

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY
OF THE CITY OF STANTON
JOINT REGULAR MEETING OCTOBER 10, 2017

1. CALL TO ORDER / CLOSED SESSION

The City Council meeting was called to order at 5:30 p.m. by Mayor Warren.

2. ROLL CALL

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

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 5:30 p.m. for discussion regarding:

4A. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code Section 54956.9 (d)
(2)

Number of Potential Cases: 2

4B. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Existing litigation pursuant to Government Code section 54956.9(d)(1)
Number of cases: 1

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

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

The meetings were called to order at 6:33 p.m. by Chairperson Warren.

The City Attorney reported that the Stanton City Council met in closed session from 5:30 to 6:30 p.m.

The City Attorney reported that there was no reportable action.

6. ROLL CALL

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

Absent: None.

Excused: None.

7. PLEDGE OF ALLEGIANCE

Led by Mr. Ricardo Perea, Field Representative, office of Assemblywoman Sharon Quirk-Silva.

8. SPECIAL PRESENTATIONS AND AWARDS

8A. The City Council presented a proclamation to Division Chief Willie Mattern, Orange County Fire Authority and declared the week of October 8-14, 2017, as Fire Prevention Week in the City of Stanton.

8B. The City Council presented a proclamation to Ms. Mardee Jara-Meza, Ms. Julie Tran, and Ms. Manisha Sulakhe and declared the week of October 22-28, 2017, as Childhood Lead Poisoning Prevention Week in the City of Stanton.

8C. Monthly Spotlight – Cyber Security Month.
- Presentation by Ms. Julie S. Roman, Community Services Director regarding the City's outreach efforts for online safety tips for City residents and also reported on the City's efforts in taking steps to increase in-house cyber security.

8D. Presentation by the Mr. Ken Vecchiarelli, General Manager, Orange County District, Golden State Water Company (GSW); sharing their mission with the City Council and providing information on their current operations.
- The City Council questioned Mr. Vecchiarelli regarding GSW's water rate adjustment mechanism (WRAM) fees, water allocation costs to Stanton residents for water that is not received/used, GSW's operating budget, request to provide GSW's operating budget to the City Council for review, abacus rates and who pays for those abacus rates?

9. CONSENT CALENDAR

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

AYES: 5 (Donahue, Ethans Ramirez, Shawver, and Warren)
NOES: None
ABSTAIN: None
ABSENT: None

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

CONSENT CALENDAR

9A. MOTION TO APPROVE THE READING BY TITLE OF ALL ORDINANCES AND RESOLUTIONS. SAID ORDINANCES AND RESOLUTIONS THAT APPEAR ON THE PUBLIC AGENDA SHALL BE READ BY TITLE ONLY AND FURTHER READING WAIVED

The City Council/Agency Board/Authority Board waived reading of Ordinances and Resolutions.

9B. APPROVAL OF WARRANTS

The City Council approved demand warrants dated September 21, 2017 and September 28, 2017, in the amount of \$551,101.49.

9C. PROPOSED CHANGES TO PERSONNEL RULES AND REGULATIONS

The City Council has established Personnel Rules and Regulations as set forth in Title II, Chapter 2.44 of the Stanton Municipal Code. From time to time the provisions of the Personnel Rules are changed based on changes in federal or state law or the needs of the organization have changed.

1. The City Council declared that this project is exempt from the California Environmental Quality Act ("CEQA") under Section 15378 (b)(2) – continuing administrative or maintenance activities, such as purchases for supplies, personnel-related actions, general policy and procedure making; and
2. Approved Resolution No. 2017-41 amending the City of Stanton Personnel Rules and Regulations, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AMENDING AND ADOPTING PERSONNEL RULES FOR THE ADMINISTRATION OF THE CITY’S PERSONNEL SYSTEM AND REPEALING ALL OTHER RESOLUTIONS AND MOTIONS INCONSISTENT HERewith.”

9D. FY 2017/18 BUDGET ADJUSTMENT REQUEST

This report requests a budget adjustment to fund the reclassification of the current Engineering Assistant to the Associate Engineer (existing classification) effective October 15, 2017.

