

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY
OF THE CITY OF STANTON
JOINT REGULAR MEETING OCTOBER 24, 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: 2

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

Kieu Kim Tran vs. City of Stanton, Orange County Superior Court Case Number: 30-2017-00949238-CL-JR-CJC

**4C. CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(Pursuant to Government Code Section 54956.8)**

Property: 10632 Beach Boulevard, Stanton, CA (APN 126-434-15)

Negotiating Parties: James A. Box, Executive Director, Stanton Housing Authority
Royal Crown Development, Inc., Owner
County of Orange, Negotiating Party

Under Negotiation: Instruction to negotiator will concern price and terms of payment.

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

The meetings were called to order at 6:31 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 Lieutenant Sean A. Howell, Orange County Sheriff's Department.

8. SPECIAL PRESENTATIONS AND AWARDS None.

9. CONSENT CALENDAR

Motion/Second: Ramirez/Donahue
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 October 5, 2017 and October 10, 2017, in the amount of \$3,176,774.53.

9C. SEPTEMBER 2017 INVESTMENT REPORT

The Investment Report as of September 30, 2017 has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

1. The City Council finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Received and filed the Investment Report for the month of September 2017.

9D. SEPTEMBER 2017 INVESTMENT REPORT (SUCCESSOR AGENCY)

The Investment Report as of September 30, 2017 has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

1. The Successor Agency finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Received and filed the Investment Report for the month of September 2017.

9E. SEPTEMBER 2017 INVESTMENT REPORT (HOUSING AUTHORITY)

The Investment Report as of September 30, 2017 has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

1. The Stanton Housing Authority finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Received and filed the Investment Report for the month of September 2017.

9F. AGREEMENT WITH HINDERLITER, DE LLAMAS & ASSOCIATES

Hinderliter, de Llamas & Associates (HdL) has been the City's sales, property tax, and transactions and use tax consultants since 1987. Over the past 29 years, HdL's service fee has been held at the same constant rate since its original contract was first enacted. HdL is now requesting that a new Agreement for Sales, and Transactions Tax Audit and Information Services be adopted to reflect increasing service costs and more modern contract terms.

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. Authorized the City Manager to sign the new Agreement for Sales, and Transactions Tax Audit and Information Services with HdL.

9G. RESOLUTION NO. 2017-44 OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING FINAL PARCEL MAP NO. 2014-146 FOR THE PROPERTY LOCATED AT 8771 KATELLA

The final parcel map for the development located at 8771 Katella has been completed and reviewed by all required departments and agencies. This final parcel map is in compliance with the City's General Plan and zoning land use designations.

1. The City Council adopted Resolution No. 2017-44 approving Final Parcel Map No. 2014-146, entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING FINAL PARCEL MAP NO. 2014-146 FOR THE PROPERTY LOCATED AT 8771 KATELLA AVENUE"; and

2. Finds that the recordation of Final Parcel Map No. 2014-146 will not be in violation of any of the provisions of Section 66474, 66474.1, and 66474.2 of the Subdivision Map Act; and

3. Finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan required by Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of the Government Code, and any specific plan adopted pursuant to Article 8 (commencing with Section 65450) of Chapter 3 of Division 1 of the Government Code.

9H. APPROVAL OF THE STANTON SEWER SERVICE CHARGE ADJUSTMENT POLICY

On August 2017, the City held a second reading of Ordinance No. 1068 which established a sewer user fee unit rate for sewer services. During that second reading, staff presented a recommendation from Harris & Associates' to establish an appeal process for residents wishing to obtain a rate adjustment or refund from the newly adopted Annual Sewer Service Charge methodology.

In order to comply with the recommendation from Harris & Associates' of establishing an appeal process as put forth in the second hearing of Ordinance No. 1068, staff is presenting a complete Sewer Service Charge Adjustment Policy as an exhibit to Resolution No. 2017-42 for City Council's review and approval.

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 2017-42 entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING A CITY OF STANTON SEWER SERVICE ADJUSTMENT POLICY".

END OF CONSENT CALENDAR

- 10. PUBLIC HEARINGS** None.

11. UNFINISHED BUSINESS

11A. CONSIDERATION OF TRAFFIC CALMING MEASURES ON LOLA AVENUE BETWEEN DALE AVENUE AND MAGNOLIA AVENUE

Based on concerns at a recent Talk on the Block, the City Council directed staff to determine potential traffic calming measures on Lola Avenue. Staff engaged the City's traffic engineering consultant to prepare a report on Lola Avenue with potential traffic calming measures. A meeting with residents was held on Lola to explain the different measures and their locations. A vote was conducted of the residents on Lola and the results are being presented to the City Council with recommended traffic calming measures.

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

The City Council questioned staff regarding the amount of speed cushions offered to the neighborhood and liability.

Motion/Second: Ramirez/Ethans

Motion unanimously carried by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: None

1. The City Council declared that the project is exempt from the California Environmental Quality Act ("CEQA") under Section 15301(c) - consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination; and
2. Received and filed the staff report and directed staff to proceed with the proposed measures regarding the traffic calming measures on Lola Avenue:
 - Speed feedback signs on the street near the east and west ends.
 - Add a centerline down the street.
 - Install speed cushions in front of Hollenbeck Park.
 - Review speeds in six months and return to the City Council with the results.

