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines, section 15378(b)(5); and
2. Approved Resolution No. 2019-55; entitled:

**"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON,
SETTING THE START DATE THAT THE MEASURE B INCREASED
TRANSIENT OCCUPANCY (HOTEL) TAX RATE WILL BE COLLECTED."**

6E. OCTOBER 2019 INVESTMENT REPORT

The Investment Report as of October 31, 2019 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 October 2019.

6F. OCTOBER 2019 INVESTMENT REPORT (SUCCESSOR AGENCY)

The Investment Report as of October 31, 2019 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 October 2019.

6G. OCTOBER 2019 GENERAL FUND REVENUE AND EXPENDITURE REPORT

The monthly General Fund Revenue and Expenditure Report as of October 2019 has been provided to the City Manager in accordance with Stanton Municipal Code Section 2.20.080 (D)1 and is being provided to City Council.

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 General Fund Revenue and Expenditure Report as of October 2019.

6H. RESOLUTION CLASSIFYING AND FIXING COMPENSATION RANGES FOR POSITIONS IN THE CITY SERVICE

The attached Resolution makes changes to the Position Classification Manual by modifying the salary range for the position of Intern, Park Ranger and Recreation Leader.

1. The City Council declared that this project is exempt from the California Environmental Quality Act ("CEQA") under Section 15378(b)(2) – continuing administrative or maintenance activities, such as purchases for supplies, personnel-related actions, general policy or procedure making; and
2. Adopted Resolution No. 2019-53 amending the Monthly Salary Schedule for City employees, entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, CLASSIFYING AND FIXING COMPENSATION RANGES FOR POSITIONS IN THE CITY SERVICE."

6I. APPROVE AND ADOPT AN ANNUAL EXPENDITURE REPORT TO ORANGE COUNTY TRANSPORTATION AUTHORITY (OCTA) TO ACCOUNT FOR M2 FUNDS, DEVELOPER/TRAFFIC IMPACT FEES, AND FUNDS EXPENDED BY THE CITY TO SATISFY MAINTENANCE OF EFFORT REQUIREMENTS

The Measure M2 ordinance requires local agencies to adopt and submit an expenditure report to the Orange County Transportation Authority each year. The expenditure report has been prepared and is being presented to Council for adoption and submission to the OCTA.

1. The City Council finds that this item is not subject to 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 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. 2019-51 approving the 2018-19 Measure M2 expenditure report and direct staff to submit the report to the OCTA, entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON CONCERNING THE MEASURE M2 EXPENDITURE REPORT FOR THE CITY OF STANTON."

6J. AWARD OF A PROFESSIONAL SERVICES AGREEMENT FOR THE DESIGN OF THE FY 20/21 SLURRY AND RECONSTRUCTION PROJECT TO TAIT & ASSOCIATES

The FY 20/21 Slurry and Reconstruction 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.

1. The City Council approved a Professional Services Agreement with TAIT & Associates for design support and development of plans for the FY 20/21 Slurry and Reconstruction Project the maximum contract sum of \$85,240; and
2. Authorized the City Manager to bind the City of Stanton and TAIT & Associates in a contract to provide these services; and
3. 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.

END OF CONSENT CALENDAR

7. PUBLIC HEARINGS

7A. RESOLUTION OF NECESSITY OF THE CITY COUNCIL OF THE CITY OF STANTON FOR THE ACQUISITION BY EMINENT DOMAIN, TO ACQUIRE A FEE INTEREST IN CERTAIN REAL PROPERTY LOCATED ON THE SOUTH SIDE OF TINA WAY, EAST OF SHERRILL STREET, IN STANTON, ORANGE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS ASSESSOR PARCEL NO. 126-481-04, FOR THE CONSTRUCTION OF A 161-UNIT MULTI-FAMILY AFFORDABLE HOUSING DEVELOPMENT, AND MAY INCLUDE A PRESCHOOL AND ADDITIONAL RECREATIONAL FACILITIES, IN THE CITY OF STANTON, ORANGE COUNTY, CALIFORNIA

The City of Stanton is considering a proposed resolution of necessity to initiate condemnation proceedings to acquire a fee interest in certain real property located on the south side of Tina Way, east of Sherrill Street, in Stanton, Orange County, California, more particularly described as Assessor Parcel No. 126-481-04, for the construction of a 161-unit multi-family affordable housing development, and may include a preschool and additional recreational facilities, in Stanton, as further identified in Exhibit A attached to the Resolution of Necessity submitted herewith.