1. The City Council declared that this project is exempt from the California Environmental Quality Act ("CEQA") under Section 15378(b)(2) – continuing administrative or maintenance activities, such as purchases for supplies, personnel-related actions, general policy or procedure making; and
2. Approved Budget Adjustment No. 2018-09 revising salaries in the Gas Tax and General Fund related to the Associate Engineer position.

9E. FY 2017/18 BUDGET ADJUSTMENT REQUEST

This report requests a budget adjustment to fund an additional part-time Administrative Clerk position (existing classification) as of November 1, 2017.

1. The City Council declared that this project is exempt from the California Environmental Quality Act ("CEQA") under Section 15378(b)(2) – continuing administrative or maintenance activities, such as purchases for supplies, personnel-related actions, general policy or procedure making; and
2. Approved Budget Adjustment 2018-10 providing budget for a part-time Administrative Clerk and PSTF-related expenditures in the Public Safety Services Department.

END OF CONSENT CALENDAR

10. PUBLIC HEARINGS None.

11. UNFINISHED BUSINESS None.

12. NEW BUSINESS

12A. CONSIDERATION OF A QUITCLAIM DEED CONVEYING 10652 BELL STREET FROM THE SUCCESSOR AGENCY TO THE CITY OF STANTON FOR FUTURE DEVELOPMENT (SUCCESSOR AGENCY)

The Successor Agency's Long Range Property Management Plan ("LRPMP") calls for the sale of 10652 Bell Street (APN 079-771-36) ("Property") pursuant to a request for proposals. Staff has determined, in consultation with real estate professionals and after reviewing the current real estate market conditions, that the community and affected taxing entities will all be better served by conveying this Property to the City for future development following the City's efforts to address the immediate infrastructure issues facing the neighborhood. The infrastructure issues including traffic, lack of improvements, and insufficient parking which make the site less likely to develop at this time. Staff is recommending instead of selling the property as provided for in the LRPMP, the Successor Agency will quitclaim the Property to the City for future development subject to the City entering into a compensation agreement with the affected taxing agencies as may be required by Health and Safety Code Section 34180(f) and 34191.5(c)(2)(A)(iii).

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

Council Member Ramirez questioned staff regarding the likely hood of the Department of Finance approving this type of a transfer.

Motion/Second: Donahue/Ramirez
Motion unanimously carried by the following vote:

AYES: 4 (Donahue, Ramirez, Shawver, and Warren)
NOES: 1 (Ethans)
ABSTAIN: None
ABSENT: None

1. The Successor Agency declared that the proposed disposition of the land pursuant to the quitclaim deed is not a project pursuant to CEQA and direct staff to file a Notice of Determination; and
2. Approved the conveyance of 10652 Bell Street by Quitclaim Deed to the City for future development; and
3. Authorized the Executive Director to execute the necessary documents and take all actions reasonably necessary to complete the conveyance of the Property.

13. ORAL COMMUNICATIONS – PUBLIC

- Mr. Norris P. Nguyen, Resident, spoke regarding Cyber Security Month, reported on the recently passed Homeland Security Authorization Act, and ways in which the City can mitigate and minimize it's risk against cyber crime.

14. WRITTEN COMMUNICATIONS None.

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

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

Council Member Ramirez reported on his family's crop of pumpkins this season and announced that the pumpkins are ready to be harvested and donated to the City's 2017 Halloween Fun with Family and Friends event.

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

Mayor Pro Tem Shawver requested to agendize discussion regarding working with the Orange County Fire Authority and Orange County Sheriff's Department in obtaining statistics for emergency calls and case studies for the Motel 6, if the Motel 6 has a conditional use permit, security plan in regards to Motel 6's new fencing, concerns for the neighborhood surrounding the property, impact on safety on public safety costs, and the impact on the City's code enforcement.

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

None.

15D. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING SEEKING OUT AND REVIEWING FISCAL OPTIONS - PUBLIC / PRIVATE PARTNERSHIPS

At the September 26, 2017 City Council meeting, Council Member Ramirez requested that this item be agendized for discussion.

Presentation by Ms. Julie S. Roman, Community Services Director.