12. NEW BUSINESS

12A. AN ORDINANCE REGULATING ACCESSORY DWELLING UNITS, FORMERLY KNOWN AS SECONDARY DWELLING UNITS

Introduce the Ordinance which will amend the Stanton Municipal Code pertaining to Accessory Dwelling Units. The purpose of the proposed amendment is to bring the City's Ordinance into compliance with requirements contained in Assembly Bill 2299 and Senate Bill 1069.

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

The City Council questioned staff regarding car sharing services, permit fees, approval process, and requirements.

The public hearing was opened.

No one appearing to speak, the public hearing was closed.

Motion/Second: Ethans/Ramirez

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

Motion unanimously carried:

1. The City Council declared that the project is not subject to CEQA in accordance with Section 15282(h) as the actions of this Ordinance are taken to implement the provisions of State Government Code 65852.2 as set forth in Section 21080.17 of the Public Resources Code; and

2. Introduced Ordinance No. 1071, entitled:

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA AMENDING SECTION 20.205.040, SECTION 20.210.010, TABLE 2-2 OF SECTION 20.210.020, TABLE 3-6 OF SECTION 20.320.030, SECTION 20.400.330, SECTION 20.410.020, SECTION 20.410.030, SECTION 20.410.050, AND SECTION 20.700.900 OF TITLE 20 OF THE STANTON MUNICIPAL CODE REGULATING ACCESSORY DWELLING UNITS”; and

3. Set Ordinance for adoption at the November 14, 2017 regular City Council meeting.

13. ORAL COMMUNICATIONS – PUBLIC

- Mr. Greg Witz, Stanton property owner, spoke regarding his request for an update regarding the City's permit parking study and when the consulting report would be available for public review.
- Mr. Norris P. Nguyen, Resident, spoke regarding Cyber Security and his upcoming attendance at the next Public Safety Committee meeting to speak on the City's cyber security risks.

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 have been harvested and donated to the City's 2017 Halloween Fun with Family and Friends event.
- Council Member Ethans reported on the Orange County Vector Control District's West Nile Virus and Zika Virus alerts and cases within the City and County of Orange.
- Council Member Donahue reported on the upcoming Stanton Community Foundation 4th Annual Charity Shootout event, which is scheduled to be held on November 2, 2017.
- Ms. Julie S. Roman, Community Services Director reported on the upcoming Halloween Fun with Family and Friends event, which is scheduled to be held on October 28, 2017.
- Ms. Julie S. Roman, Community Services Director reported on the upcoming Veterans Day Celebration event, which is scheduled to be held on November 11, 2017.
- Mayor Warren reported on the upcoming 8th Annual Crossroads Pet Resort's Annual Halloween Howl, which is scheduled to be held on October 28, 2017 at Stanton Park.

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

None.

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

None.

15D. LOCAL VENDOR PREFERENCE DISCUSSION

This report is intended to provide options to consider the revision of the City's existing local vendor preference section of the Stanton Municipal Code.

Mr. Stephen M. Parker, Administrative Services Director.

The City Council questioned what the perceived benefit to the City would be with this requested change in percentage, safety factors, eligible vendors, and discussions on various differentials.

Motion/Second: Shawver/Ramirez

Motion unanimously carried by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: None

1. The City Council declared that the project is not subject to 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. Received and filed the report; and
3. Directed staff to proceed with the staff recommendation of 2%.

15E. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING MOTEL 6

At the October 10, 2017 City Council meeting, Mayor Pro Tem Shawver requested that this item be agendaized for discussion.

Introduction by Mr. James A. Box, City Manager.

- Presentation by Mayor Pro Tem Shawver.
- Presentation by Lieutenant Sean A. Howell, Orange County Sheriff's Department (provided statistics and calls for services in regards to Motel 6).

The City Council requested that a quarterly report on this subject be brought before the City Council, ensure that the Motel 6 is following city guidelines, and questioned how much time is being spent on average for each call out to hotels/motels.

The City Council directed staff to obtain a report on calls made to each motel/hotel within the City limits also to report on the call activity for the Motel 6 three months after the fence has been constructed and completed.

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

None.

17. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR None.

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.

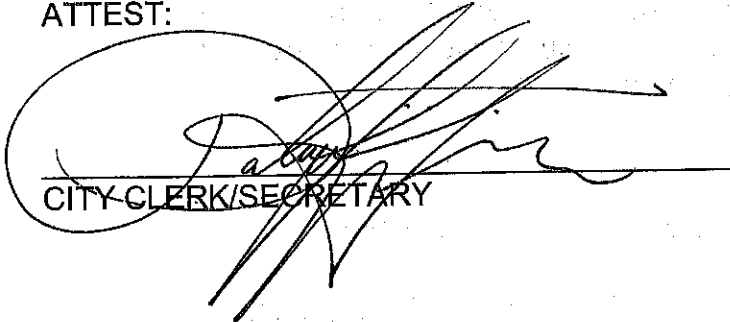
Lieutenant Sean A. Howell provided the City Council with an update on their current operations.

18. ADJOURNMENT Motion/Second: Warren/
Motion carried at 7:33 p.m.



MAYOR/CHAIRPERSON

ATTEST:



CITY CLERK/SECRETARY