Mayor Shawver opened the hearing.

Mayor Shawver requested that counsel explain the nature and scope of the hearing.

- Ms. Esther Lim, Best, Best & Krieger explained the nature and scope of the hearing to the City Council.

Mayor Shawver called upon the City Clerk for proof of mailing of a notice of hearing.

- Ms. Patricia A. Vazquez, City Clerk confirmed and provided for the record that a notice of this hearing had been sent to the affected property owners.

Mayor Shawver called upon staff for a report on how the real property to be acquired relates to the City's purposes.

- Mr. Jarad L. Hildenbrand, City Manager provided the City Council with a report explain the project.

Mayor Shawver called for the City Clerk to note all written objections, protests, and requests to be heard which have been filed, received, read and considered.

- Ms. Patricia A. Vazquez, City Clerk reported that the City received one written objection and one notice on intent to attend the hearing.

Mayor Shawver called upon all persons with an interest in the property who wished to be heard.

- There were no interested persons in attendance.

Mayor Shawver called upon all other persons who wished to be heard.

- Mr. R. Joshua Collins spoke in favor of the proposed resolution of necessity.

Mayor Shawver closed the hearing.

Motion/Second: Ramirez/Warren

Motion unanimously carried by the following vote:

AYES: 4 (Ramirez, Shawver, Van, and Warren)

NOES: None

ABSTAIN: None

ABSENT: 1 (Taylor)

1. The City Council conducted a public hearing; and
2. Declared that the action is a project exempt from the California Environmental Quality Act ("CEQA") under sections 15060(c)(3) and 15378(b); and
3. Approved Resolution No. 2019-54, making certain findings pursuant section 37350.5 of the California Government Code, adopting the resolution of necessity to initiate condemnation proceedings to acquire a fee interest in certain real property located on the south side of Tina Way, east of Sherrill Street, in Stanton, Orange County, California, more particularly described as assessor parcel no. 126-481-04, for the construction of a 161-unit multi-family affordable housing development, and may also include a preschool and additional recreational facilities, in the City of Stanton, California, entitled:

“RESOLUTION OF NECESSITY OF THE CITY COUNCIL OF THE CITY OF STANTON FOR THE ACQUISITION BY EMINENT DOMAIN OF A FEE INTEREST IN CERTAIN REAL PROPERTY LOCATED ON THE SOUTH SIDE OF TINA WAY, EAST OF SHERRILL STREET, IN STANTON, ORANGE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS ASSESSOR PARCEL NO. 126-481-04, FOR THE CONSTRUCTION OF A 161-UNIT MULTI-FAMILY AFFORDABLE HOUSING DEVELOPMENT, AND MAY INCLUDE A PRESCHOOL AND ADDITIONAL RECREATIONAL FACILITIES, IN THE CITY OF STANTON, ORANGE COUNTY, CALIFORNIA”; and

4. Authorized legal counsel to initiate eminent domain proceedings to acquire the property described herein, as necessary for the Project, as detailed in the resolution.

8. UNFINISHED BUSINESS

8A. APPROVAL OF ORDINANCE NO. 1095

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

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

Motion/Second: Van/Warren

ROLL CALL VOTE:	Council Member Taylor	EXCUSED
	Council Member Van	AYE
	Council Member Warren	AYE
	Mayor Pro Tem Ramirez	AYE
	Mayor Shawver	AYE

Motion unanimously carried:

1. The City Clerk read the title of Ordinance No. 1095, entitled:
“AN ORDINANCE NO. 1095 AMENDING THE MUNICIPAL CODE SECTION 1.10.020 REGARDING ADVERTISEMENTS OF ILLEGAL ACTIVITY; SECTION 9.16.020 REGARDING PUBLIC NUISANCES; CHAPTER 9.48 REGARDING GRAFFITI; SECTION 9.94.010 REGARDING TRESSPASS; AND SECTION 10.08.010 REGARDING ON-STREET PARKING; AND ADDING CHAPTER 5.67 TO TITLE 5 OF THE STANTON MUNICIPAL CODE RELATING TO TOBACCO RETAILER REGISTRATION”; and
2. The City Council declared that the project is not subject to CEQA in accordance with 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
3. Adopted Ordinance No. 1095.

