



AGENDA
CITY COUNCIL/SUCCESSOR AGENCY/STANTON HOUSING AUTHORITY
JOINT REGULAR MEETING
STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA
TUESDAY, MARCH 22, 2016 - 6:30 P.M.

As a courtesy to those in attendance, the City of Stanton respectfully requests that all cell phones, pagers and/or electronic devices be turned off or placed on silent mode while the meeting is in session. Thank you for your cooperation.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, CONTACT THE CITY CLERK AT (714) 379-9222. NOTIFICATION BY 9:00 A.M. ON MONDAY, MARCH 21, 2016 WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING.

Supporting, descriptive documentation for agenda items, including staff reports, is available for review in the City Clerk's Office and on the City web site at www.ci.stanton.ca.us.

1. **CLOSED SESSION (6:00 PM)**
2. **ROLL CALL**
 - Council Member Ethans
 - Council Member Ramirez
 - Council Member Shawver
 - Mayor Pro Tem Warren
 - Mayor Donahue
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 – EXISTING LITIGATION
(Pursuant to Government Code Section 54956.9(a))**

City of Stanton vs. Green Tree Remedy et al, Orange County Superior Court Case Number: 30-2015-00813225-CU-JR-CJC

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

City of Stanton vs. GZ Café, Orange County Superior Court Case Number: 30-2016-00836298-CU-JR-CJC

**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: 30-2012-00582698 (Consolidated with OCSC Case No. 30-2009-00119013)

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

6. ROLL CALL Council/Agency/Authority Member Ethans
Council/Agency/Authority Member Ramirez
Council/Agency/Authority Member Shawver
Mayor Pro Tem/Vice Chairman Warren
Mayor/Chairman Donahue

7. PLEDGE OF ALLEGIANCE

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Any writings or documents provided to a majority of the City Council/Successor Agency/Stanton Housing Authority regarding any item on this agenda will be made available for public inspection at the Public Counter at City Hall located at 7800 Katella Avenue, Stanton CA, during normal business hours.

8. SPECIAL PRESENTATIONS AND AWARDS

- Presentation of Proclamation for DMV/Donate Life California Month.
- Presentation of Certificates of Recognition honoring Stanton Little League volunteers Mr. Mike Moore and Mrs. Lisa Moore.
- Presentation of Certificate of Recognition honoring Johnson and Turner Painting Company as Business of the Month for the month of March 2016.
- Presentation of Certificate of Recognition honoring Ms. Hilda Laufer as Volunteer of the Month for the month of March 2016.
- Presentation by the Stanton Community Foundation of the Supply Our Schools (SOS) 2016 Grantees.
- Presentation by the Trauma Intervention Program (TIP); sharing their mission with the City Council and providing information on their current operations.

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 March 3, 2016 and March 10, 2016, in the amount of \$190,559.34.

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Any writings or documents provided to a majority of the City Council/Successor Agency/Stanton Housing Authority regarding any item on this agenda will be made available for public inspection at the Public Counter at City Hall located at 7800 Katella Avenue, Stanton CA, during normal business hours.

9C. APPROVAL OF MINUTES

1. City Council/Agency/Authority Board approve Minutes of Regular Joint Meeting – March 8, 2016; and
2. City Council approve Minutes of Special Meeting – March 9, 2016; and
3. City Council approve Minutes of Special Meeting – March 15, 2016.

9D. FEBRUARY 2016 INVESTMENT REPORT

The Investment Report as of February 29, 2016 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 February 2016.

9E. FEBRUARY 2016 INVESTMENT REPORT (SUCCESSOR AGENCY)

The Investment Report as of February 29, 2016 has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

RECOMMENDED ACTION:

1. Agency Board 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 February 2016.

9F. COMMUNITY DEVELOPMENT DIRECTOR EMPLOYMENT AGREEMENT

For consideration is the employment agreement with Kelly Hart for Community Development Director.

RECOMMENDED ACTION:

1. City Council find that this item 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 and procedure making; and
2. Authorize the City Manager to execute the employment agreement on behalf of the City with Kelly Hart.

9G. GENERAL PLAN ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2015

The attached General Plan Annual Progress Report for Calendar Year 2015 for the City of Stanton is being presented to the City Council for review as required by State Law.

RECOMMENDED ACTION:

1. City Council declare 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. Receive and file General Plan Annual Progress Report, and authorize submittal to the Governor's Office of Planning and Research and the State Housing and Community Development Department.

END OF CONSENT CALENDAR

10. PUBLIC HEARINGS **None.**

11. UNFINISHED BUSINESS **None.**

12. NEW BUSINESS **None.**

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Any writings or documents provided to a majority of the City Council/Successor Agency/Stanton Housing Authority regarding any item on this agenda will be made available for public inspection at the Public Counter at City Hall located at 7800 Katella Avenue, Stanton CA, during normal business hours.

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.

15D. CITY COUNCIL INITIATED ITEM – DISCUSSION REGARDING UTILIZING THE SERVICES OF CONGRESSMAN ALAN LOWENTHAL IN SUPPORTING CITY EVENTS SUCH AS A RESOURCE FAIR, CAREER FAIR, AND A HEALTH FAIR

At the March 8, 2016 City Council meeting, Council Member Ramirez requested that this item be agendaized for discussion.

RECOMMENDED ACTION:

City Council provide direction to staff.

15E. CITY COUNCIL INITIATED ITEM – DISCUSSION REGARDING THE INSTALLATION OF ENHANCED LIGHTING AT THE END OF HOLLENBECK PARK

At the March 8, 2016 City Council meeting, Mayor Pro Tem Warren requested that this item be agendaized for discussion.

RECOMMENDED ACTION:

City Council provide direction to staff.

15F. CITY COUNCIL INITIATED ITEM – DISCUSSION REGARDING ADDRESSING THE CITY'S PARKING ISSUES, ESTABLISHING A DESIGNATED PARKING AREA WITHIN THE CITY, AND SEEK GRANTS TO ASSIST IN OBTAINING A TROLLEY TYPE SERVICE TO TRANSPORT RESIDENTS FROM THE DESIGNATED PARKING AREA TO THEIR HOMES

At the March 8, 2016 City Council meeting, Mayor Pro Tem Warren requested that this item be agendaized for discussion.

RECOMMENDED ACTION:

City Council provide direction to staff.

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Any writings or documents provided to a majority of the City Council/Successor Agency/Stanton Housing Authority regarding any item on this agenda will be made available for public inspection at the Public Counter at City Hall located at 7800 Katella Avenue, Stanton CA, during normal business hours.

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

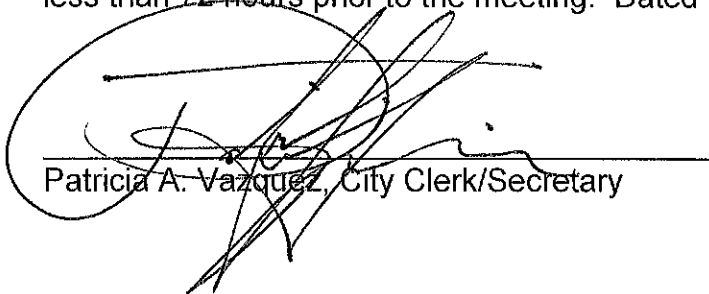
17. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

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 17th day of March, 2016.



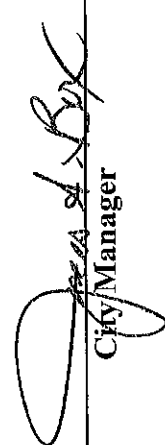
Patricia A. Vazquez, City Clerk/Secretary

CITY OF STANTON ACCOUNTS PAYABLE REGISTER

March 3, 2016	\$81,383.26
March 10, 2016	\$109,176.08

\$190,559.34

Demands listed on the attached registers conform to the City of Stanton Annual Budget as approved by the City Council.


City Manager

Demands listed on the attached registers are accurate and funds are available for payment thereof.


Administrative Services Director

DRAFT

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY OF THE CITY OF STANTON JOINT REGULAR MEETING MARCH 8, 2016

1. CALL TO ORDER / CLOSED SESSION

The City Council meeting was called to order at 6:00 p.m. by Mayor Donahue.

2. ROLL CALL

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

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 6:01 p.m. for discussion regarding:

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

City of Stanton vs. Green Tree Remedy et al, Orange County Superior Court Case Number: 30-2015-00813225-CU-JR-CJC

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

City of Stanton vs. GZ Café, Orange County Superior Court Case Number: 30-2016-00836298-CU-JR-CJC

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

The meetings were called to order at 6:31 p.m. by Mayor/Chairman Donahue.

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6. ROLL CALL

Present: Agency/Authority Member Ethans, Agency/Authority Member Ramirez, Agency/Authority Member Shawver, Vice Chairperson Warren, and Chairman Donahue.

Absent: None.

Excused: None.

7. PLEDGE OF ALLEGIANCE

Led by Council Member David J. Shawver.

The City Attorney reported that the Stanton City Council met in closed session from 6:01 to 6:30 p.m.

The City Attorney reported that there was no reportable action.

8. SPECIAL PRESENTATIONS AND AWARDS

1. Presentation of Certificate of Recognition honoring Deputy Wayne Scholl as the 2015 Orange County Sheriff's Department Deputy of the Year.
 - Presentation of award honoring Deputy Wayne Scholl as the 2015 Orange County Sheriff's Department Deputy of the Year by Orange County Sheriff's Department Lieutenant Jim England.
2. Presentation of City Tile of Recognition honoring Investigator Jeffrey Newberry, Orange County Sheriff's Department on his retirement and his outstanding and dedicated service to the City of Stanton.
 - Presentation of award honoring Investigator Jeffrey Newberry, Orange County Sheriff's Department on his retirement by Orange County Sheriff's Department Lieutenant Jim England.
3. Presentation of award honoring Orange County Sheriff's Department Lieutenant Jim England by Orange County Sheriff's Department Sergeant Nate Wilson.
4. The City of Stanton's volunteers were introduced by Community Services Director, Julie S. Roman and Community Services Supervisor, Soo E. Kim and were recognized by the City Council and provided with a certificate and token of appreciation for providing outstanding and dedicated services to the residents of the City of Stanton.

