

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY
OF THE CITY OF STANTON
JOINT REGULAR MEETING FEBRUARY 9, 2021

1. CALL TO ORDER / CLOSED SESSION

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

2. ROLL CALL

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

Absent: None.

Excused: Council/Agency/Authority Member Ramirez.

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: 8830 Tina Way, Anaheim, CA (APN 126-481-01)
8840 Tina Way, Anaheim, CA (APN 126-481-02)
8850 Tina Way, Anaheim, CA (APN 126-481-03)
8860 Tina Way, Anaheim, CA (APN 126-481-04)
8870 Tina Way, Anaheim, CA (APN 126-481-05)
8880 Tina Way, Anaheim, CA (APN 126-481-06)
8890 Tina Way, Anaheim, CA (APN 126-481-07)
8900 Tina Way, Anaheim, CA (APN 126-481-08)
8910 Tina Way, Anaheim, CA (APN 126-481-09)
8920 Tina Way, Anaheim, CA (APN 126-481-10)
8930 Tina Way, Anaheim, CA (APN 126-481-11)
8940 Tina Way, Anaheim, CA (APN 126-481-12)
8950 Tina Way, Anaheim, CA (APN 126-481-13)
8960 Tina Way, Anaheim, CA (APN 126-481-14)
8970 Tina Way, Anaheim, CA (APN 126-481-15)
8841 Pacific Avenue, Anaheim, CA (APN 126-481-29)
8851 Pacific Avenue, Anaheim, CA (APN 126-481-28)

8861 Pacific Avenue, Anaheim, CA (APN 126-481-27)
8870 Pacific Avenue, Anaheim, CA (APN 126-482-05)
8871 Pacific Avenue, Anaheim, CA (APN 126-481-26)
8880 Pacific Avenue, Anaheim, CA (APN 126-482-06)
8881 Pacific Avenue, Anaheim, CA (APN 126-481-25)
8890 Pacific Avenue, Anaheim, CA (APN 126-482-07)
8891 Pacific Avenue, Anaheim, CA (APN 126-481-24)
8900 Pacific Avenue, Anaheim, CA (APN 126-482-08)
8901 Pacific Avenue, Anaheim, CA (APN 126-481-23)
8910 Pacific Avenue, Anaheim, CA (APN 126-482-09)
8911 Pacific Avenue, Anaheim, CA (APN 126-481-22)
8920 Pacific Avenue, Anaheim, CA (APN 126-482-10)
8921 Pacific Avenue, Anaheim, CA (APN 126-481-21)
8930 Pacific Avenue, Anaheim, CA (APN 126-482-11)
8931 Pacific Avenue, Anaheim, CA (APN 126-481-20)
8940 Pacific Avenue, Anaheim, CA (APN 126-482-12)
8941 Pacific Avenue, Anaheim, CA (APN 126-481-19)
8950 Pacific Avenue, Anaheim, CA (APN 126-482-13)
8951 Pacific Avenue, Anaheim, CA (APN 126-481-18)
8960 Pacific Avenue, Anaheim, CA (APN 126-482-14)
8961 Pacific Avenue, Anaheim, CA (APN 126-481-17)
8970 Pacific Avenue, Anaheim, CA (APN 126-482-15)
8971 Pacific Avenue, Anaheim, CA (APN 126-481-16)

Negotiating Parties: Jarad L. Hildenbrand, City Manager, City of Stanton
Jarad L. Hildenbrand, Executive Director, Housing Authority
Jarad L. Hildenbrand, Executive Director, Successor Agency
Trachy Family Trust, Owner
Steven W. Reiss Trust, Owner
Jennie Trust, Owner
Trang Trust, Owner
Triple Star Company, LLC, Owner
Sky Nguyen / SN Living Trust, Owner
Steven W. Reiss Trust, Owner
Ngoc Trieu and Andy Pham, Owner
David M. Cook and Daphne Chakran, 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 6:30 p.m. by Mayor / Chairman Shawver.

The City Attorney / Agency Counsel reported that the Stanton City Council / Successor Agency / Housing Authority met in closed session from 6:00 to 6:08 p.m.

The City Attorney / Agency Counsel reported that there was no reportable action.