9. NEW BUSINESS

9A. CITY COUNCIL APPOINTMENT TO FILL ONE VACANCY ON THE STANTON PARKS, RECREATION AND COMMUNITY SERVICES COMMISSION FOR TERM COINCIDING WITH THE CITY COUNCIL ELECTION

The Council Member holding the seat corresponding to that numbered seat on the Parks, Recreation and Community Services Commission shall be responsible for appointment of one Commissioner (who shall be a qualified elector of the City), with majority approval of the City Council. The terms of office shall coincide with the term of office of the Council Member or Mayor who made the appointment. Section 2.06.030 of the Stanton Municipal Code requires the submission of applications and interviews prior to appointment to any position. Section 2.06.030 also provides that the City Council, by majority vote, may waive to the requirement interview persons previously appointed by the City Council and who are requesting re-appointment to another term.

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

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. The City Council conducted interviews with the following Parks, Recreation and Community Services Commission applicants:
 - Mr. Jeffrey Jones
 - Mr. Jesus Prieto
 - Ms. Hoang Hanni Phan

Motion/Second: Shawver/Van
Motion unanimously carried by the following vote:

AYES: 4 (Ramirez, Shawver, Van, and Warren)

NOES: None

ABSTAIN: None

ABSENT: 1 (Taylor)

Ms. Hoang Hanni Phan was appointed to fill Seat #7-Mayor's Appointment on the Stanton Parks, Recreation and Community Services Commission.

9B. REVIEW OF POTENTIAL MODIFICATIONS TO STANTON PARK TO DETER ILLEGAL ACTIVITY

Stanton Park is located south of City Hall and has become heavily utilized by people using drugs, drinking alcohol, urinating, and defecating. These actions are causing the Code Enforcement Department, Sheriff's Department, and Public Works Department to spend an inordinate amount of time at the park. Staff is proposing a variety of physical changes to the park to deter these activities.

Staff report by Mr. Allan Rigg, Public Works Director/City Engineer.

The City Council questioned staff regarding individually fencing each picnic shelter, removable panels, who would be responsible for removal of said fencing/panels for rentals, current staff time each day on maintenance/cleaning of each picnic shelter, cost to rebuild a picnic shelter, repurposing the picnic tables, concerns with pushing the issues further down to the next picnic shelters, request that the City work with Southern California Edison to assist in fencing the property as a whole, rental history of each picnic shelter, cost to fence in each picnic shelter, temporary testing with fenced/paneled in picnic shelters, hiring of private security, and research public/private partnership opportunities to assist is offsetting costs.

- Mr. John Warren, Chairman, Parks, Recreation and Community Services Commission spoke regarding the existing plan for renovations to the Norm Ross Sports Complex and noted that removal of the two aforementioned picnic shelters can be incorporated into the renovation plans.

Motion to remove the two picnic shelters nearest Beach Boulevard and the entrance of the storm drain channel.

Motion/Second: Ramirez/Warren
Motion failed by the following vote:

AYES: 2 (Ramirez and Warren)
NOES: 2 (Shawver and Van)
ABSTAIN: None
ABSENT: 1 (Taylor)

The City Council directed staff to bring this item to the Parks, Recreation and Community Services Commission for discussion for improvements to Stanton Park.

9C. REVIEW OF PROPOSED ANGLED PARKING ON MAIN STREET FROM BEACH BOULEVARD TO FERN AVENUE

Parking on city streets continues to be a struggle for many of our residents and businesses. A business owner on Main Street has suggested that additional parking could be gained by implementing angled parking on Main Street between Beach Boulevard and Fern Avenue. The City's Traffic Engineering consultant has reviewed the suggestion and has prepared a report for the Council's review.