DRAFT

9. CONSENT CALENDAR

Motion/Second: Ethans/Ramirez

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 February 18, 2016 and February 25, 2016, in the amount of \$3,014,515.24.

9C. APPROVAL OF MINUTES

1. The City Council approved Minutes of Special Meeting – February 23, 2016; and
2. The City Council/Agency/Authority Board approved Minutes of Regular Joint Meeting – February 23, 2016.

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9D. APPROVAL OF A COOPERATION AND CONTRIBUTION MAINTENANCE AGREEMENT FOR THE NEW TRAFFIC SIGNAL AT THE INTERSECTION OF MAGNOLIA AVENUE AND WINSTON ROAD

The City of Anaheim recently constructed a new traffic signal at the intersection of Magnolia Avenue and Winston Road. One corner of the intersection is within the City of Stanton. The attached agreement allocates 25% of the costs for ongoing maintenance to be paid for by the City of Stanton.

1. The City Council declared this project to be categorically exempt under the California Environmental Quality Act, Class 1, and Section 15301(c); and
2. Approved the attached agreement titled "Cooperation and Contribution Agreement for Energy and Maintenance of Traffic Signal and Safety Lighting".

9E. REQUEST FROM CALIFORNIA SAFETY AGENCY TO OPERATE AS PRIVATE PATROL OPERATOR LOCATED AT 8932 KATELLA AVENUE SUITE 108 ANAHEIM, CA 92804

California Safety Agency has submitted an application for Private Patrol Operator status. Chapter 5 of the Stanton Municipal Code requires that Detective agencies and merchant police activities require City Council approval.

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. Approved the application of California Safety Agency for Private Patrol Operator status and authorized the issuance of a business license permit.

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9F. REQUEST FROM SOUTHEASTERN CALIFORNIA ASSOCIATION OF THE SEVENTH-DAY ADVENTISTS DBA SANTA ANA SAMOAN SEVENTH-DAY ADVENTIST CHURCH TO OPERATE AS A NON-PROFIT ORGANIZATION FOR OPERATION OF A CHURCH AT 10591 FLOWER AVENUE

Southeastern California Conference of Seventh-Day Adventists DBA Santa Ana Samoan Seventh-day Adventist Church has submitted an application for non-profit status. Chapter 5 of the Stanton Municipal Code requires that non-profit activities require City Council approval. This would exempt them from normal fees and allow them to operate as a church located at 10591 Flower. In addition, the Planning Commission has granted them a Conditional Use Permit (C73-4) to operate as church with the R-M (Medium Density Residential) Zone, located at 10591 Flower Street.

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. Approved the application of Southeastern California Conference of Seventh-day Adventists DBA Santa Ana Samoan Seventh-day Adventist Church for non-profit status and authorized the issuance of a business license permit.

9G. REQUEST FROM CENTRO EVANGELISTICO RIOS DE AGUA VIVA TO OPERATE AS A NON-PROFIT ORGANIZATION FOR OPERATION OF A CHURCH AT 10901 BEACH BOULEVARD

Centro Evangelistico Rios de Agua has submitted an application for non-profit status. Chapter 5 of the Stanton Municipal Code requires that non-profit activities require City Council approval. This would exempt them from normal fees and allow them to operate as a church located at 10901 Beach Boulevard. In addition, the Planning Commission has granted them a Conditional Use Permit (C76-1) to operate as church with the C-N (Commercial Neighborhood) Zone, located at 10901 Beach Boulevard.

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. Approved the application of Centro Evangelistico Rios de Agua Viva for non-profit status and authorized the issuance of a business license permit.

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9H. REQUEST FROM CALIFORNIA UNIFIED PROTECTION GROUP INC DBA CALIFORNIA COASTAL PATROL TO OPERATE AS PRIVATE PATROL OPERATOR LOCATED AT 1250 NORTH LAKEVIEW AVENUE SUITE I ANAHEIM, CA 92807

California Unified Protection Group Inc., DBA California Coastal Patrol has submitted an application for Private Patrol Operator status. Chapter 5 of the Stanton Municipal Code requires that Detective agencies and merchant police activities require City Council approval.

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. Approved the application of California Unified Protection Group Inc., DBA California Coastal Patrol for Private Patrol Operator status and authorized the issuance of a business license permit.

END OF CONSENT CALENDAR

10. PUBLIC HEARINGS None.

DRAFT

11. UNFINISHED BUSINESS

11A. APPROVAL OF ORDINANCE NO. 1048

This Ordinance was introduced at the regular City Council meeting of February 23, 2016.

Motion/Second: Shawver/Warren

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

Motion unanimously carried:

1. The City Clerk read the title of Ordinance No. 1048, entitled:

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, ADDING CHAPTER 10.32 TO TITLE 10 OF THE STANTON MUNICIPAL CODE REGARDING PEDESTRIAN CROSSINGS ON BEACH BOULEVARD BETWEEN GARDEN GROVE BOULEVARD AND STARR STREET”; and

2. The City Council finds that this ordinance is not subject to the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Sections 15060(c)(3) because this activity is not a project as defined by Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, and pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that it will not have a significant effect or physical change to the environment; and
3. Adopted Ordinance No. 1048.

DRAFT

12. NEW BUSINESS

12A. CREATION OF ECONOMIC DEVELOPMENT INCENTIVE PROGRAMS

Requesting authorization to move forward with economic development incentive programs to enhance the City's business environment. This resolution would implement economic development incentive programs for business retention and attraction efforts.

Motion/Second: Shawver/Warren

Motion unanimously carried by the following vote:

AYES: 5 (Donahue, Ethans, Ramirez, Shawver, Warren)

NOES: None

ABSTAIN: None

ABSENT: None

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. Adopted Resolution No. 2016-08 approving economic development incentive programs for business retention and attraction.

13. ORAL COMMUNICATIONS – PUBLIC

Ginger Watts, Stanton, spoke regarding safety issues within her neighborhood and requested the City's assistance with these safety issues. Ms. Watts also reported on an issue that her neighborhood has experienced with the Orange County Sheriff's Department dispatch center.

14. WRITTEN COMMUNICATIONS None.

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

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

- Mayor Donahue reported on the success of the Stanton Mayor's Prayer Breakfast, which was held on February 24, 2016.

DRAFT

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

- Council Member Ramirez requested to agendize discussion regarding utilizing the services of Congressman Alan Lowenthal in sponsoring City events such as a Resource Fair, Career Fair, and a Health Fair.
- Mayor Pro Tem Warren requested to agendize discussion regarding the installation of enhanced lighting at the end of Hollenbeck Park.
- Mayor Pro Tem Warren requested to agendize discussion regarding addressing the City's parking issues, establishing a designated parking area within the City, and seek grants to assist in obtaining a trolley type service to transport residents from the designated parking area to their homes.

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

Currently Scheduled:

- March 15, 2016 at 5:00 p.m.
 - Economic Development and Revitalization Projects Update

15D. CITY COUNCIL INITIATED ITEM – DISCUSSION REGARDING CITY NON-PROFIT GROUPS RECEIVING SUPPORT FROM THE CITY IN THEIR EFFORTS IN CELEBRATING THE CITY'S 60TH ANNIVERSARY YEAR

At the February 23, 2016 City Council meeting, Council Member Shawver requested that this item be agendized for discussion.

The City Council received and filed the report.

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

None.

DRAFT

17. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

- City Manager James A. Box introduced the City's new Chief of Police, Lieutenant Sean Howell.
- Council Member Shawver expressed his gratitude to outgoing Chief of Police Lieutenant Jim England.
- Community Services Director Julie S. Roman reported on the upcoming Easter Egg Hunt, Pancake Breakfast and Resource Fair, which is scheduled to be held on Saturday, March 26, 2016.
- Engineer Assistant Stephanie Camorlinga provided the City Council with an update regarding construction on Stanton Central Park.
- Engineer Assistant Stephanie Camorlinga provided the City Council with an update regarding the Beach Boulevard Beautification Project.

17A. ORANGE COUNTY FIRE AUTHORITY

- Chief Dave Steffen provided the City Council with an update on their current operations.
- Presentation by Chief Dave Steffen regarding the Orange County Fire Authority's launch of a new mobile app for citizen CPR response called PulsePoint.

Presentation of City Tile of Recognition honoring outgoing Stanton Chief of Police Orange County Sheriff's Department Lieutenant Jim England.

- 18. ADJOURNMENT** in honor of Lieutenant Jim England
Motion/Second: Donahue/
Motion carried at 7:45 p.m.

MAYOR/CHAIRMAN

ATTEST:

CITY CLERK/SECRETARY

DRAFT

**MINUTES OF THE CITY COUNCIL OF THE CITY OF STANTON
SPECIAL MEETING MARCH 9, 2016
(11250 BEACH BOULEVARD, STANTON, CA 90680)**

1. CLOSED SESSION None.

2. CALL TO ORDER

The meeting was called to order at 5:00 p.m. by Mayor Pro Tem Warren.

3. PLEDGE OF ALLEGIANCE

Led by Mayor Pro Tem Warren.

4. ROLL CALL

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

Absent: Council Member Ethans and Mayor Donahue.

Excused: None.

SPECIAL ORDERS OF THE DAY

5. NEW BUSINESS

5A. DISCUSSION REGARDING COMMUNITY AND RESIDENT COMMENTS

Presentations and discussions by City Council, staff and residents.

