

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY  
OF THE CITY OF STANTON  
REGULAR JOINT MEETING JULY 28, 2015

**1. CALL TO ORDER / CLOSED SESSION**

The City Council meeting was called to order at 6:06 p.m. by Mayor Ethans.

**2. ROLL CALL**

Present: Council Member Shawver, Council Member Warren, and Mayor Ethans

Absent: None.

Excused: Council Member Ramirez and Mayor Pro Tem Donahue.

**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 6:06 p.m. for discussion regarding:

**4A. 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 (Consolidated with OCSC Case No. 30-2009-00119013)

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

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

**6. ROLL CALL**

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

Absent: None.

Excused: Agency/Authority Member Ramirez and Vice Chairman Donahue.

The City Attorney reported that the Stanton City Council met in closed session from 6:06 to 6:30 p.m.

The City Attorney reported that there was no reportable action.

**7. PLEDGE OF ALLEGIANCE**

Led by Deputy Scott McTighe, Orange County Sheriff's Department.

**8. SPECIAL PRESENTATIONS AND AWARDS**

1. Lt. Jim England introduced new Orange County Sheriff's Department personnel, Deputy Ramiro Trujillo and Deputy Scott McTighe to the City Council.
2. Community Development Director Omar Dadabhoy introduced new City personnel, Code Enforcement Officer Rudy Meyer to the City Council.

**9. CONSENT CALENDAR**

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

AYES: 3 (Ethans, Shawver, and Warren)  
NOES: None  
ABSTAIN: None  
ABSENT: 2 (Donahue, Ramirez)

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 July 9, July 16, and July 28, 2015, in the amount of \$705,701.03.

**9C. APPROVAL OF MINUTES**

The City Council/Agency/Authority Board approved Minutes of Regular Joint Meeting – July 14, 2015.

**9D. JUNE 2015 INVESTMENT REPORT**

The Investment Report as of June 30, 2015 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 June 2015.

**9E. JUNE 2015 INVESTMENT REPORT (SUCCESSOR AGENCY)**

The Investment Report as of June 30, 2015 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 June 2015.

**9F. ACCEPTANCE OF THE FY 14-15 CITYWIDE STREET RECONSTRUCTION PROJECT BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA**

The FY 14-15 Citywide Street Reconstruction Project has been completed in accordance with the plans and specifications. The final construction and inspection cost for the project was \$511,600.21. The City Engineer, in his judgment, certifies that the work was satisfactorily completed as of July 28, 2015 and recommends that the City Council accept the completed work performed on this project.

1. The City Council declared this project categorically exempt under the California Environmental Quality Act, Class 1, and Section 15301; and
2. Accepted the completion of improvements for the FY 14-15 Citywide Street Reconstruction Project, as certified by the City Engineer, and affixed the date of July 28, 2015 as the date of completion of all work on this project; and
3. Approved the final construction contract amount of \$472,867.20 with Sully-Miller Contracting Company; and
4. Directed the City Clerk within ten (10) days from the date of acceptance to file the Notice of Completion with the County Recorder of the County of Orange; and
5. 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 Sully-Miller Contracting Company in the amount of \$24,751.46.

**END OF CONSENT CALENDAR**

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

## **12. NEW BUSINESS**

### **12A. COUNCIL APPOINTMENTS TO FILL VACANCIES ON THE PUBLIC SAFETY COMMITTEE FOR TERMS COINCIDING WITH THE COUNCIL ELECTIONS**

The Public Safety Committee is comprised of six members appointed by the City Council. The Council Member holding the seat corresponding to that numbered seat on the Public Safety Committee shall be responsible for appointment of one Committee Member (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.

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

AYES: 3 (Ethans, Shawver, and Warren)  
NOES: None  
ABSTAIN: None  
ABSENT: 2 (Donahue, Ramirez)

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. Conducted interviews of applicants; and
3. Appointed Mr. Michael Bates, Ms. Loreen Berlin, Ms. Jenny Lacayo, Mr. Andrew Marques, Mr. Adam Ontiveros, and Mr. Jerome Harold Ristrom to fill seats #1 (Donahue), #2 (Shawver), #3 (Ramirez), #4 (Warren), #5 and #6 (Ethans) on the Stanton Public Safety Committee.

**12B. INTRODUCTION OF AN ORDINANCE ADDING SECTION 16.16.020 TO CHAPTER 16.16 IN DIVISION 1 OF TITLE 16 TO THE MUNICIPAL CODE, TO PROVIDE AN EXPEDITED, STREAMLINED PERMITTING PROCESS FOR SMALL RESIDENTIAL ROOFTOP SOLAR SYSTEMS**

Introduce the Ordinance adding Section 16.16.020 to the Stanton Municipal Code requiring an expedited, streamlined permitting process be established for small residential rooftop solar systems. The purpose of the ordinance is to comply with statute requirements contained in Assembly Bill (AB) 2188.

