

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY  
OF THE CITY OF STANTON  
JOINT REGULAR MEETING DECEMBER 10, 2019

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

The City Council / Housing Authority meeting was called to order at 6:00 p.m. by Mayor / Chairman Shawver.

**2. ROLL CALL**

Present: Council/Authority Member Taylor, Council/Authority Member Van, Council/Authority Member Warren, Mayor Pro Tem/Vice Chairman Ramirez, and Mayor/Chairman Shawver.

Absent: None.

Excused: None.

**3. PUBLIC COMMENT ON CLOSED SESSION ITEMS** None.

**4. CLOSED SESSION**

The members of the Stanton City Council/Stanton Housing Authority of the City of Stanton proceeded to closed session at 6:00 p.m. for discussion regarding:

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

Property: 11870 Beach Boulevard, Stanton, CA (APN 131-241-21)

Negotiating Parties: Jarad L. Hildenbrand, City Manager, City of Stanton  
Alkhouli Hassan, Owner

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 Chairman Shawver.

The City Attorney reported that the Stanton City Council met in closed session from 6:00 to 6:30 p.m.

The City Attorney reported that there was no reportable action.

**6. ROLL CALL**

Present: Agency Member Taylor, Agency Member Van, Agency Member Warren, Vice Chairman Ramirez, and Chairman Shawver.

Absent: None.

Excused: None.

**7. PLEDGE OF ALLEGIANCE**

Led by Ms. Amy Stonich, Contract City Planner.

**8. SPECIAL PRESENTATIONS AND AWARDS** None.

**9. CONSENT CALENDAR**

Motion/Second: Ramirez/Taylor

Motion unanimously carried by the following vote:

AYES: 5 (Ramirez, Shawver, Taylor, Van, 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 November 20, 2019 and November 27, 2019, in the amount of \$1,314,723.49.

**9C. APPROVAL OF MINUTES**

1. The City Council approved Minutes of Special Meeting – November 12, 2019; and
2. The City Council/Agency/Authority Board approved Minutes of Regular Joint Meeting – November 12, 2019; and
3. The City Council/Agency/Authority Board approved Minutes of Regular Joint Meeting – November 26, 2019.

**9D. ANNUAL AUDIT REPORTS FOR FISCAL YEAR 2018-19**

Attached is the Comprehensive Annual Financial Report (CAFR) for the City of Stanton for the fiscal year ended June 30, 2019. This report includes all funds and entities that are within the control of the City. The independent firm of White Nelson Diehl Evans LLP, Certified Public Accountants and Consultants (WNDE), has conducted an independent audit of the financial statements of the City included in the CAFR and has issued an “unqualified” opinion thereon.

Three additional reports and letters required by governmental auditing standards were issued by the auditors and are submitted herewith. All three cite no significant instances of noncompliance or other exceptions.

1. The City Council finds that these items are not subject to the 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(b)(4) 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. Received and filed the Comprehensive Annual Financial Report for fiscal year ended June 30, 2019, the Report on Internal Controls Over Financial Reporting and On Compliance and Other Matters, the Auditor’s Communication With Those Charged With Governance, and the Report on Agreed-Upon Procedures Applied to Appropriation Limit Worksheet for the Year Ended June 30, 2019.

**9E. NOVEMBER 2019 GENERAL FUND REVENUE AND EXPENDITURE REPORT**

The monthly General Fund Revenue and Expenditure Report as of November 2019 has been provided to the City Manager in accordance with Stanton Municipal Code Section 2.20.080 (D)1 and is being provided to City Council.

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 General Fund Revenue and Expenditure Report as of November 2019.

**9F. APPROVAL OF CONTRACT WITH COUNTY OF ORANGE TO PROVIDE MUNICIPAL SERVICES**

The County of Orange performs various Municipal Services for cities within Orange County. Staff believes that contracting with the County of Orange for a variety of services, generally within the Public Works field, will result in cheaper prices and a greater depth of resources in the event of an emergency.

1. The City Council declared this project to be categorically exempt under the California Environmental Quality Act, Class 1, Section 15301c; and
2. Approved the contract with the County of Orange for Municipal Services.

**9G. RESOLUTION NO. 2019-56 OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING FINAL PARCEL MAP NO. 2018-122 FOR THE PROPERTY LOCATED AT 7181 KERMORE LANE**

The final parcel map for the development located at 7181 Kermore Lane 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 finds that the adoption of the resolution is categorically exempt under Section 15332, Class 32 (In-Fill Development Projects); and
2. Adopted Resolution No. 2019-56 approving Final Parcel Map No. 2018-122, entitled:

**"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING FINAL PARCEL MAP NO. 2018-122 FOR THE PROPERTY LOCATED AT 7181 KERMORE LANE"; and**

3. Finds that the recordation of Final Parcel Map No. 2018-122 will not be in violation of any of the provisions of Section 66474, 66474.1, and 66474.2 of the Subdivision Map Act; and
4. 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.