6. ADJOURNMENT Motion/Second: Warren/
Motion carried at 6:40 p.m.

MAYOR PRO TEM

ATTEST:

CITY CLERK

DRAFT

MINUTES OF THE CITY COUNCIL OF THE CITY OF STANTON SPECIAL MEETING MARCH 15, 2016

1. CLOSED SESSION None.

2. CALL TO ORDER

The meeting was called to order at 5:00 p.m. by Mayor Donahue.

3. PLEDGE OF ALLEGIANCE

Led by Council Member Alexander A. Ethans.

4. ROLL CALL

Present: Council Member Ethans, Council Member Ramirez, and Mayor Donahue.

Absent: Council Member Shawver and Mayor Pro Tem Warren.

Excused: None.

SPECIAL ORDERS OF THE DAY

5. NEW BUSINESS

5A. ECONOMIC DEVELOPMENT AND REVITALIZATION PROJECTS UPDATE

The City Council received and filed the report.

6. ADJOURNMENT Motion/Second: Donahue/
Motion carried at 6:12 p.m.

MAYOR

ATTEST:

CITY CLERK

CITY OF STANTON

REPORT TO THE CITY COUNCIL

TO: Honorable Mayor and City Council

DATE: March 22, 2016

SUBJECT: FEBRUARY 2016 INVESTMENT REPORT

REPORT IN BRIEF:

The Investment Report as of February 29, 2016 has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

RECOMMENDED ACTION:

That the City Council:

- 1) 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 February 2016.

BACKGROUND:

The attached reports summarize the City investments and deposit balances as of February 2016. A summary of the City's investments and deposits is included as Attachment A. The details of the City's investments are shown in Attachment B. The City's cash and investment balances by fund type are presented in Attachment C.

ANALYSIS:

The City's investment in the State Treasurer's Local Agency Investment Fund (LAIF) continues to be available on demand. The effective yield on LAIF for the month of February 2016 was 0.467%. The City's other investments are shown on Attachment B and have a weighted investment yield of 1.28%. Including LAIF, the Stanton Central Park depository account and the City's deposit in the Bank of the West money market account, the weighted investment yield of the portfolio is 0.60%, which exceeds the benchmark LAIF return of 0.467%.

The weighted average maturity of the City's investments at February 29, 2016 is 868 days. Including LAIF, the Stanton Central Park depository account and a money market account, it is 266 days. LAIF's average maturity at February 29, 2016 was approximately 179 days.

The City was able to exceed the LAIF benchmark return, through Chandler Asset Management's diversification of the portfolio and pushing the weighted average maturity to more than quadruple the LAIF average maturity.

FISCAL IMPACT:

All deposits and investments have been made in accordance with the City's 2015-16 Investment Policy. The portfolio will allow the City to meet its expenditure requirements for the next six months. Staff remains confident that the investment portfolio is currently positioned to remain secure and sufficiently liquid.

Chandler Asset Management controls the City's \$9.3 million investment portfolio. City staff continues to have control over investments in LAIF and the Bank of the West Money Market Account.

ENVIRONMENTAL IMPACT:

None

LEGAL REVIEW:

None.

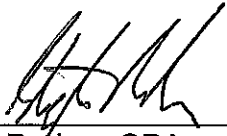
PUBLIC NOTIFICATION:

Through the agenda posting process.

STRATEGIC PLAN OBJECTIVE ADDRESSED

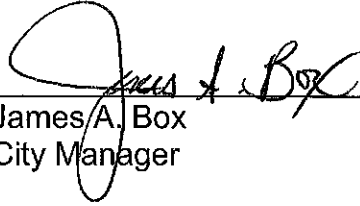
4. Ensure Fiscal Stability and Efficiency in Governance

Prepared by:



Stephen M. Parker, CPA
Administrative Services Director/Treasurer

Approved:



James A. Box
City Manager

Attachments:

- A. Investments and Deposits
- B. Investment Detail
- C. Cash and Investment Balances by Fund Type

CITY OF STANTON, CA
INVESTMENTS AND DEPOSITS
February 29, 2016

Investment Type	Issuer	Date of Maturity	Interest Rate	Par Value	Cost	% of Total	Market Value	Market Value Source
State Pool (LAIF) - City portion ¹	State of California	On Demand	0.47%	\$ 13,471,321	\$ 8,694,610	48.14%	\$ 8,687,541	LAIF
Investments ²	Various	Various	Various	\$ 9,305,637	9,364,968	51.86%	9,362,371	US Bank
Subtotal - Investments					\$ 18,059,578	100.00%	\$ 18,049,912	
Demand Deposits/Main Checking - City portion	Bank of the West	On Demand	N/A	N/A	\$ 431,434		\$ 431,434	Bank of the West
Money Market Account	Bank of the West	On Demand	0.29%	\$ 7,958,755	7,958,755		7,958,755	Bank of the West
Imprest Accts & Petty Cash	Bank of the West	On Demand	N/A	N/A	66,790		66,790	Bank of the West
Stanton Park Depository Account	US Bank	On Demand	0.02%	\$ 4,583,337	4,583,337		4,583,337	
Subtotal - Deposits					\$ 13,040,315		\$ 13,040,315	

Total Cash Investments and Deposits ³

266	0.60%
Weighted Average Maturity (days)	Weighted Average Yield

\$ 31,099,893

\$ 31,090,227

¹ Par Value amount represents entire LAIF balance, including City and Successor Agency portions² Cost amount includes \$25,395 adjustment made to City's books at 6/30/15 to adjust portfolio to market value, per GASB 31³ Weighted average maturity and yield calculations include LAIF, Investments and Money Market Account**NOTES:**

The City's portfolio is in compliance with the City's 2015-16 Investment Policy.

The portfolio will allow the City to meet its expenditure requirements for the next six months.

**CITY OF STANTON
INVESTMENTS
February 2016**

Attachment B

Investment Type/ Broker	Institution	CUSIP Number	Purchase Yield	Coupon Rate	Purchase Price	Date Purchased	Date of Maturity	Next Call Date (NC=noncallable)	Par Value	Purchase Amount	Current Market Value	Percent of Portfolio	Maximum Percent
State Treasurer's Pool	Local Agency Investment Fund (LAIF)		0.47%				3/1/2016	NC	13,471,321	8,694,610	8,687,541	28.44%	100%
Cash Equivalents													
Chandler Asset Management	First American Government Obligation	31846V203							13,314	13,314	13,314	0.04%	100%
Negotiable Certificates of Deposit:													
Multi-Bank Securities	CD - CIT Bank	17284AVP0	1.85%	1.850%	100	08/10/11	08/10/16	NC	148,000	148,000	148,813		
Multi-Bank Securities	CD - EnerBank USA	29266NRX7	1.75%	1.750%	100	08/15/11	08/15/16	NC	248,000	248,000	249,285		
First Empire Securities	CD - Camden National Bk	13303D1L1	1.75%	1.750%	100	08/17/11	08/17/16	NC	248,000	248,000	249,300		
First Empire Securities	CD - Discover Bank	25487Q054	1.75%	1.750%	100	08/17/11	08/17/16	NC	140,000	140,000	140,736		
Time Value Investments	CD - GE Capital Bank	36160YSC0	1.35%	1.350%	100	10/19/12	10/19/16	NC	248,000	248,000	249,058		
First Empire Securities	CD - Goldman Sachs Bank	38143ARY3	1.85%	1.850%	100	05/09/12	05/09/17	NC	97,000	97,000	98,087		
First Empire Securities	CD - Discover Bank	254671AT7	1.75%	1.750%	100	05/09/12	05/09/17	NC	100,000	100,000	101,122		
Multi-Bank Securities	CD - Sallie Mae Bank	795450P18	1.60%	1.600%	100	10/01/12	09/19/17	NC	100,000	100,000	101,045		
Multi-Bank Securities	CD - American Express	02587DLD8	1.55%	1.550%	100	10/04/12	10/04/17	NC	248,000	248,000	250,383		
Time Value Investments	CD - HSBC	40431G3Q0	0.75%	Variable	100	10/26/12	10/26/17	NC	248,000	248,000	244,852		
First Empire Securities	CD - Everbank	28976DPY0	1.10%	1.100%	100	11/30/12	11/30/17	NC	248,000	248,000	250,507		
									2,073,000	2,073,000	2,082,986	6.78%	30%
U.S. Government Agency Securities:													
Chandler Asset Management	FHLB	3130A0JR2	1.65%	2.375%	103.068	11/23/15	12/13/19	NC	200,000	205,698	208,348		
Chandler Asset Management	FHLB	3133782M2	1.16%	1.500%	101.226	02/01/16	03/08/19	NC	185,000	186,930	187,268		
Chandler Asset Management	FHLB	3130A7CV5	1.46%	1.375%	99.769	02/17/16	02/18/21	NC	160,000	159,354	159,630		
Chandler Asset Management	FHLMC	3137EADK2	1.57%	1.250%	98.94	06/18/15	08/01/19	NC	180,000	177,745	180,889		
Chandler Asset Management	FHLMC	3137EADM8	1.25%	1.250%	99.15	08/31/15	10/02/19	NC	180,000	188,384	190,410		
Chandler Asset Management	FNMA	3135G0E33	1.15%	1.125%	99.92	06/04/15	07/20/18	NC	190,000	190,204	190,884		
Chandler Asset Management	FNMA	3135G0E58	1.20%	1.125%	100.42	9/30/2015	10/19/2018	NC	195,000	195,014	195,788		
Chandler Asset Management	FNMA	3135G0G72	1.17%	1.125%	99.39	10/30/2015	12/14/2018	NC	195,000	194,709	195,630		
Chandler Asset Management	FNMA	3135G0D75	1.27%	1.500%	100.90	2/24/2016	6/22/2020	NC	200,000	201,962	201,802		
Chandler Asset Management	FNMA	3130A3UQ5	1.49%	1.875%	102.18	2/1/2016	12/11/2020	NC	185,000	188,349	189,029		
Chandler Asset Management	FNMA	3135G0F73	1.50%	1.500%	100.36	1/20/2016	11/30/2020	NC	190,000	190,035	190,849		
Chandler Asset Management	FNMA	3135G0H55	1.50%	1.875%	102.11	1/20/2016	12/28/2020	NC	190,000	193,386	194,321		
Chandler Asset Management	FNMA	3135G0WJ8	0.88%	0.920%	99.62	04/30/15	04/16/18	NC	105,000	104,568	104,908		
									2,365,000	2,376,347	2,389,756	7.77%	100%
US Treasury													
Chandler Asset Management	US Treasury	912828VG2	0.45%	0.500%	100.10	06/13/14	06/15/16	NC	150,000	150,147	150,041		
Chandler Asset Management	US Treasury	912828A59	0.58%	0.625%	100.12	05/29/14	12/15/16	NC	165,000	165,200	164,936		
Chandler Asset Management	US Treasury	912828C73	0.71%	0.875%	100.47	05/29/14	04/15/17	NC	190,000	190,885	190,319		
Chandler Asset Management	US Treasury	912828VA5	1.28%	1.125%	99.86	02/01/16	04/30/20	NC	100,000	99,356	99,856		
Chandler Asset Management	US Treasury	912828U00	1.21%	1.375%	100.65	02/24/16	01/31/21	NC	200,000	201,555	201,304		
Chandler Asset Management	US Treasury	912828V00	1.68%	1.125%	97.75	12/22/15	03/31/20	NC	200,000	199,907	199,796		
Chandler Asset Management	US Treasury	912828V09	1.76%	1.255%	101.61	12/22/15	08/31/20	NC	200,000	203,790	207,890		
Chandler Asset Management	US Treasury	912828WC0	1.78%	2.125%	99.84	12/22/15	10/31/20	NC	200,000	200,282	204,648		
Chandler Asset Management	US Treasury	912828TH3	1.19%	0.875%	98.89	09/29/15	07/31/19	NC	190,000	187,789	189,109		
Chandler Asset Management	US Treasury	912828UB4	1.37%	1.000%	98.48	10/28/15	11/30/19	NC	110,000	108,402	109,630		
Chandler Asset Management	US Treasury	912828ST8	1.25%	1.250%	100.16	05/28/15	04/30/19	NC	160,000	160,007	161,426		
Chandler Asset Management	US Treasury	912828SX9	1.33%	1.125%	99.62	05/27/15	05/31/19	NC	185,000	183,541	185,890		
									2,050,000	2,046,861	2,064,844	6.69%	100%