6. ROLL CALL

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

Absent: None.

Excused: Council/Agency/Authority Member Ramirez.

7. PLEDGE OF ALLEGIANCE

Led by Ms. Michelle Bannigan, Finance Director.

8. SPECIAL PRESENTATIONS AND AWARDS None.

City Clerk, Ms. Patricia A. Vazquez requested authority of the Mayor and City Council to hear New Business Item 12A out of order. The Mayor and City Council authorized the request.

12A. CITY COUNCIL APPOINTMENTS TO FILL THREE VACANCIES ON THE STANTON PLANNING COMMISSION FOR TERMS COINCIDING WITH THE CITY COUNCIL ELECTION

The Council Member holding the seat corresponding to that numbered seat on the Stanton Planning Commission shall be responsible for appointment of one Commissioner, with majority approval of the City Council. The terms of office shall coincide with the term of office of the Council Member or Mayor who made the appointment. Section 2.06.030 of the Stanton Municipal Code requires the submission of applications and interviews prior to appointment to any position. Section 2.06.030 also provides that the City Council, by majority vote, may waive to the requirement interview persons previously appointed by the City Council and who are requesting re-appointment to another term.

Staff report by Ms. Patricia A. Vazquez, City Clerk.

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. The City Council conducted interviews with the following Planning Commission applicants; and
 - Mr. Thomas Adams
 - Mr. Thomas Frazier
 - Ms. Debi Grand
 - Mr. Jeffrey Jones
 - Ms. Jennifer Martinez
 - Mr. Vi Nguyen
 - Ms. Lee Norgaard
3. The City Council made appointments to fill seats #2-Shawver, #4-Warren, and #5-Van on the Stanton Planning Commission as follows:

Seat #2 (Shawver):

Motion/Second: Shawver/Taylor

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

Motion unanimously carried:

Mr. Thomas Adams was appointed to fill Seat #2 (Shawver) on the Stanton Planning Commission.

Seat #4 (Warren):

Motion/Second: Warren/Van

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

Motion unanimously carried:

Mr. Thomas Frazier was appointed to fill Seat #4 (Warren) on the Stanton Planning Commission.

Seat #5 (Van):

Motion/Second: Van/Warren

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

Motion unanimously carried:

Ms. Lee Norgaard was appointed to fill Seat #5 (Van) on the Stanton Planning Commission.

9. CONSENT CALENDAR

Council Member Warren pulled item 9F from the Consent Calendar for separate discussion.

Motion/Second: Shawver/Taylor

ROLL CALL VOTE:	Council/Agency/Authority Member Ramirez	EXCUSED
	Council/Agency/Authority Member Van	AYE
	Council/Agency/Authority Member Warren	AYE
	Mayor Pro Tem/Vice Chairman Taylor	AYE
	Mayor/Chairman Shawver	AYE

Motion unanimously carried:

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 January 15, 2021 – January 28, 2021, in the amount of \$5,348,733.81.

9C. APPROVAL OF MINUTES

1. The City Council approved Minutes of Special Meeting – January 26, 2021; and
2. The City Council/Agency/Authority Board approved Minutes of Regular Joint Meeting – January 26, 2021.

9D. DECEMBER 2020 INVESTMENT REPORT (SUCCESSOR AGENCY)

The Investment Report as of December 31, 2020, 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 December 2020.

9E. RENEWAL OF THE OPERATIONAL AREA AGREEMENT OF THE COUNTY OF ORANGE AND POLITICAL SUBDIVISIONS

The renewal of the updated Operational Area Agreement confirms the City's participation in regional emergency management efforts and enhances eligibility for state funding of response related personnel costs.

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. Authorized the Mayor to sign and the City Clerk to attest to the 2020 Orange County Operational Area Agreement of the County of Orange and Political Subdivisions.

9G. APPROVAL OF 2021 LEGISLATIVE PLATFORM

Consideration of revising the currently approved legislative platform to establish guiding principles and policy statements that will allow city staff to address legislative and regulatory issues in a timely manner.

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. Adopted the 2021 Legislative Platform; and
3. Authorized the Mayor and City Manager to provide support or opposition for legislation in compliance with the Legislative Platform.