**END OF CONSENT CALENDAR**

**10. PUBLIC HEARINGS**

**10A. AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, IN ACCORDANCE WITH GOVERNMENT CODE SECTIONS 36937 AND 65858 EXTENDING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT OF MASSAGE BUSINESSES FOR 12 MONTHS PENDING STUDY AND THE PREPARATION OF AN UPDATE TO THE CITY'S MUNICIPAL AND ZONING CODE**

Due to the continuing enforcement issues related to massage establishments, the City Council is asked to consider extension of the interim urgency ordinance to temporarily prohibit the establishment of such businesses. The interim urgency ordinance provides the City sufficient time to proceed with proactive enforcement, study the continuing impacts of these establishments, and to develop new municipal and zoning code regulations. The length of the extension on the moratorium is 12 months.

Staff report by Ms. Amy Stonich, Contract City Planner.

The public hearing was opened.

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

Motion/Second:                      Van/Ramirez

ROLL CALL VOTE:	Council Member Taylor	AYE
	Council Member Van	AYE
	Council Member Warren	AYE
	Mayor Pro Tem Ramirez	AYE
	Mayor Shawver	AYE

Motion unanimously carried:

1. The City Council conducted a public hearing; and
2. Declared that the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15378 of the State of California Environmental Quality Act ("CEQA") Guidelines, because it has no potential for resulting in physical change in the environment, directly or indirectly. The City Council further finds, under Title 14 of the California Code of Regulations, section 15061(b)(3) that this interim urgency ordinance is nonetheless exempt from the requirements of CEQA. 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. Received and filed the 10-day action report for the conclusion of the previous 10 month and 15 day moratorium:
4. Adopted Urgency Ordinance No. 1096, entitled:

**"AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, ENACTED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTIONS 36937 AND 65858, EXTENDING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT OF MASSAGE BUSINESSES FOR 12 MONTHS PENDING STUDY AND THE PREPARATION OF AN UPDATE TO THE CITY'S MUNICIPAL AND ZONING CODE."**

**11. UNFINISHED BUSINESS**            None.

**12. NEW BUSINESS**

**12A. RESTRUCTURE OF THE PUBLIC SAFETY COMMITTEE**

Based on issues caused by the original format of the Public Safety Committee, there were a number of cancellations due to the lack of a quorum. The proposed reduction in the number of Public Safety Committee members to five combined with the elimination of participation restrictions will lead to a reduction in the number of meetings cancelled due to lack of a quorum.

Staff report by Mr. James J. Wren, Public Safety Services Director.

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

AYES: 5 (Ramirez, Shawver, Taylor, Van, and Warren)  
 NOES: None  
 ABSTAIN: None  
 ABSENT: None

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. Approved the revised format of the Public Safety Committee.

**12B. NOTICE OF INTENT TO WITHDRAW MEMBERSHIP FROM THE PUBLIC ENTITY RISK MANAGEMENT AUTHORITY**

The City engaged Bickmore, a professional risk advisor, to identify and evaluate available pool and commercial alternatives for various liability insurance coverage programs. Following the findings report, this report requests City Council approval to provide the Public Entity Risk Management Authority (PERMA) with a Notice of Intent to Withdraw Membership and authorization to engage in a formal application process with prospective alternate Joint Power Authorities (JPAs).

Staff report by Ms. Cynthia Guzman, Human Resource / Risk Management Analyst.

Motion/Second: Warren/Van

Motion unanimously carried by the following vote:

AYES: 5 (Ramirez, Shawver, Taylor, Van, and Warren)

NOES: None

ABSTAIN: None

ABSENT: None

1. The City Council declared that this 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. Authorized the City Manager to Issue a Notice of Intent to Withdraw Membership from the Public Entity Risk Management Authority insurance coverage programs; and
3. Authorized the City Manager to engage in a formal application process with prospective alternate JPAs to obtain firm pricing and coverage terms for a potential coverage effective date of July 1, 2020.

**12C. FINANCE DIRECTOR EMPLOYMENT AGREEMENT**

For consideration is the employment agreement with Michelle Bannigan for Finance Director.

Staff report by Mr. Jarad L. Hildenbrand, City Manager.

Ms. Michelle Bannigan provided the City Council with a brief introduction about herself.