CITY OF STANTON
INVESTMENTS
February 2016

Attachment B

Investment Type/ Broker	Institution	CUSIP Number	Purchase Yield	Coupon Rate	Purchase Price	Date Purchased	Date of Maturity	Next Call Date (NC=noncallable)	Par Value	Purchase Amount	Current Market Value	Percent of Portfolio	Maximum Percent
Medium-Term Corporate Notes:													
Chandler Asset Management	Charles Schwab Corp Callable Note	808513AK1	1.49%	1.500%	100.49	03/10/15	02/20/18		100,000	99,874	100,108		
Chandler Asset Management	Wal-Mart Stores Note	931142DE0	0.53%	0.600%	100.16	01/15/14	04/11/16	NC	150,000	150,242	150,023		
Chandler Asset Management	Berkshire Hathaway Note	084664BX8	0.70%	0.950%	100.65	01/14/14	08/15/16	NC	150,000	150,000	150,972		
Chandler Asset Management	Coca Cola Company Note	191216AU4	0.69%	1.800%	102.87	01/14/14	09/01/16	NC	150,000	154,311	150,779		
Chandler Asset Management	Intel Corp Note	458140AH3	0.85%	1.950%	102.93	01/14/14	10/01/16	NC	150,000	154,388	151,070		
Chandler Asset Management	John Deere Capital Corp Note	244222ERL5	1.11%	2.000%	102.61	01/15/14	01/13/17	NC	150,000	153,909	151,430		
Chandler Asset Management	Occidental Petroleum Note	674599CB9	1.05%	1.750%	102.10	01/24/14	02/15/17	NC	150,000	149,569	153,147		
Chandler Asset Management	Wells Fargo Corp Note	949748FD7	1.26%	2.100%	102.67	01/24/14	05/08/17	NC	150,000	154,005	151,449		
Chandler Asset Management	US Bancorp MTN	91159HHD5	1.18%	1.650%	101.58	02/03/14	05/15/17	4/15/2017	150,000	152,369	150,905		
Chandler Asset Management	Qualcomm Inc	747525AG8	1.45%	1.400%	99.87	05/28/15	05/18/18	NC	135,000	134,787	134,666		
Chandler Asset Management	Microsoft Corp	594918BF0	1.33%	1.300%	99.80	10/29/15	11/03/18	NC	55,000	55,237	54,945		
Chandler Asset Management	Apple Inc	037633BQ2	1.71%	1.010%	100.87	02/16/16	02/22/19	NC	115,000	114,980	116,004		
Chandler Asset Management	Chase CHAIT	161571GC2	0.58%	1.010%	100.239	09/04/15	10/15/18	NC	125,000	125,107	125,115		
Chandler Asset Management	JP Morgan Note	48126EAA5	1.63%	2.000%	101.28	01/24/14	08/15/17	NC	150,000	151,925	150,678		
Chandler Asset Management	Bank of New York	06406HCU1	1.85%	2.200%	100.56	02/01/16	05/15/19	NC	115,000	116,290	116,649		
Chandler Asset Management	IBM Corp	459200HZ7	1.23%	1.125%	99.70	02/06/15	02/06/18	NC	115,000	114,649	114,769		
									2,110,000	2,135,899	2,117,474	6.99%	30%
Asset-Backed Securities:													
Chandler Asset Management	Toyota Auto Receivables 2015A	89235WAC2	1.44%	1.12%	99.99	03/04/15	02/15/19	NC	85,000	84,987	85,033		
Chandler Asset Management	Toyota Auto Receivables Owner 2015-C	89231TAB6	0.93%	0.92%	99.99	08/26/15	02/15/18	NC	55,000	54,996	54,977		
Chandler Asset Management	Honda Auto Receivables	43813NAC0	1.06%	1.04%	100.01	06/13/15	02/21/19	NC	105,000	104,984	104,868		
Chandler Asset Management	Honda Auto Receivables	4384NAB31	1.02%	1.01%	99.88	02/16/16	06/18/18	NC	75,000	74,993	74,912		
Chandler Asset Management	American Honda Finance	02865WAC4	1.54%	1.55%	100.43	12/11/14	12/11/17	NC	80,000	79,926	80,181		
Chandler Asset Management	Toyota Auto Receivables 2014A	89231MAC9	0.69%	0.67%	99.98	03/11/14	12/15/17	NC	53,731	53,721	53,675		
Chandler Asset Management	John Deere Owner Trust	47787VAC5	0.93%	0.92%	99.98	04/02/14	04/16/18	NC	80,591	80,579	80,484		
Chandler Asset Management	Honda Auto Receivables	43814HAC2	0.89%	0.88%	99.98	09/20/14	06/15/18	NC	75,000	74,931	74,931		
Chandler Asset Management	John Deere Owner Trust	477877AD6	1.07%	99.98%	99.78	09/03/14	11/15/18	NC	85,000	84,981	84,925		
									694,323	694,162	693,996	2.27%	10%
Subtotal Investments													
Prior Year Adjustment GASB 31													
Investments Held With US Bank													
LAIF													
Total Investments													
Depository Acct			0.02%										100%
Money Market Acct			0.28%										100%
Clawback			0.29%										100%
Total Money Market, LAIF Depository Account and Investments													
									35,319,050	30,576,275	30,592,003	100.00%	

1.28%
Weighted
Average
Yield

868 days
WAM

0.02%
0.28%
0.29%
Weighted
Average
Yield

3/1/2016
3/1/2016
3/1/2016
266 days
WAM

CITY OF STANTON
CASH AND INVESTMENT BALANCES BY FUND TYPE
February 29, 2016

Fund Type	Cash and Investments	Totals
General Fund:		
Pooled	\$ (4,580,557)	
Other Accounts *	21,973,849	\$ 17,393,292
Special Revenue, Capital Projects and Enterprise Funds:		
Gas Tax	1,435,077	
Proposition 1B	-	
Measure M	863,500	
Fire Emergency Services	(134,040)	
Lighting & Median Maint.	2,474,500	
Sewer Maintenance	2,979,747	
Other	4,462,536	12,081,320
Internal Service Funds		1,435,439
Trust Funds		189,843
Total Cash and Investment Balances		\$ 31,099,893

* Money Market, Imprest Accounts, Petty Cash and Investments

CITY OF STANTON

REPORT TO THE SUCCESSOR AGENCY TO THE STANTON REDEVELOPMENT AGENCY

TO: Honorable Chair and Members of the Successor Agency

DATE: March 22, 2016

SUBJECT: FEBRUARY 2016 INVESTMENT REPORT

REPORT IN BRIEF:

The Investment Report as of February 29, 2016 has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

RECOMMENDED ACTION:

That the Successor Agency:

- 1) 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 February 2016.

BACKGROUND:

The attached reports summarize the Successor Agency investments and deposit balances as of February 2016. A summary of the Agency's investments and deposits is included as Attachment A. The Agency's cash balances by fund are presented in Attachment B.

ANALYSIS:

The Agency's investment in the State Treasurer's Local Agency Investment Fund (LAIF) continues to be available on demand. The effective yield on LAIF for the month of February 2016 was 0.467%.

The Agency began making investments in reserve funds other than those held by bond trustees in October 2015 for the first time. The Agency's other investments are shown on Attachment A and have a weighted investment yield of 1.58%. Including LAIF and

the Agency's portion of the Bank of the West checking and money market accounts, the weighted investment yield of the portfolio is 0.38%, which is still below the benchmark LAIF return of 0.467%.