END OF CONSENT CALENDAR

9F. CONTRACT AMENDMENT FOR KOSMONT REAL ESTATE SERVICES

Requested is authorization to allow the City Manager to extend the life of the professional services agreement with Kosmont Real Estate Services (formerly Kosmont Realty Corporation) to provide economic development consultation services.

Also requested is authorization to allow the City Manager to increase the rate of compensation to Kosmont Real Estate Services by ten percent.

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

The City Council questioned staff regarding the issuance of a request for proposal, personnel, costs, increased costs, and added services/benefits.

Motion/Second: Shawver/Van

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

Motion unanimously carried:

1. The City Council and Authority Board 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. Approve the contract amendment with Kosmont Real Estate Services to bring the contract to provide economic development consultation services to a current date; and

3. Approve the contract amendment to reflect the current business name of Kosmont Real Estate Services; and
4. Rejected the rate increase proposed by Kosmont Real Estate Services.

10. PUBLIC HEARINGS

10A. PUBLIC HEARING REGARDING REQUEST TO MODIFY SERVICES AND FEES FOR SOLID WASTE, RECYCLABLE, AND ORGANIC COLLECTION SERVICES

On September 22, 1981 the City Council awarded a solid waste franchise agreement to CR&R, and CR&R has served the Stanton community since that time. CR&R has requested modifications to its services and fees which were approved by the City Council on December 8, 2021. Pursuant to Proposition 218, the City is required to conduct a public hearing and approve the Resolution containing the proposed fees to be effective beginning April 1, 2021.

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

The public hearing was opened.

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

Presentation by Mr. Dean Ruffridge, CR&R.

The City Council questioned staff regarding increase in commercial rates and opportunity for self-hauling in lieu of incurring cost.

Motion/Second: Shawver/Warren

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

Motion unanimously carried:

1. The City Council declared that this item is not subject to 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. Conducted a Public Hearing; and

3. Adopted Resolution No. 2021-01 permitting CR&R to charge specific rates for solid waste, recyclable, and organic collection services, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA PERMITTING CR&R INCORPORATED TO CHARGE SPECIFIC RATES FOR SOLID WASTE COLLECTION SERVICES.”

11. UNFINISHED BUSINESS None.

12. NEW BUSINESS

This item was heard out of order.

~~**12A. CITY COUNCIL APPOINTMENTS TO FILL THREE VACANCIES ON THE STANTON PLANNING COMMISSION FOR TERMS COINCIDING WITH THE CITY COUNCIL ELECTION**~~

13. ORAL COMMUNICATIONS – PUBLIC None.

14. WRITTEN COMMUNICATIONS

Number of written communications received: 1

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

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

None.

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

None.

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

Currently Scheduled: February 23, 2021 - Discussion regarding the City's participation in the Community Choice Aggregation or Energy program.

15D. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING FUTURE PLANS FOR THE INTERSECTION AT ORANGEWOOD AVENUE AND SANTA ROSALIA STREET

At the January 26, 2021 City Council meeting, Council Member Van requested that this item be agendized for discussion.

Presentation by Council Member Van:

- Possible solutions to assist with safety concerns.
- Useful greenspace for the resident use.
- Opening the street to create a through street.

Public E-Comments:

- Mr. DeWayne Allen Normand, resident, submitted an e-comment spoke regarding the wall being an issue since it's installation and encouraged the City Council to discuss options to either repair the wall and install safety measure to prevent future damage or to remove the wall in its entirety to open the street for usual traffic.

Motion/Second: Shawver/Taylor

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

Motion unanimously carried:

Consensus was received and the City Council directed staff to proceed with research and a staff report for proposed plans for the intersection at Orangewood Avenue and Santa Rosalia Street.

15E. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING THE ESTABLISHMENT OF A POLICY FOR TRAFFIC CALMING MEASURES

At the January 26, 2021 City Council meeting, Council Member Van requested that this item be agendaized for discussion.

Presentation by Council Member Van:

- Possible solutions to assist with safety concerns.
- Mirror the methodology used for the City's permit parking program.
- Creating a policy to ensure ease of use and access for residents to refer to.

Motion/Second: Shawver/Van

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

Motion unanimously carried:

Consensus was received and the City Council directed staff to proceed with research and a staff report for the establishment of a policy for traffic calming measures.

