

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY
OF THE CITY OF STANTON
JOINT REGULAR MEETING MARCH 23, 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 Ramirez, Council/Agency/Authority Member Van, Council/Agency/Authority Member Warren, Mayor Pro Tem/Vice Chairman Taylor, 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 LEGAL COUNSEL-ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code Section 54956.9 (d) (2)**

Number of Potential Cases: 2

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

The meetings were called to order at 6:35 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 6:34 p.m.

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

6. ROLL CALL

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

Absent: None.

Excused: None.

7. PLEDGE OF ALLEGIANCE

Led by Mayor Pro Tem Gary Taylor.

8. SPECIAL PRESENTATIONS AND AWARDS None.

9. CONSENT CALENDAR

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

Mayor Shawver pulled item 9F and item 9G from the Consent Calendar for separate discussion.

Motion/Second: Van/Ramirez

ROLL CALL VOTE:	Council/Agency/Authority Member Ramirez	AYE
	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 February 26, 2021 – March 11, 2021, in the amount of \$2,508,864.62.

9C. JANUARY 2021 GENERAL FUND REVENUE AND EXPENDITURE REPORT AND STATUS OF CAPITAL IMPROVEMENT PROGRAM

The Revenue and Expenditure Report for the month ended January 31, 2021, has been provided to the City Manager in accordance with Stanton Municipal Code Section 2.20.080 (D) and is being provided to City Council. This report includes information for both the City's General Fund and the Housing Authority Fund. In addition, staff has provided a status of the City's Capital Improvement Projects (CIP) as of January 31, 2021.

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 and Housing Authority Fund's January 2021 Revenue and Expenditure Report and Status of Capital Improvement Projects for the month ended January 31, 2021.

9D. RESOLUTION INITIATING PROCEEDINGS AND ORDERING THE ENGINEER TO PREPARE AND TO FILE A REPORT FOR THE STANTON LIGHTING AND LANDSCAPING DISTRICT NO. 1 AND TO APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH HARRIS & ASSOCIATES FOR ANNUAL ADMINISTRATION SERVICES FOR STANTON LIGHTING AND LANDSCAPING DISTRICT NO. 1, PROTECTIVE SERVICES TAX ROLL, AND SEWER USER FEE

As part of the annual update to the Lighting and Landscape District No. 1, certain procedural resolutions must be adopted by the City Council. The proposed resolution orders the Engineer's report for the Fiscal Year 2021-22 update.

1. The City Council finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Section 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Adopted Resolution No. 2021-06 initiating proceedings and ordering the Engineer's report for the Fiscal Year 2021-22 update, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL ASSESSMENTS FOR THE STANTON LIGHTING AND LANDSCAPING DISTRICT NO. 1 FOR THE FISCAL YEAR BEGINNING JULY 1, 2021, AND ENDING JUNE 30, 2022; AND ORDERING THE ENGINEER TO PREPARE AND FILE A REPORT IN ACCORDANCE THEREWITH”.

END OF CONSENT CALENDAR

9E. AWARD OF CONTRACT FOR PROFESSIONAL CROSSING GUARD SERVICES TO ALL CITY MANAGEMENT SERVICES BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA

Staff solicited Proposals to provide crossing guard services for the local Stanton schools. One proposal was received and evaluated. Based on this qualifications-based selection process, staff recommends awarding the contract to All City Management Services. The cost for completing these services is a maximum amount of \$43,163.

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

The City Council questioned staff regarding splitting contract costs with the school districts, conduct a study within the contracted intersections, gather and provide collected study data to the City Council, and revisit the contract.

Motion/Second: Warren/Van

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

Motion unanimously carried:

1. The City Council declared this project to be categorically exempt under the California Environmental Quality Act, Class 1, Section 15301 (c); and
2. Awarded a contract for professional crossing guard services to All City Management Services to provide crossing guard services for a maximum contract amount of \$43,163; and

3. Authorized the City Manager to bind the City of Stanton and All City Management Services in a one-year contract to provide professional crossing guard services.

9F. APPROVE EARLY PAY-OFF OF CAPITAL LEASE DEBT WITH BANK OF THE WEST AND INTERFUND LOAN AGREEMENT FROM GENERAL FUND TO THE LIGHTING MAINTENANCE DISTRICT FUND

Staff is seeking City Council consideration to approve the early payoff of the outstanding capital lease with Bank of the West. If approved, staff will return with a Resolution and promissory note agreement for City Council approval at the next meeting.

Staff report by Ms. Michelle Bannigan, Finance Director.

The City Council questioned staff regarding the total saving costs to the City.

Motion/Second: Shawver/Van

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

Motion unanimously carried:

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 a payment to Bank of the West of \$959,440 to payoff the City's outstanding capital lease debt; and
3. Approved a loan from the General Fund to the Lighting Maintenance District Fund for \$959,440 at an annual interest rate of 1.5% to fund the early payoff to Bank of the West.