The weighted average maturity of the Agency's investments at February 29, 2016 is 1,284 days, or over three and a half years, as there is no immediate need for funds held in the reserve account. Including LAIF, and the checking and money market accounts, the weighted average maturity is 173 days. LAIF's average maturity at February 29, 2016 is approximately 179 days.

FISCAL IMPACT:

All deposits and investments have been made in accordance with the City's 2015-16 Investment Policy.

The portfolio will allow the Agency to meet its expenditure requirements for the next six months.

ENVIRONMENTAL IMPACT:

None

LEGAL REVIEW:

None.

PUBLIC NOTIFICATION:

Through the agenda posting process.

STRATEGIC PLAN OBJECTIVE ADDRESSED:

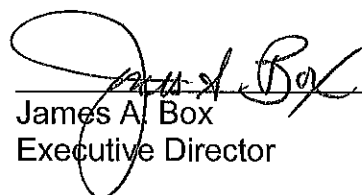
4. Ensure Fiscal Stability and Efficiency in Governance

Prepared by:



Stephen M. Parker, CPA
Administrative Services Director/Treasurer

Approved by:



James A. Box
Executive Director

Attachments:

- A. Investments and Deposits
- B. Cash Balances by Fund

**SUCCESSOR AGENCY TO THE STANTON REDEVELOPMENT AGENCY
INVESTMENTS AND DEPOSITS
February 29, 2016**

Investment Type	Institution	Issuer/ Broker	Date of Maturity	Interest Rate	Par Value	Cost	Market Value	MV Source
State Treasurer's Pool - SA portion	Local Agency Investment Fund (LAIF)	State of California	On Demand	0.47%	\$ 4,776,711	\$ 4,776,711	\$ 4,778,016	LAIF
Imprest Account - SA portion	Bank of the West	Bank of the West	On Demand	N/A	237,024	237,024	237,024	Bank of the West
Clawback - Demand Deposits/Money Market Account	Bank of the West Money Market	Bank of the West	On Demand	0.29%	9,088,517	9,088,517	9,088,517	Bank of the West

Total Cash Investments and Deposits

\$ 14,102,252 \$ 14,103,557

Bond Funds Held by Trustees:

Investment Type	Institution	Issuer/ Broker	CUSIP Number	Date of Maturity	Interest Rate	Par Value	Cost	Market Value	MV Source
2005 Tax Allocation Bonds - Series A (Taxable)									
Principal:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$ 1.23	\$ 1.23	\$ 1.23	US Bank
Interest:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$ 2.92	\$ 2.92	\$ 2.92	US Bank
Special Fund:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$ 0.12	0.12	0.12	US Bank
Reserve Account:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	126.74	126.74	126.74	US Bank
Redevelopment Fund:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	-	-	-	US Bank

Total 2005 Tax Allocation Bonds - Series A (Taxable)

\$ 131 \$ 131

Investment Type	Institution	Issuer/ Broker	CUSIP Number	Date of Maturity	Interest Rate	Par Value	Cost	Market Value	MV Source
2005 Tax Allocation Bonds - Series B (Tax-Exempt)									
Principal									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$ 0.88	\$ 0.88	\$ 0.88	US Bank
Interest									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$ 1.39	\$ 1.39	\$ 1.39	US Bank
Special Fund									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$ 0.24	\$ 0.24	\$ 0.24	US Bank
Reserve Account:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	70.37	70.37	70.37	US Bank
Redevelopment Fund:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	-	-	-	US Bank

Total 2005 Tax Allocation Bonds - Series B (Tax-Exempt)

\$ 73 \$ 73

73

Investment Type	Institution	Issuer/ Broker	CUSIP Number	Date of Maturity	Interest Rate	Par Value	Cost	Market Value	MV Source
2010 Tax Allocation Bonds (Tax-Exempt)									
Principal									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$3.84	\$3.84	\$3.84	US Bank
Interest									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$5.26	\$5.26	\$5.26	US Bank
Special Fund									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$3.97	\$3.97	\$3.97	US Bank
Reserve Account:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$2,484.93	\$2,484.93	\$2,484.93	US Bank
US Gov't Agency Security	Federal Home Loan Banks	Stern Agee	313380FB8	9/13/2019	1.38%	\$525,000.00	\$530,184.23	\$527,231.25	US Bank
US Gov't Agency Security	FNMA	Stern Agee	3135G0F73	11/30/2020	1.50%	\$530,000.00	\$532,368.90	\$532,369.10	US Bank
Negotiable Certificate of Deposit	Firstbank Puerto Rico	First Empire	33767ARS2	11/19/2018	1.50%	\$99,000.00	\$99,000.00	\$99,589.05	US Bank
Wells Fargo Bank Na	Wells Fargo Bank NA	MBS	9497482T3	11/19/2018	1.55%	\$249,000.00	\$249,000.00	\$250,481.55	US Bank
Goldman Sachs Bank USA	Goldman Sachs Bank USA	First Empire	38148J2Y6	11/26/2018	1.70%	\$150,000.00	\$150,000.00	\$150,870.00	US Bank
Redevelopment Fund:									
US Bank Money Market Fund	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$0.00	\$0.00	\$0.00	US Bank

Total 2010 Tax Allocation Bonds (Tax-Exempt)

\$1,563,051.13

\$1,563,038.95

Investment Type	Institution	Issuer/ Broker	CUSIP Number	Date of Maturity	Interest Rate	Par Value	Cost	Market Value	MV Source
2011 Tax Allocation Bonds - Series A (Taxable)									
Principal:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$1.07	\$1.07	\$1.07	US Bank
Interest Fund:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$4.63	\$4.63	\$4.63	US Bank
Reserve Fund:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$2,524.44	\$2,524.44	\$2,524.44	US Bank
US Gov't Agency Security	Federal Home Loan Banks	Stern Agee	313380FB8	9/13/2019	1.38%	\$490,000.00	\$494,694.01	\$492,082.50	US Bank
US Gov't Agency Security	Private Export Funding Corp	Stern Agee	742651DV1	9/15/2020	2.30%	\$470,000.00	\$483,304.30	\$483,366.80	US Bank
Negotiable Certificate of Deposit	Ally Bank	Stern Agee	02006LUX9	10/22/2018	1.60%	\$246,000.00	\$246,782.00	\$247,884.36	US Bank
Negotiable Certificate of Deposit	Comenity Capital Bank	Stern Agee	20033ANK8	11/2/2018	1.40%	\$244,000.00	\$243,085.00	\$245,842.20	US Bank
Project Account:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$4,727,805.58	\$4,727,805.58	\$4,727,805.58	US Bank
DS Fund									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$1.96	\$1.96	\$1.96	US Bank

Total 2011 Tax Allocation Bonds - Series A (Taxable)

\$6,198,202.99 \$6,199,513.54

Investment Type	Institution	Issuer/ Broker	CUSIP Number	Date of Maturity	Interest Rate	Par Value	Cost	Market Value	MV Source
2011 Tax Allocation Bonds - Series B (Taxable)									
Principal:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$0.00	\$1.10	\$1.10	US Bank
Interest Fund:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$5.17	\$5.17	\$5.17	US Bank
Special Fund:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$2.56	\$2.56	\$2.56	US Bank
Bond Reserve Fund:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$10,839.00	\$10,839.00	\$10,839.00	US Bank
US Gov't Agency Security	Federal Home Loan Banks	Stern Agee	313380FB8	9/13/2019	1.38%	\$455,000.00	\$459,358.30	\$456,933.75	US Bank
Negotiable Certificate of Deposit	Capital One Bank	Stern Agee	140420WJ5	10/9/2018	1.65%	\$218,000.00	\$219,120.00	\$219,706.94	US Bank
Negotiable Certificate of Deposit	Capital One NA	Stern Agee	14042RBJ9	10/29/2018	1.65%	\$213,000.00	\$212,811.00	\$214,610.28	US Bank
US Gov't Agency Security	Private Export Funding Corp	Stern Agee	742651DV1	9/15/2020	2.30%	\$430,000.00	\$442,171.70	\$442,229.20	US Bank
Redevelopment Account:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$1,582,656.79	\$1,582,656.79	\$1,582,656.79	US Bank

Total 2011 Tax Allocation Bonds - Series B (Taxable)

\$ 2,926,966 \$ 2,926,985

Investment Type	Institution	Issuer/ Broker	CUSIP Number	Date of Maturity	Interest Rate	Par Value	Cost	Market Value	MV Source
2016 Series A and B									
Cost of Issuance Fund:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$82,555.11	\$82,555.11	\$82,555.11	US Bank
2005A Refunding Fund:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$14,361,550.00	\$14,361,550.00	\$14,361,550.00	US Bank
2005B Refunding Fund:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$8,368,651.88	\$8,368,651.88	\$8,368,651.88	US Bank

Total 2016 Series A and B

\$22,812,756.99 \$22,812,756.99

Total Bond Fund Investments and Deposits (3)

\$ 33,501,181 \$ 33,502,498

Notes:

- (1) - There have been no exceptions to the Investment Policy.
- (2) - The Successor Agency is able to meet its expenditure requirements for the next six months.
- (3) - Restricted Bond Funds are held by the fiscal agent.