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

AYES: 5 (Ramirez, Shawver, Taylor, Van, and Warren)  
NOES: None  
ABSTAIN: None  
ABSENT: None

1. The City Council finds 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. Authorized the City Manager to execute an employment agreement on behalf of the City with Ms. Michelle Bannigan.

**13. ORAL COMMUNICATIONS – PUBLIC**

Mr. Scott Morris introduced himself to the City Council and offered his assistance with implementation of the legalization of cannabis within the City of Stanton.

**14. WRITTEN COMMUNICATIONS** None.

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

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

- Mayor Pro Tem Ramirez questioned the possibility of changing the Mayor Pro Tem title to Vice Mayor.
- Council Member Warren reported on her attendance at the Stanton Smiles Dentistry Ribbon Cutting Celebration, which was held on December 10, 2019.
- Ms. Zenia Bobadilla, Community Services Director reported on the upcoming Santa's Siren Express event, which is scheduled to be held on December 15, 2019.



- Mayor Pro Tem Ramirez reported on the Christmas Tree Lighting event, which was held on December 5, 2019 and expressed his gratitude to Ms. Zenia Bobadilla, Community Services Director and city staff for another successful event.
- Council Member Van reported on her attendance at the 36<sup>th</sup> Annual Harvest Celebration to benefit the Boys & Girls Club of Stanton, which was held on December 8, 2019.
- Council Member Warren reported on the Pick Your Part Annual Holiday Dinner, which was held on December 5, 2019.
- Mayor Shawver reported on his attendance at the Harry's Cafe Annual Thanksgiving Dinner for those in need of a hot meal on Thanksgiving Day, which was held on November 28, 2019.
- Mayor Shawver reported on his attendance at the Illumination Foundation's Annual Holiday Dinner.
- Council Member Van reported on her attendance at the Homelessness Consortium, presented by the Illumination Foundation and the OC United Way, which was held on December 6, 2019.
- Council Member Warren questioned how interested persons or businesses could donate toys to the Santa's Siren Express event.
- Mayor Shawver expressed his gratitude to Mr. Hayden Carlson for his assistance as MC for the Christmas Tree Lighting event, which was held on December 5, 2019 and also expressed his gratitude to the Orange County Sheriff's Department and Orange County Fire Authority for their assistance as well.

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

Council Member Van requested to agenda discussion regarding opportunity zones and the marketing of proposed zones.

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

Mayor Shawver requested to agenda discussion regarding the City's organizational structure, contracts, salaries, benefits, and insurance coverage.

**15D. REORGANIZATION OF CITY COUNCIL**

Annually, the City Council elects a Mayor Pro Tem.

The City Clerk opened nominations for Mayor Pro Tem.

Mayor Pro Tem Ramirez nominated Council Member Carol Warren for the office of Mayor Pro Tem.

The City Clerk closed nominations for Mayor Pro Tem.

Motion/Second: Ramirez/Taylor

Motion unanimously carried by the following vote:

AYES: 5 (Ramirez, Shawver, Taylor, Van, and Warren)

NOES: None

ABSTAIN: None

ABSENT: None

Council Member Carol Warren was unanimously elected Mayor Pro Tem.

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

None.

**17. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR**

None.

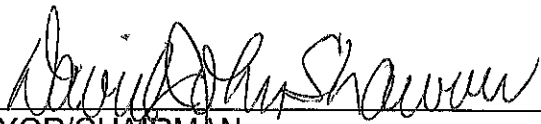
**17A. ORANGE COUNTY FIRE AUTHORITY**

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

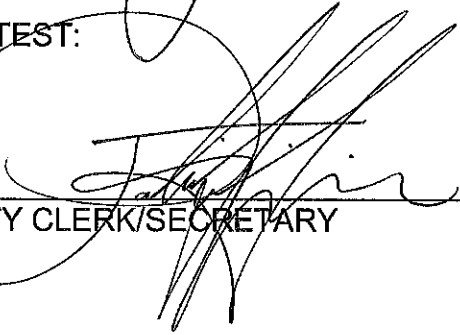
- Fire Division Chief Kelly Zimmerman provided the City Council with an update on their current operations.

Mayor Shawver reported on a meeting that he had with State Senator Ling Ling Chang regarding street degradation and safety issues along Beach Boulevard.

18. **ADJOURNMENT** Motion/Second: Shawver/  
Motion carried at 7:19 p.m.

  
\_\_\_\_\_  
MAYOR/CHAIRMAN

ATTEST:

  
\_\_\_\_\_  
CITY CLERK/SECRETARY