Motion/Second: Shawver/Warren

ROLL CALL VOTE:	Council Member Ramirez	EXCUSED
	Council Member Shawver	AYE
	Council Member Warren	AYE
	Mayor Pro Tem Donahue	EXCUSED
	Mayor Ethans	AYE

1. The City Council declared that the ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15061(b)(3) (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. Introduced Ordinance No. 1038, entitled:

**"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, ADDING SECTION 16.16.020 OF CHAPTER 16.16 OF DIVISION I OF TITLE 16 TO THE CITY OF STANTON MUNICIPAL CODE TO PROVIDE AN EXPEDITED, STREAMLINED PERMITTING PROCESS FOR SMALL RESIDENTIAL ROOFTOP SOLAR SYSTEMS" and**

3. Set said ordinance for adoption at the regular City Council meeting of August 25, 2015.

**12C. CONSIDERATION OF A RESOLUTION APPROVING THE DISPOSITION AND DEVELOPMENT AGREEMENT WITH FRONTIER REAL ESTATE INVESTMENTS, INC FOR ELEVEN PROPERTIES LOCATED AT 11382, 11430 AND 11462 BEACH BOULEVARD**

Consistent with the Successor Agencies Long Range Property Management Plan, Staff is recommending approval of the sale of eleven properties located at 11382, 11430 and 11462 Beach Boulevard to Frontier Real Estate Investments, Inc. for \$2,100,000.00.

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

AYES: 3 (Ethans, Shawver, and Warren)  
NOES: None  
ABSTAIN: None  
ABSENT: 2 (Donahue, Ramirez)

1. The Successor Agency declared that the proposed development and disposition of the land pursuant to the Disposition and Development Agreement is consistent with the adopted Project EIR approved for the Stanton Plaza Specific Plan and directed staff to file the notice of determination; and
2. Approved Resolution No. SA 2015-05 approving the Disposition and Development Agreement for the sale and development of the properties identified by APN Nos. 131-691-49, 50, 51, 58, 59, 60, 61, 62, 63, 64, and 65 for a total of \$2,100,000.00 to Frontier Real Estate Investments, Inc.; and
3. Authorized the Executive Director to execute the necessary documents and take all actions reasonably necessary to complete the sale of the properties.

- 13. ORAL COMMUNICATIONS – PUBLIC**                      None.
- 14. WRITTEN COMMUNICATIONS**                      None.

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

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

- Mayor Ethans reported on the Orange County Vector Control District's West Nile virus alerts and cases.
- Council Member Shawver reported that on behalf of the City and City Council, he accepted an award for 20 years of service as an Orange County Fire Authority board member, presented by the Orange County Fire Authority.
- Council Member Shawver requested that Community Services Director Roman report on the City's upcoming National Night Out event.
- Community Services Director Roman reported on the City's upcoming National Night Out event, which is scheduled to be held on August 4, 2015.
- Council Member Warren requested that Community Services Director Roman report on the City's upcoming Paws in the Park event.
- Community Services Director Roman reported on the City's upcoming Paws in the Park event, which is scheduled to be held on August 8, 2015.
- Council Member Shawver requested that Public Works Director/City Engineer Rigg provide a status report on the construction of Stanton Central Park.
- Public Works Director/City Engineer Rigg provided a status report on the construction of Stanton Central Park.

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

- Mayor Ethans requested to agendaize discussion regarding options for residential homes to install a drought tolerant /desert landscape setting in place of a grassy landscape setting.
- Council Member Shawver requested to agendaize discussion regarding the City participating in a multiple jurisdictional, countywide Recycling Market Development Zone (RMDZ) program.

**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 Box reported that August 12, 2015 has been designated as Stanton Day at the Orange County Fair and also reported that the City would be offering free transportation to the Orange County Fair from City Hall to interested Stanton residents.
- City Manager Box reported that the Orange County Animal Control is scheduled to speak at the August 25, 2015 City Council meeting to provide the City Council with an update on their current operations.

**17A. ORANGE COUNTY SHERIFF'S DEPARTMENT**

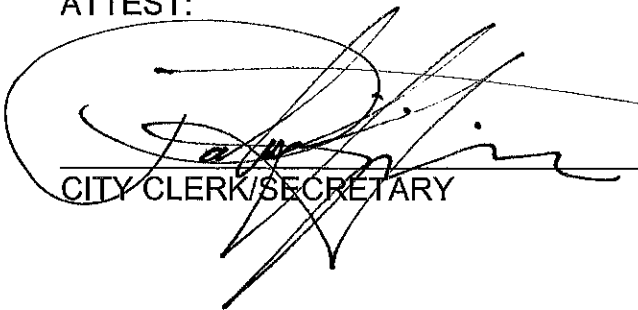
Lieutenant Jim England provided the City Council with an update on their current operations.

**18. ADJOURNMENT** Motion/Second: Ethans/  
Motion carried at 7:29 p.m.



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MAYOR/CHAIRMAN

ATTEST:



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CITY CLERK/SECRETARY

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