SUCCESSOR AGENCY TO THE STANTON REDEVELOPMENT AGENCY**POOLED CASH BALANCES BY FUND TYPE**
February 29, 2016

Fund	Cash Balance
710 Project 2000 Debt Service Fund	-
711 Redevelopment Debt Service Fund	-
712 Redevelopment Obligation Retirement Fund	5,071,047
720 Low and Moderate Income Housing Fund	-
721 Housing Successor Fund	-
730 Community Redevelopment Administration Fund	-
731 Successor Agency Admin Fund	(57,412)
740 Redevelopment Project Fund	-
741 Successor Agency Project Fund	100
741 Cash DDR Clawback	9,088,517

TOTAL CASH BALANCE**\$ 14,102,252**

CITY OF STANTON

REPORT TO THE CITY COUNCIL

TO: Honorable Mayor and Council Members

DATE: March 22, 2016

SUBJECT: COMMUNITY DEVELOPMENT DIRECTOR EMPLOYMENT AGREEMENT

REPORT IN BRIEF:

For consideration is the employment agreement with Kelly Hart for Community Development Director.

RECOMMENDED ACTIONS:

That the City Council:

1. Find that this item 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 and procedure making, and
2. Authorize City Manager to execute employment agreement on behalf of the City with Kelly Hart.

FISCAL IMPACT:

The total costs of the compensation packages being offered are included in the approved adopted budget.

ENVIRONMENTAL IMPACT:

In accordance with the requirements of the CEQA, this project has been determined to be exempt under Section 15378(b)(2).

LEGAL REVIEW:

The City Attorney's Office has reviewed the attached Employment Agreement.

PUBLIC NOTIFICATION:

Public notice for this item was made through the regular agenda process.

STRATEGIC PLAN OBJECTIVE ADDRESSED:

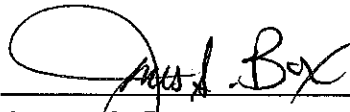
2. Promote a Strong Local Economy.

Prepared by:



Cynthia Guzman
Departmental Assistant

Approved by:


James A. Box
City Manager

Attachments:

A. Community Development Director Employment Agreement

EMPLOYMENT AGREEMENT

This Employment Agreement ("Agreement") is made and entered into effective as the ____ day of March 2016 between the CITY OF STANTON ("City") and KELLY HART ("Employee") as follows:

WHEREAS, the City desires to employ the services of Employee as COMMUNITY DEVELOPMENT DIRECTOR as provided by the Stanton Municipal Code; and

WHEREAS, Employee is familiar with the legal requirements, industry standards, responsibilities, the duties of the position; warrants that she has the skill and ability to serve in such position; and wishes to accept such employment on the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the above recitals and the mutual covenants herein contained the parties hereto agree as follows:

1. Employment and Term. The City hereby agrees to employ Employee, and Employee accepts at will employment upon the terms and conditions set forth herein. The effective date of employment shall be March __, 2016. The term of this Agreement shall be for three (3) years, unless sooner terminated or extended by the parties as set forth in this Agreement. In the event that the City Manager determines that the Employee is not to be reemployed upon expiration of this Agreement, Employee shall be given written notice thereof by the City at least two (2) months in advance of the expiration of the term of this Agreement. Should the City fail to give notice at least two (2) months prior to the end date of this Agreement, the Agreement shall be extended on the same terms for an additional period of one (1) year.

2. Duties and Obligations of Employee.

A. As of the date of this Agreement, the parties formalize the employment agreement for Employee's work as COMMUNITY DEVELOPMENT DIRECTOR ("Position") and Employee's job responsibilities as set forth in the relevant job description, attached as Exhibit "A." Employee hereby agrees to perform the functions and duties of the Position as set forth in the applicable job description as may be amended in the City's discretion from time to time, the City's Municipal Code, ordinances, rules, regulations, and policies, and to perform such other duties and functions as the City Manager may assign. It is expressly understood that the terms of this Agreement, including those governing termination of employment, supersede any rights otherwise conferred by the City generally to its personnel.

B. Employee shall be under the day to day supervision and direction of the City Manager, shall be subject to any such other terms and conditions of employment as the City Manager may from time to time impose so long as not inconsistent with the provisions of this Agreement or law, and shall be expected to attend all City Council meetings unless directed otherwise by the City Manager.

C. Employee will focus her professional time, ability, and attention to City business during the term of this Agreement. Employee shall not engage in any other business duties or pursuits whatsoever or, directly or indirectly, render any services of a business, commercial, or professional nature to any other person or organization, whether for compensation or otherwise, without the prior consent of the City, except that:

(1) The expenditure of reasonable amounts of time, not in conflict with the City's needs and interests, for educational, charitable, community, and professional activities, shall not be deemed a breach of this Agreement and shall not require prior consent.

(2) This Agreement shall not be interpreted to prohibit Employee from making passive personal investments or conducting private business affairs off-duty if those activities do not materially interfere with the services required under this Agreement.

D. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other materials either created by or provided to Employee in connection with the performance of this Agreement shall be held confidential by Employee unless disclosed within the scope of her duties. Such materials shall not, without the prior written consent of the City, be used by Employee for any purposes other than the performance of her duties. Nor shall such materials be disclosed to any person or entity not connected with the performance of services under this Agreement, except as required by law.

3. Salary and Benefits.

A. *Salary.* City agrees to pay Employee for her services rendered pursuant hereto at the monthly base salary range Step "A," of Nine Thousand, Six Hundred and Eighty-Eight (\$9,688.00), payable in installments at the same time as other employees of the City. Following six (6) months of service, Employee shall be eligible for a merit review for advancement to the next step in the salary range. Thereafter, merit salary review dates shall fall upon the completion of twelve (12) months of service intervals, following the last salary review date. In addition, Employee shall be entitled to automatically receive any cost of living adjustment ("COLA") or other salary or fringe benefit increases provided to all general City employees.

B. *Comprehensive Leave.* In lieu of sick, vacation, administrative, or other paid leave, Employee is eligible to accrue up to a maximum of three hundred (300) hours of comprehensive leave each year of this Agreement. Employee has been granted 129 hours of comprehensive leave, representing the pro-rated amount for the partial year in 2015-16 beginning as of the date her interim employment began, January 25, 2016 through June 30, 2016. Thereafter, on June 30, 2016, and on every June 30th thereafter during the term of this Agreement, Employee shall be paid at her then-current rate of pay for all accumulated comprehensive leave up to a maximum of One Hundred Eighty (180) hours. After any such pay out of comprehensive leave each year, any surplus accumulated comprehensive leave shall be carried forward to the following year. On July 1st of each year during the term of this Agreement, the total amount of comprehensive leave available to Employee shall be replenished to reach the maximum comprehensive leave accumulation limit of Three Hundred (300) hours.

C. *Automobile Allowance.* Upon proof of insurance coverage in an amount acceptable to the City, the City shall provide the Employee with a Three Hundred Dollar (\$300) monthly automobile allowance. Employee agrees to adhere to all laws, regulations, and City policies applicable to vehicles, driving, or traffic when operating her vehicle on City-related business.

D. *Cell Phone Allowance.* The City shall provide the Employee with a One Hundred Dollar (\$100) monthly cellular telephone allowance.

E. *Professional development.* Provided that Employee receives the prior approval of the City Manager, the City agrees to pay for approved professional dues and association memberships necessary for continued participation in approved organizations necessary for Employee's continued professional growth and advancement. Again, subject to prior approval by the City Manager, the City shall also pay for travel and subsistence expenses (as set out by applicable City policy) for approved professional or official travel, meetings, training, seminars, or similar functions.

F. *Other benefits.* All provisions of the City's Municipal Code, ordinances, rules, regulations, and policies relating to health, disability and life insurance; paid holidays; medical leaves, retirement and pension system contributions; and other fringe benefits and working conditions as they now exist or thereafter may be amended, which apply to all City employees, shall also apply to Employee, except as otherwise set forth in this Agreement.

4. At-Will Employment Status, Termination of Agreement.

A. *Nature of Employment.* The parties hereby expressly agree that the employment relationship created by the Agreement is "at will" and that Employee serves at the will and pleasure of the City Manager. Nothing in this Agreement, any Municipal Code, ordinance, resolution, statute, rule, or policy shall prevent, limit or otherwise interfere with the right of the City to terminate the services of Employee at any time without cause or right of notice, *Skelly* conference, hearing, appeal or grievance. Accordingly, Employee agrees that this Agreement sets forth the only terms and conditions applicable to the termination of her employment and that she hereby waives any rights she would otherwise have thereunder.

B. *By the Employee.* The Employee may terminate this Agreement upon written notice to the City Manager and shall endeavor to give thirty (30) days prior notice. The City shall have the option, in its complete discretion, to terminate the Employee any time prior to the end of such notice period, provided the City pays the Employee all compensation due and owing through the last day actually worked, plus an amount equal to the base salary the Employee would have earned through the remainder of the notice period. Thereafter, all the City's obligations under this Agreement shall cease.

C. *By the City, Without Cause.* At any time, and without prior notice, the City may terminate the Employee's employment for any reason, with or without cause. If the termination occurs within the first six (6) months of Employee's employment (the "Introductory Period"), the City shall not be obligated to provide any severance whatsoever regardless of whether cause exists

for the termination. However, in the event the City exercises its right under this provision to terminate employment without cause at any time following the Introductory Period, the City shall pay Employee all compensation due and owing through the last day actually worked, plus four (4) months of the Employee's salary as of the time of the termination *or* pursuant to the requirements of Government Code § 53260, an amount equivalent to the remainder of the term of this Agreement, whichever is less. The payment of such severance benefit shall be conditioned upon Employee executing a general release agreement containing a general release of all claims Employee may have against the City at the time of any such termination, in such form as may be reasonably required by Employer's attorney. Such severance benefit shall not be payable unless and until Employee executes such a general release and until expiration of all waiver and rescission rights as provided by law at the time of such termination. Failure by the Employee to satisfy her termination obligations pursuant to Section 4(E) shall nullify the City's obligation to provide severance payment pursuant to this Section. If Employee is convicted of a crime involving an abuse of her office or Position, whether before or after release from employment, Employee shall fully reimburse the City for any severance pay, paid leave salary disbursed pending an investigation, or legal criminal defense funds relevant to the crime paid for by the City.