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

NOES: None

ABSTAIN: None

ABSENT: None

1. The City Council received and filed the report; and
2. Directed staff to proceed with research on seeking out and reviewing fiscal options for public private partnerships and return to the City Council with recommendations at a future City Council meeting.

15E. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING SEEKING OUT AND REVIEWING FISCAL OPTIONS – REVIEW THE CITY’S ASSET HOLDINGS

At the September 26, 2017 City Council meeting, Council Member Ramirez requested that this item be agendized for discussion.

Presentation by Mr. Stephen M. Parker, Administrative Services Director.

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

NOES: None

ABSTAIN: None

ABSENT: None

1. The City Council received and filed the report; and
2. Directed staff to proceed with research on seeking out and reviewing fiscal options and reviewing the City’s asset holdings and return to the City Council with recommendations at a future City Council meeting.

15F. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING SEEKING OUT AND REVIEWING FISCAL OPTIONS – CANNABIS TESTING AND CULTIVATION

At the September 26, 2017 City Council meeting, Council Member Ramirez requested that this item be agendized for discussion.

Presentation by Ms. Kelly Hart, Community and Economic Development Director.

AYES: 4 (Donahue, Ethans Ramirez, and Warren)

NOES: 1 (Shawver)

ABSTAIN: None

ABSENT: None

1. The City Council received and filed the report; and
2. Directed staff to proceed with research on seeking out and reviewing fiscal options for cannabis testing and cultivation and return to the City Council with recommendations at a future City Council meeting.

15G. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING SEEKING OUT AND REVIEWING FISCAL OPTIONS – ELECTRONIC BILLBOARDS

At the September 26, 2017 City Council meeting, Council Member Ramirez requested that this item be agendaized for discussion.

Presentation by Ms. Kelly Hart, Community and Economic Development Director.

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

NOES: None

ABSTAIN: None

ABSENT: None

1. The City Council received and filed the report; and
2. Directed staff to proceed with research on seeking out and reviewing fiscal options and reviewing electronic billboards and return to the City Council with recommendations at a future City Council meeting.

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

None.

17. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

- James A. Box, City Manager introduced Ms. Julie S. Roman, Community Services Director to report on the upcoming Stanton State of the City event.
- Ms. Julie S. Roman, Community Services Director reported on the upcoming Stanton State of the City event, which is scheduled to be held on October 12, 2017.
- James A. Box, City Manager reported on the upcoming City Council Special meeting / second public hearing in regards to the City's transition to district based elections, which is scheduled to be held on Wednesday, October 11, 2017 at 3:00 PM at city hall, council chambers – 7800 Katella Avenue, Stanton, CA 90680.
- James A. Box, City Manager reported that he will be out of the office and appointed Mr. Stephen M. Parker as Acting City Manager in his absence.

17A. ORANGE COUNTY FIRE AUTHORITY

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

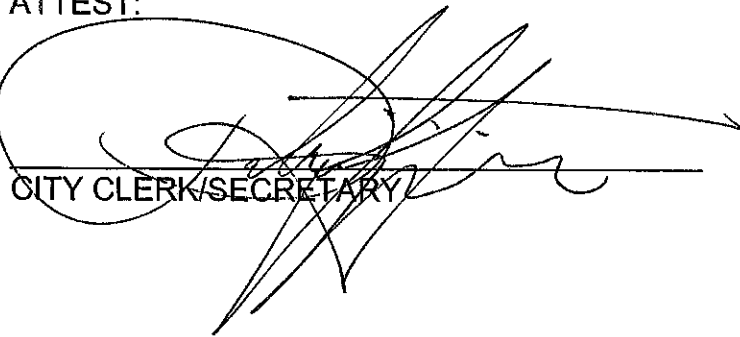
Division Chief Willie Mattern provided the City Council with an update on their current operations.

- 18. ADJOURNMENT** in honor, recognition, and respect of former City Council Member and Mayor Mr. Gil Arbisio
Motion/Second: Warren/
Motion carried at 7:41 p.m.



MAYOR/CHAIRPERSON

ATTEST:



CITY CLERK/SECRETARY