

MINUTES OF THE CITY COUNCIL/STANTON HOUSING AUTHORITY
OF THE CITY OF STANTON
JOINT SPECIAL MEETING NOVEMBER 14, 2017

1. CALL TO ORDER / CLOSED SESSION

The City Council meeting was called to order at 4:00 p.m. by Mayor Warren.

2. ROLL CALL

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

Absent: Mayor Pro Tem Shawver.

Excused: None.

3. PUBLIC COMMENT ON CLOSED SESSION ITEMS None.

Mayor Pro Tem Shawver arrived at 4:40 p.m.

4. CLOSED SESSION

The members of the Stanton City Council of the City of Stanton proceeded to closed session at 4:00 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: 3

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

**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 5:01 p.m. by Chairperson Warren.

The City Attorney reported that the Stanton City Council met in closed session from 4:00 to 5:00 p.m.

The City Attorney reported that the City Council gave direction for the City of Stanton to join as a named party to the amicus brief being filed in Federal Court Case Higginson vs. the City of Poway involving the California Voting Rights Act.

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 Ms. Julie S. Roman, Community Services Director.

8. PUBLIC HEARINGS

8A. INITIAL REVIEW OF A DEVELOPMENT AGREEMENT WITH BROOKFIELD RESIDENTIAL FOR THE DEVELOPMENT OF THE RESIDENTIAL PORTION OF THE VILLAGE CENTER

Conduct an initial review of proposed Development Agreement negotiations between Brookfield Residential and the City.

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

The public hearing was opened.

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

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 conducted a public hearing; and
2. 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
3. Authorized City staff to negotiate the terms of a Development Agreement with Brookfield Residential for the development of a property located at the intersection of Beach Boulevard and Village Center Drive (APNs: 131-682-13 and portion of 131-681-05).

8B. INITIAL REVIEW OF A DEVELOPMENT AGREEMENT WITH STANTONLAMPSON 2017, LLC FOR THE DEVELOPMENT OF 8232 LAMPSON AVENUE (HOUSING AUTHORITY)

Conduct an initial review of proposed Development Agreement negotiations between StantonLampson 2017, LLC and the Stanton Housing Authority.

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

The public hearing was opened.

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

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

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

NOES: None

ABSTAIN: None

ABSENT: None

1. The Housing Authority conducted a public hearing; and
2. 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
3. Authorized Authority staff to negotiate the terms of a Development Agreement with StantonLampson 2017, LLC (a subsidiary of Melia Homes) for the development of the property located at 8232 Lampson Avenue.

9. UNFINISHED BUSINESS

9A. CITY HALL PLAZA – APPROVAL OF DESIGN CHANGE AND FEE INCREASE TO DAVID VOLZ DESIGN LANDSCAPE ARCHITECTS INC.

David Volz Design Landscape Architects inc. (David Volz) has requested a fee increase of \$45,850 for the City Hall Plaza plan changes and additions to the design services scope.

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

Presentation by Mr. David Volz, David Volz Design Landscape Architects, Inc.

The City Council questioned staff regarding lighting, eliminating the large trees from the design, seating areas, if the proposed design will have a similar flaw as the City currently has with the tree roots destroying the plaza, and requested renderings of the seating plan.

Motion/Second: Donahue/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 reviewed the appropriateness of increasing the fee to David Volz Design in the amount of \$45,850; and
2. Determined that In accordance with the requirements of the California Environmental Quality Act, under Section 15378(b)(4): The creation of a government funding mechanism or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment; and
3. Directed staff and David Volz Design Landscape Architects, Inc. to bring forth alternate rendering/elevations of the current revised design to the City Council at a future City Council meeting for consideration and approved the additional fees.

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

10A. DISCUSSION OF POTENTIAL CITY REVENUE OPPORTUNITIES

On October 10, 2017 the City Council directed staff to research potential revenue opportunities for the City. This report provides an update on the status of the research, and potential next steps.

Introduction by Mr. James A. Box, City Manager and Ms. Kelly Hart, Community and Economic Development Director.

- Staff report by Ms. Julie S. Roman, Community Services Director.
 - Public Private Partnerships

The City Council questioned staff regarding newsletter opportunities, cost per issue, costs for sponsorship at City events, creation of a committee, utilize the Youth Committee, how the City is advertising these opportunities, issue an advertisement page via e-mail, advertise at the business appreciation luncheons, bring and supply information during business visitations, continue boosting on Facebook, utilize Twitter, and adopt-a-park program.

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 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 report; and
3. Directed staff to work with the Stanton Youth Committee and also form a committee to identify sponsorship opportunities, develop a new brochure, create a list of potential sponsors, track contacts and responses, issue an advertisement page via e-mail to our business community, and report back to City Council in 8-12 months regarding effectiveness.

- Staff report by Mr. Stephen M. Parker, Administrative Services Director.
 - Fixed Asset Holdings

The City Council questioned staff regarding unfunded liability with Orange County Employees Retirement System (OCERS), yields, and investments.

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

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 report; and
3. Directed staff to continue with the current asset holding approach.
 - Staff report by Ms. Kelly Hart, Community and Economic Development Director.
 - Cannabis Cultivation
 - Electronic Billboards

The City Council questioned staff regarding the definition of distribution, interest in electronic billboards, and installing smaller electronic billboards along Beach Boulevard (Highway 39).

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

AYES: 4 (Donahue, Ethans, Ramirez, and Warren)
NOES: None
ABSTAIN: 1 (Shawver)
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 report; and
3. Directed staff to staff to schedule a study session to discuss Cannabis Cultivation and testing.

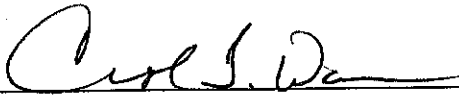
11. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

11A. ORANGE COUNTY FIRE AUTHORITY

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

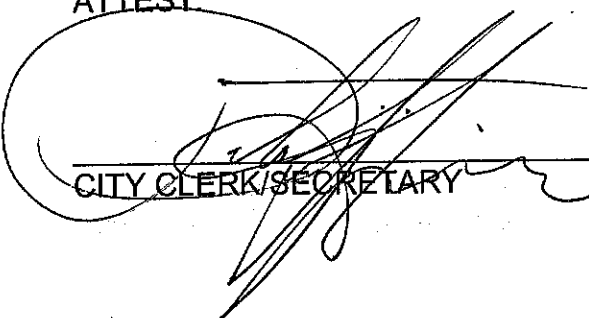
Division Chief Dave Steffen provided the City Council with an update on their current operations.

- 18. ADJOURNMENT** Motion/Second: Warren/
Motion carried at 6:10 p.m.



MAYOR/CHAIRPERSON

ATTEST:



CITY CLERK/SECRETARY