D. *By the City, For Cause.* At any time, and without prior notice, the City may terminate Employee for Cause (as defined below). The City shall pay Employee all compensation then due and owing; thereafter, all of the City's obligations under this Agreement shall cease. Termination shall be for "cause" if Employee: (1) acts in bad faith and to the detriment of the City; (2) refuses or fails to act in accordance with any specific direction or order of the City; (3) exhibits in regard to his employment unfitness or unavailability for service, unsatisfactory performance, misconduct, dishonesty, habitual neglect, or incompetence; (4) is convicted of a crime involving dishonesty, breach of trust, or physical or emotional harm to any person; or (5) breaches any material term of this Agreement.

E. *Termination for Other Reasons.* This Agreement shall automatically terminate, and the City shall not be obligated for any severance payment, upon the happening of any of the following events:

- a. Whenever Employee and the City shall mutually agree to termination in writing;
- b. Upon the death or permanent incapacity of Employee;
- c. Upon Employee's retirement: or
- d. Upon Employee's prolonged unavailability, defined as unavailability for a period greater than five (5) months for whatever reason.

E. *Termination Obligations.* Employee agrees that all property, including, without limitation, all equipment, tangible proprietary information, documents, records, notes, contracts, and computer-generated materials furnished to or prepared by Employee incident to her employment belongs to the City and shall be returned promptly to the City upon termination of Employee's employment. Further, any and all debts to the City shall be paid upon termination. Employee's obligations under this subsection shall survive the termination of her employment.

5. Performance Evaluations. The City Manager shall review and evaluate the performance of Employee in writing following the first six (6) months of employment under this Agreement. Thereafter, the City Manager shall provide a written performance evaluation to Employee on an annual basis. Said evaluations shall be performed using criteria developed by the City Manager and relayed to Employee. The evaluations will also set forth defined goals to be achieved by the Employee in the subsequent year. It is understood that additional evaluations, reviews, performance improvement plans, or counseling may also be conducted by the City Manager at any time in his discretion.

6. Notices. Any notices pursuant to this Agreement or necessary during the course of employment shall be given by United States Postal Service, postage prepaid, at the following addresses:

CITY: City of Stanton c/o City Manager
7800 Katella Avenue
Stanton, California 90680

EMPLOYEE: Kelly Hart

Notice shall be deemed given as of the date of deposit with the United States Postal Service for delivery. Alternatively, notices may be provided by personal service in the same manner applicable to civil judicial practice.

7. Amendments. This Agreement may not be amended or modified except by a writing signed by both parties. The failure of either party to insist on strict compliance with any of the terms, covenants, or conditions of this Agreement by the other party shall not be deemed a waiver of that term, covenant, or condition, nor shall any waiver or relinquishment of any right or power at any one time or times be deemed a waiver or relinquishment of that right or power for all or any other times.

8. Assignment. Neither this Agreement nor any right, privilege or obligation of Employee hereunder shall be assigned or transferred by her without the prior written consent of the City. Any attempt at assignment or transfer in violation of this provision shall, at the option of the City, be null and void and may be considered a material breach of this Agreement.

9. Severability. If a court or arbitrator holds any provision of this Agreement to be invalid, unenforceable, or void, the remainder of this Agreement shall remain in full force and effect.

10. Attorneys' Fees. In any legal action, arbitration, or other proceeding brought to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs.

11. Governing Law. This Agreement shall be governed by and construed in accordance with the law of the State of California. Venue shall be appropriate in the Superior Court of Orange County, California.

12. Interpretation. This Agreement shall be construed as a whole, according to its fair meaning, and not in favor of or against any party. By way of example and not in limitation, this Agreement shall not be construed in favor of the party receiving a benefit nor against the party responsible for any particular language in this Agreement. Captions are used for reference purposes only and should be ignored in the interpretation of the Agreement. Furthermore, no presumption for or against validity or as to any interpretation hereof, based upon the identity of the drafter shall be applicable in interpreting or enforcing this Agreement.

13. Conflict of Interest. The Employee agrees that she will abide with all applicable local State and Federal rules on conflicts of interest and receipt of gifts, including without limitation those rules found in the California Fair Political Practices Act and related regulations and those found in Government Code Sections 1090, *et seq.*

14. Acknowledgment. Employee acknowledges that she has had the opportunity to consult legal counsel in regard to this Agreement, that she has read and understands this Agreement, that she is fully aware of its legal effect, and that she has entered into it freely and voluntarily and based on her own judgment and not on any representations or promises other than those contained in this Agreement.

IN WITNESS WHEREOF, the City has caused this Agreement to be signed and duly executed by its Manager, and the Employee has signed and executed this Agreement as of the day and year first above written.

CITY:

CITY OF STANTON

By: _____
JAMES A. BOX,
CITY MANAGER

EMPLOYEE:

By: _____
KELLY HART

ATTEST:

Patricia A. Vazquez, City Clerk

APPROVED AS TO FORM:

Matthew E. Richardson, City Attorney

EXHIBIT "A"
Job Description

SUMMARY DESCRIPTION

To plan, organize and direct the activities of the Community Development Department including planning, block grant administration, redevelopment, code enforcement and building inspection; to coordinate activities with other departments; and to provide highly complex staff assistance to the Planning Commission, City Manager and City Council.

ESSENTIAL FUNCTIONS AND BASIC DUTIES

Duties may include, but are not limited to, the following:

- Develop, plan, implement and administer Department goals and objectives as well as policies and procedures necessary to provide assigned planning, code enforcement, building inspection and housing programs and services; approve new or modified programs, systems, policies and procedures.
- Direct the development and administration of the Department's budget; direct the forecast of funds needed for staffing, equipment, materials and supplies; monitor and approve expenditures; recommend and implement mid-year corrections.
- Direct, oversee and participate in the development of the Department's work plan; assign work activities, projects and programs; monitor work flow; review and evaluate work products, methods and procedures.
- Coordinate Department activities with those of other departments and outside agencies and organizations; provide staff assistance to the Planning Commission, City Manager and City Council; prepare and present staff reports and other necessary correspondence.
- Recommend appointment of, train, motivate and evaluate staff; establish and monitor employee performance objectives; prepare and present employee performance reviews; provide or coordinate staff training; work with employees to correct deficiencies; implement discipline procedures; recommend employee terminations; approve time cards and expense reports.
- Direct, coordinate and review all building inspection service functions including on-site inspection and plan checking.
- Confer with and advise administrative staff on problems related to the design and construction of public facilities systems and the interpretation and enforcement of construction specifications.
- Serve as technical advisor to the City Manager and City Council on Community Development related matters; develop comprehensive recommendations for management use.
- Respond to and resolve difficult citizen inquiries and complaints.
- Meet with commissions and the public in small and large groups to discuss City Community Development policies, practices and problems.
- Perform related duties as assigned.

KNOWLEDGE

- Principles and practices of planning as applied to the development and implementation of current and advanced planning and redevelopment activities and projects.
- Recent developments, current literature and sources of information in municipal planning, code enforcement and building inspection.
- Principles of personnel administration, supervision and training.
- Principles and practices of budget preparation and administration. Modern office practices, procedures, methods and equipment. Technical and administrative report preparation and presentation.
- Safe driving principles and practices.

ABILITIES/SKILLS

- Deal with newly emerging trends in planning, redevelopment, code enforcement and building inspection.
- Direct and coordinate multiple departmental functions including building inspection, code enforcement, planning and redevelopment functions.
- Delegate authority and responsibility and schedule and program work on a long-term basis.
- Select, supervise, train and evaluate professional, technical and clerical staff.
- Interpret applicable laws, rules and regulations.
- Prepare and analyze technical, administrative and fiscal reports, statements and correspondence.
- Develop and administer a department budget.
- Establish, maintain and foster positive and harmonious working relationships with those contacted in the course of work.
- Communicate clearly and concisely, both orally and in writing.

EXPERIENCE/TRAINING/EDUCATION

- Six years of professional and administrative experience in community planning and development.
- Equivalent to a Bachelor's degree from an accredited college or university with major course work in planning, public administration or a related field.

LICENSE/CERTIFICATE

- Possession of, or ability to obtain, a valid California's driver license.

PHYSICAL ACTIVITIES AND REQUIREMENTS

- Ability to work in a standard office environment requiring prolonged sitting, standing, walking, reaching, twisting, turning, kneeling, bending, squatting, crouching and stooping in the performance of daily activities.
- Movements frequently and regularly require using the wrists, hands and fingers to operate computers and office equipment.
- Willingness to work variable hours including nights, weekends and/or holidays.
- Ability to hear and convey detailed or important instructions or information verbally and accurately.
- Average visual acuity to prepare and read documents.
- Ability to communicate with both the public and co-workers in a clear and concise manner.
- Ability to travel to different sites and locations.
- May be exposed to outdoor conditions.
- Adapt to standard office sounds generated by office equipment as well as standard noise levels resulting from communication with co-workers and the general public.

CITY OF STANTON

REPORT TO CITY COUNCIL

TO: Honorable Mayor and City Council

DATE: March 22, 2016

SUBJECT: GENERAL PLAN ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2015

REPORT IN BRIEF:

The attached General Plan Annual Progress Report for Calendar Year 2015 for the City of Stanton is being presented to the City Council for review as required by State Law.

RECOMMENDED ACTION:

1. City Council declare 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. Receive and file General Plan Annual Progress Report, and authorize submittal to the Governor's Office of Planning and Research and the State Housing and Community Development Department.

BACKGROUND:

State law requires the preparation and submittal of an annual progress report to the City Council, the Governor's Office of Planning and Research (OPR) and the State Housing and Community Development Department (§ 65400(b)) by April 1st of each year. The purpose of the report is to provide the City Council and the state agencies with information on progress towards implementing the General Plan in accordance with adopted goals, policies and action items. It is for the purposes of meeting these requirements that this document has been prepared and submitted.