9G. GENERAL PLAN ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2020

The General Plan Annual Progress Report is prepared as required by State Law to report on the status of complying with the Regional Housing Needs Assessment (RHNA) and the progress in meeting the goals and implementation policies of the Housing Element and the General Plan. The report is available for public comment and presented to the Council prior to sending the required forms and materials to the State on or before April 1st of each year.

Staff report by Ms. Jennifer A. Lilley, Community and Economic Development Director.

The City Council questioned staff regarding the City's current Regional Housing Needs Allocation (RHNA) numbers.

Motion/Second: Shawver/Warren

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

Motion unanimously carried:

1. The City Council declared 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 there is no possibility 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 General Plan Annual Progress Report and authorized the submittal to the Governor's Office of Planning and Research and the State Housing and Community Development Department.

10. PUBLIC HEARINGS

10A. PUBLIC HEARING REGARDING REQUEST TO MODIFY FEES FOR FALSE ALARM RESPONSES AND TRAFFIC VIOLATOR APPREHENSION

Consideration of adjusting the False Alarm and Traffic Violator Apprehension Program (TVAP) fees to reflect the current costs of the respective programs.

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

The public hearing was opened.

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

Motion/Second: Shawver/Taylor

ROLL CALL VOTE:	Council Member Ramirez	AYE
	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 the project is exempt from the California Environmental Quality Act (“CEQA”) under Section 21080(b)(8) of the Public Resources Code and Sections 15061(b)(3) and 15273(a)(1) of Title 14 of the California Code of Regulations because CEQA applies only to projects which have the potential for causing a 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. 2021-07 permitting the Sheriff-Coroner Department to increase the False Alarm fee from \$85.00 to \$141.00, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AUTHORIZING THE ORANGE COUNTY SHERIFF’S DEPARTMENT TO INCREASE ITS FALSE ALARM FEE”; and

4. Adopted Resolution No. 2021-08 permitting the Sheriff-Coroner Department to adjust the TVAP fee to \$144.00, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AUTHORIZING THE ORANGE COUNTY SHERIFF’S DEPARTMENT TO COLLECT ITS UPDATED FEE FOR THE TRAFFIC VIOLATOR APPREHENSION PROGRAM IN THE CITY OF STANTON”.

10B. CONSIDERATION OF ORDINANCE NO. 1108 AMENDING STANTON MUNICIPAL CODE TITLE 20, ZONING, SECTION 20.400.330 ACCESSORY DWELLING UNITS, UPDATING THE CITY’S ACCESSORY DWELLING UNIT (ADU) AND JUNIOR ACCESSORY DWELLING UNIT (JADU) REGULATIONS IN COMPLIANCE WITH STATE LAW

The Ordinance to amend Title 20 (Zoning), Section 20.400.330 of the Stanton Municipal Code, regarding Accessory Dwelling Units (ADU) is proposed to update the City’s regulations in compliance with new State legislation that took effect on January 1, 2021. The Planning Commission held a public hearing on March 3, 2021 and recommended adoption of the Ordinance to the City Council.

Staff report by Ms. Estefany Franco, Associate Planner.

The public hearing was opened.

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

Motion/Second: Taylor/Van

ROLL CALL VOTE:	Council Member Ramirez	AYE
	Council Member Van	AYE
	Council Member Warren	AYE
	Mayor Pro Tem Taylor	AYE
	Mayor Shawver	NO

Motion carried:

1. The City Council conducted a public hearing; and
2. Declared that the project is not subject to the California Environmental Quality Act (“CEQA”) pursuant California Public Resources Code Section 21080.17, which exempts the adoption of an accessory dwelling unit ordinance to implement the provisions of Section 65852.2 of the California Government Code; and
3. Introduced Ordinance No. 1108 entitled

“AN ORDINANCE OF THE CITY COUNCIL OF STANTON, CALIFORNIA AMENDING STANTON MUNICIPAL CODE TITLE 20, ZONING, SECTION 20.400.330 ACCESSORY DWELLING UNITS, TO UPDATE THE CITY’S ACCESSORY DWELLING UNIT (ADU) AND JUNIOR ACCESSORY DWELLING UNIT (JADU) REGULATIONS”; and

4. Set said Ordinance for adoption at the April 13, 2021 regularly scheduled City Council meeting.

11. UNFINISHED BUSINESS None.

12. NEW BUSINESS

12A. INTRODUCE AN ORDINANCE AMENDING STANTON MUNICIPAL CODE SECTIONS 2.28.020 AND 2.32.020 TO REPEAL THE QUALIFIED ELECTOR REQUIREMENT FOR SERVING ON CITY APPOINTED COMMISSIONS

Staff is recommending that the City Council introduce on first reading Ordinance No. 1109, which would remove the qualified elector requirement for serving on the City’s appointed commissions, the Planning Commission and the Parks, Recreation and Community Services Commission.