15F. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING THE FEASIBILITY OF HIRING A SECOND OUTREACH COORDINATOR

At the January 26, 2021 City Council meeting, Council Member Warren requested that this item be agendaized for discussion.

Presentation by Council Member Warren.

Motion/Second: Shawver/Warren

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

Motion unanimously carried:

Consensus was received and the City Council directed staff to proceed with research and a staff report for the feasibility of hiring a second outreach coordinator.

15G. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING THE ESTABLISHMENT OF A MORATORIUM ON HOUSING, HOUSING NEEDS RELATED TO STATE REGULATIONS, RHENA NUMBERS, ZONING, OVERLAY ZONES, DENSITY, AND MITIGATION / EIR'S

At the January 26, 2021 City Council meeting, Mayor Shawver requested that this item be agendaized for discussion.

Presentation by Mayor Shawver.

Public E-Comments:

- Isuri S. Ramos, The Kennedy Commission, submitted an e-comment encouraging the City to work on land use strategies, to use City owned sties to assist in increasing affordable housing options for lower income working families in Stanton, and to prioritize permanent supportive housing and affordable housing for families with extremely low, very low, and low income levels.
- Ms. Yesenia Hernandez, Community Action Partnership of Orange County, submitted an e-comment urging the City to consider committing and prioritizing the development of the Tina-Pacific Neighborhood for very low-income housing and thereby meeting the State's requirement for very low-income housing.

Motion/Second: Warren/Shawver

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

Motion unanimously carried:

The City Council clarified that it was not looking to stop housing development through a moratorium. Instead, the City Council is reviewing the types of future housing projects that are being proposed and evaluating compatibility with the goals and vision of the community. Livability issues such as traffic, parking, compatible design, scale, open space, sustainable strategies, and safety are of particular concern. To that end, the City took action to direct staff to review development standards, policies, and processes and bring back information for any adjustments or improvements to move projects forward.

15H. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING THE CREATION OF A DOG PARK

At the January 26, 2021 City Council meeting, Mayor Shawver requested that this item be agendized for discussion.

Presentation by Mayor Shawver:

- City has the support of the Orange County Transportation Authority (OCTA) for implementation once the plans/concept has been submitted.
- Work with the OCTA's real estate department.
- Potential locations such as the Norm Ross Sports Complex, Santa Rosalia Street, and the OCTA property on Western Avenue.
- Review and revisit the City's Parks Master Plan.
- Allow the Parks, Recreation and Community Services Commission to assist in this process.

Motion/Second: Shawver/Warren

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

Motion unanimously carried:

Consensus was received and the City Council directed staff to proceed with research and a staff report for the feasibility of establishing a dog park within the City of Stanton.

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

None.

17. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

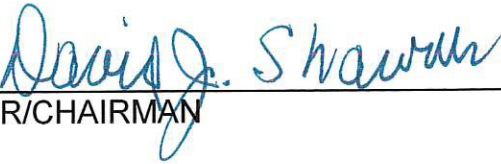
None.

~~**17A. ORANGE COUNTY FIRE AUTHORITY**~~

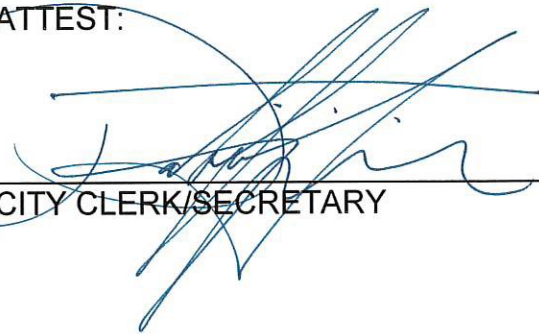
~~At this time the Orange County Fire Authority will provide the City Council with an update on their current operations~~

- Item 17A was tabled for reporting at the March 9, 2021 regularly scheduled City Council meeting.

18. **ADJOURNMENT** in honor and memory of Ms. Bryan Prendergast.
Motion/Second: Shawver/
Motion carried at 10:10 p.m.



MAYOR/CHAIRMAN

ATTEST:


CITY CLERK/SECRETARY