ANALYSIS/JUSTIFICATION:

The Progress Report contains a summary of actions that occurred during Calendar Year 2015. Further analysis and background of the issues are covered in more detail in the attached "Progress Report." For ease of processing, the State Housing and Community Development Department now requires the report to be prepared electronically. As such, the formatting of the document has been modified from previous

years.

The report has been streamlined by the Department of Housing and Community Development, and the focus has been limited to Housing Element reporting requirements. Specifically, the report identifies the number of housing units constructed; any efforts made to implement the Housing Element goals and policies; and a discussion on the efforts made to produce affordable housing projects in the City.

In Calendar Year 2015, a total of 37 housing units were constructed in the above-moderate category. This equates to approximately 24% of the total RHNA need for above-moderate housing production in the current cycle.

In regards to efforts made on the production of affordable housing, the Department of Finance has released the Tina/Pacific properties to the City Housing Authority and the City is now able to move forward with the redevelopment project. The City is currently in the process of entering into a contract with an affordable housing developer to complete the purchase of the remaining properties, relocate the tenants, and construct the project.

The Planning Commission reviewed the report at their March 16, 2016 meeting. As the agenda for this meeting was completed prior to the Planning Commission Hearing, staff will report if there were any comments made at the Planning Commission meeting during the City Council meeting.

FISCAL IMPACT:

None.

ENVIROMENTAL IMPACT:

In accordance with the requirements of CEQA, this project has been determined to not be a project under Section 1506(b)(3).


STRATEGIC PLAN OBJECTIVE ADRESSES:

6 - Maintain and promote a responsive, high quality and transparent government.

PUBLIC NOTIFICATION:

Through the regular agenda process.

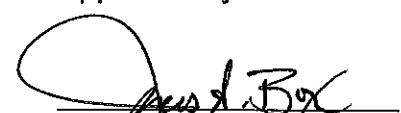
Prepared By:


Cynthia Burgos
Community Development
Intern

Reviewed by:


Kelly Hart
Interim Community
Development Director

Approved by:


James A. Box
City Manager

Attachments:

A. General Plan Annual Progress Report for Calendar Year 2015

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	STANTON
Reporting Period	01/01/2015 - 12/31/2015

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the "Final" button and clicking the "Submit" button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction STANTON
 Reporting Period 01/01/2015 - 12/31/2015

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions	
1	2	3	4			5a	6	7	8
Project Identifier. (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes			Total Units per Project	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income				
(9) Total of Moderate and Above Moderate from Table A3									
(10) Total by Income Table A/A3			0	0	0	37			
(11) Total Extremely Low-Income Units*			0						

* Note: These fields are voluntary

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(CCR Title 25 §6202)

Jurisdiction STANTON
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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3

Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	34	3	0	0	0	37	0

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress
 Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed	68	0	0	0	0	0	0	0	0	0	0	68
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed	49	0	0	0	0	0	0	0	0	0	0	49
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		56	0	0	0	0	0	0	0	0	0	0	56
Above Moderate		140	2	32	37	0	0	0	0	0	-	71	69
Total RHNA by COG. Enter allocation number:		313											242
Total Units			2	32	37	0	0	0	0	0	0	71	
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.				
Policy Area #2 Rehabilitation of Existing Housing Stock: Maintain a housing stock that is conserved in a sound, safe and sanitary condition.		Pursue funding for maintenance and rehabilitation of housing stock, engage in code enforcement activities, and identify partnerships to assist in acquisition and rehabilitation of existing housing units.	On-going	The City has continued a proactive code enforcement program to ensure building safety and integrity of residential neighborhoods. In conjunction with non-profit entities, the City has been able to renovate City owned rental units for the use of transitional housing. In addition, the City is also working on identifying funding sources through the Housing Authority to develop new programs to assist in rehab of low income households.
Policy Area #3 Preservation and Conservation: conservation of the housing stock and preservation of housing opportunities for Stanton's residents		Ensure long term affordability of housing units.	On-going	The City has continued its monitoring of at risk affordable housing units. The earliest conversion of any affordable housing units in the city is November 2022.
Policy Area #4 Increasing Access to Housing Opportunity: Encourage access to decent and suitable housing opportunities for all Stanton residents.		Promote homeownership opportunities, address the needs of the homeless population, provide opportunities for the development of housing for large families, provide opportunities for housing for persons with disabilities, promote fair housing standards, and provide opportunities for development of extremely low-income households.	On-going	On May 28, 2013, the City of Stanton adopted a new zoning code update. Through the zoning code process, the City has complied with SB2, adopted reasonable accommodation regulations, and revise the definition of "family". In addition, to support large family developments, the City has incentivized construction of homes for large families through the amenity incentives program. A proposed residential project may be allowed to develop up to the maximum applicable density threshold if the project meets previously established amenity options incentives. These incentives defined include development of homes for large families. The City is also working with

				<p>developers to provide a 120 bed assisted living facility and has provided twelve Housing Authority owned units for transitional housing in the Tina/Pacific neighborhood.</p>
<p>Policy Area #5 Expanding Outreach: Increase awareness of and participation in housing programs.</p>	<p>Increase awareness of and participation in housing programs, and consolidate and disseminate information.</p>	<p>On-going</p>		<p>The City has continued to regularly develop forms of comprehensive information resources regarding housing projects, programs, policies, available funding, technical assistance and other related items through appropriate delivery means (i.e. information packets, City webpage, cable TV channel, reader board sign, workshop meetings, etc.). However, the amount of resources and available funding has significantly decreased with the dissolution of the Redevelopment Agencies. The City continues to research available funding through different County, State and Federal sources and directs residents to those sources when requested.</p>
<p>Policy Area #6 Sustainability: Promote a housing stock that is energy and water efficient and implement sustainable strategies</p>	<p>Promote energy conservation, and green building techniques for residential construction and rehabilitation projects, and encourage energy-efficient design and appliances.</p>	<p>On-going</p>		<p>When new construction, expansion, or rehabilitation projects are proposed, the City ensures that the minimum Green Building standards are met. In addition, the City directs applicants to available funding for installation of energy efficient appliances. Finally, the City was issued a grant from SCAG to provide an educational program to the City's residents and business owners about sustainability. The program called Green Planning Academy was attended by over 30 residents and business owners from Stanton. The goal of the program was to have energy-wise communities, cultivate healthy communities and to teach residents about being Green.</p>
<p>Policy Area #1 Production of New Housing: Provide for a housing stock of sufficient quantity composed of a variety and range of types and costs.</p>	<p>Expedite project review, revise fees, streamline process, encourage mixed-use and infill development, promote quality multifamily design, maximize the development potential of vacant and underutilized land, and redevelop the Tina/Pacific neighborhood.</p>	<p>On-going</p>		<p>The City adopted the updated General Plan allowing for mixed-use development along the city's major arterials of Beach Boulevard and Katella Avenue. In addition, by implementing the mixed-use designations the city has increased the amount of acreage available for residential development by 263.5 acres. With the adoption of the new zoning code, the City developed regulations to enhance multifamily housing design, to include additional outdoor open space, higher parking ratios, and additional amenities. Additionally, the City has created twelve units of transitional housing in the Tina/Pacific neighborhood. Currently, the city has a number of housing projects in the pipeline that include townhomes, assisted living units, and single family detached units.</p>

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General Comments:

Progress Towards Developing Affordable Housing

The City has focused on a neighborhood with one of the highest crime rates and highest population densities for redevelopment and future construction of affordable housing. The Tina/Pacific neighborhood originally housed 40 apartment complexes, each consisting of four units. The City has developed a plan to purchase all 40 properties, demolish the existing blighted structures, and construct a new affordable housing development. The City purchased one property in CY 2009 and 10 properties in CY 2010, which have been demolished. In CY 2011, 10 properties were purchased, and in CY 2012 an additional four properties were purchased, and one was demolished. The properties purchased in CY 2012 had existing Purchase and Sales Agreements in place and were in escrow prior to the dissolution of the redevelopment agencies. Due to the dissolution of the redevelopment agencies, the City has been unable to move forward with this project. Currently, the City is managing 40 occupied apartment units. The neighborhood is still severely blighted and continues to deteriorate due to lack of continuation of the project. As temporary service to the neighborhood, the City has partnered with two non-profit companies to provide a community garden, a children's resource center, and transitional housing units.

The wind-down process for the former Stanton Redevelopment Agency is near completion. The California Department of Finance has released the Tina/Pacific properties, allowing the City to move forward with the development of the project. The City has initiated the process to begin the relocation and development of the affordable housing project. Entitlement of the project is anticipated in March 2017.

City Council

Item 15D

***“CITY COUNCIL INITIATED ITEM –
DISCUSSION REGARDING UTILIZING THE
SERVICES OF CONGRESSMAN ALAN
LOWENTHAL IN SUPPORTING CITY EVENTS
SUCH AS A RESOURCE FAIR, CAREER FAIR,
AND A HEALTH FAIR”***

City Council Initiated Item.

(This item does not contain a staff report)

City Council Item 15E

***“CITY COUNCIL INITIATED ITEM –
DISCUSSION REGARDING THE
INSTALLATION OF ENHANCED LIGHTING AT
THE END OF HOLLENBECK PARK”***

City Council Initiated Item.
(This item does not contain a staff report)

City Council

Item 15F

“CITY COUNCIL INITIATED ITEM – DISCUSSION REGARDING ADDRESSING THE CITY’S PARKING ISSUES, ESTABLISHING A DESIGNATED PARKING AREA WITHIN THE CITY, AND SEEK GRANTS TO ASSIST IN OBTAINING A TROLLEY TYPE SERVICE TO TRANSPORT RESIDENTS FROM THE DESIGNATED PARKING AREA TO THEIR HOMES”

City Council Initiated Item.

(This item does not contain a staff report)