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

Motion/Second: Taylor/Van

ROLL CALL VOTE:	Council Member Ramirez	AYE
	Council Member Van	AYE
	Council Member Warren	NO
	Mayor Pro Tem Taylor	AYE
	Mayor Shawver	AYE

Motion carried:

1. The City Council determined that the adoption of this Ordinance is exempt from environmental review under the California Environmental Quality Act (“CEQA”) pursuant to the following provisions of the CEQA Guidelines, 14 California Code of Regulations, Chapter 3: the Ordinance is exempt under CEQA Guidelines section 15378(b)(5) in that it is not a “project” under CEQA, and is an organization or administrative activity of the City that will not result in direct or indirect physical changes in the environment; and
2. The City Council waived the full reading of the ordinance, read by title only, and introduced on first reading Ordinance No. 1109, entitled:

“AN ORDINANCE OF THE CITY COUNCIL OF STANTON, CALIFORNIA AMENDING STANTON MUNICIPAL CODE TITLE 2, ADMINISTRATION AND PERSONNEL, CHAPTER 2.28, PLANNING COMMISSION, SECTION 2.28.020, MEMBERSHIP, AND AMENDING TITLE 2, ADMINISTRATION AND PERSONNEL, CHAPTER 2.32, PARKS, RECREATION AND COMMUNITY SERVICES COMMISSION, SECTION 2.32.020, MEMBERSHIP, TO REPEAL THE QUALIFIED ELECTOR REQUIREMENT FOR SERVING ON APPOINTED COMMISSIONS”; and

3. Set said Ordinance for adoption at the April 13, 2021 regularly scheduled City Council meeting.

12B. MID-YEAR BUDGET REVIEW FOR FISCAL YEAR 2020/21

During the course of the fiscal year, it is often necessary to make adjustments to estimated revenues and expenditure appropriations in various program areas, projects, and funds. All of the proposed changes to the Fiscal Year 2020/21 budget, including detailed explanations, are presented in Attachment A.

Staff report by Ms. Michelle Bannigan, Finance Director.

Motion/Second: Shawver/Van

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

Motion unanimously carried:

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 approved the budget adjustments summarized in Attachment A.

13. ORAL COMMUNICATIONS – PUBLIC None.

14. WRITTEN COMMUNICATIONS None.

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

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

- Presentation by Ms. Zenia Bobadilla, Community Services Director providing the City Council with an update on the following City events:
 - Movie Night Under the Stars featuring the movie “Hop”, which is scheduled to be held on April 2, 2021 at Stanton Central Park.
 - Egg-cellent Easter Adventures, which is scheduled to be held on April 3, 2021 at Stanton Central Park.
 - Stand Up To Child Abuse, Child Abuse Prevention Awareness Month Blue Ribbon walk, which is scheduled to be held on April 10, 2021 at Stanton Central Park.

- Mayor Shawver reported on the Myanmar Awareness Rally, which was held in the City of Stanton on March 20, 2021 and expressed his gratitude to those involved in the organization of the rally.

- Mayor Shawver reported on the Union Pacific Railway clean-up efforts within the City of Stanton.

- Council Member Van requested support for a Proclamation proclaiming April, 2021 as Sexual Assault Awareness Month within the City of Stanton, which was submitted by City of Garden Grove, Mayor Pro Tem Kim B. Nguyen.

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

- Council Member Warren requested to agendaize discussion regarding the incorporation of Mac Island into the City of Stanton’s sphere of influence.

- Council Member Warren requested to agendaize discussion regarding establishing a notice and fine schedule for dilapidated properties within the City.

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

None.

15D. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING REPLACEMENT OF DAMAGED STREET SIGNS THROUGHOUT THE CITY

At the March 3, 2021 City Council meeting, Mayor Pro Tem Taylor requested that this item be agendized for discussion.

Staff reported to the City Council that the process to replace the directional street signs within the City are currently in motion utilizing restricted funds.

The City Council received and filed the report.

15E. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING PLACEMENT OF CROSSWALKS ON VILLAGE CENTER DRIVE

At the March 3, 2021 City Council meeting, Mayor Pro Tem Taylor requested that this item be agendized for discussion.

Staff reported to the City Council that the City is currently reviewing safety precautions for the Village Center Drive neighborhood.

Consensus was received and the City Council directed staff to review costs and safety options and further directed staff to bring this item back for City Council review once the study has been completed.

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

None.

17. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

Mr. Jarad L. Hildenbrand, City Manager, reported on the City's efforts in obtaining a mobile vaccination clinic POD within the City of Stanton and conveyed that residents who are interested in obtaining the vaccine are encouraged to register for an appointment with Othena. City Manager Hildenbrand further reported that City staff is available should residents need assistance in registering for an appointment.

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

- Captain Cruz Alday provided the City Council with an update on their current operations.

- 18. ADJOURNMENT** in honor and memory of Mr. William “Bill” Dalton.
Motion/Second: Shawver/
Motion carried at 8:16 p.m.

MAYOR/CHAIRMAN

ATTEST:

CITY CLERK/SECRETARY