Staff report by Mr. Allan Rigg, Public Works Director/City Engineer.

- Ms. Amber Shore, resident, spoke in favor of the proposed angled parking.

Motion/Second: Warren/Ramirez

Motion unanimously carried by the following vote:

AYES: 4 (Ramirez, Shawver, Van, and Warren)

NOES: None

ABSTAIN: None

ABSENT: 1 (Taylor)

1. The City Council declared this project to be categorically exempt under the California Environmental Quality Act, Class 1, Section 15301c; and
2. Directed staff to proceed with the implementation of angled parking on Main Street from Beach Boulevard to Fern Avenue.

10. ORAL COMMUNICATIONS – PUBLIC

- Mr. R. Joshua Collins, advocated for Stanton's homeless population and their need for shelter and services and spoke specifically for Mr. Joel Rookey. Mr. Collins stated that Mr. Rookey was approached by the Orange County Sheriff's Department and was not offered any type of support services and was ticketed for being in possession of a shopping cart. Mr. Collins requested that the City assist Mr. Rookey in obtaining services, shelter, and assistance with the aforementioned "shopping cart" citation.
- Mr. Robert Lewis, resident, requested clarification on the Stanton Park picnic shelter results and provided the City Council with ideas/suggestions for improvements to said picnic shelters.
- Mr. John Warren, Chairman, Parks, Recreation and Community Services Commission, spoke regarding the various avenues that the Parks, Recreation and Community Services Commission can approach this given task.

11. WRITTEN COMMUNICATIONS None.

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

12A. COMMITTEE REPORTS/COUNCIL/AGENCY/AUTHORITY ANNOUNCEMENTS

- Council Member Warren reported on her and Mayor Pro Tem Ramirez's attendance at the NAIOP SoCal 2019 UCLA vs. USC Real Estate Challenge, which was held on November 21, 2019.
- Mayor Shawver reported on Harry's Cafe 24th Annual Thanksgiving Dinner for those in need of a hot meal on Thanksgiving Day, which will be held at the Harry's Cafe located on Katella Avenue, Stanton, CA 90680.
- Ms. Zenia Bobadilla, Community Services Director reported on the upcoming Christmas Tree Lighting Ceremony, which is scheduled to be held on December 5, 2019 at Stanton City Hall and Civic Center.
- Ms. Zenia Bobadilla, Community Services Director reported on the Meet on Beach event, which was held on November 17, 2019.
- Mayor Shawver requested a yearly plan of where the City's monies are being allocated for the City's streets.

12B. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE COUNCIL MEETING

- Council Member Warren requested to agendaize discussion regarding creating / drafting an ordinance that addresses blighted and vacant properties.

12C. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE STUDY SESSION

None.

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

None.

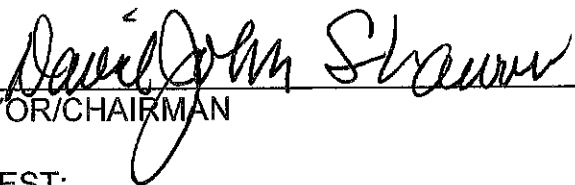
14. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

14A. 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.

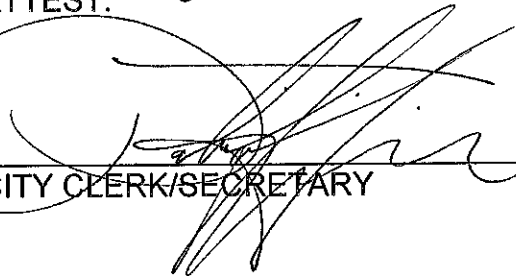
- Lieutenant Nate L. Wilson provided the City Council with an update on their current operations.

15. **ADJOURNMENT** in honor and memory of Mr. Walter K. Bowman
Motion/Second: Shawver/
Motion carried at 8:24 p.m.



MAYOR/CHAIRMAN

ATTEST:



CITY CLERK/SECRETARY