

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY  
OF THE CITY OF STANTON  
JOINT REGULAR MEETING APRIL 27, 2021

1. **CLOSED SESSION** None.
2. **CALL TO ORDER REGULAR STANTON CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY MEETING**

The meeting was called to order at 6:31 p.m. by Mayor / Chairman Shawver.

3. **PLEDGE OF ALLEGIANCE**

Led by Council Member Hong Alyce Van.

4. **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.

5. **SPECIAL PRESENTATIONS AND AWARDS**

Mayor Shawver and Members of the City Council proclaimed the months of May through October 2021 to be Drowning Prevention Awareness Months "Always Watch Your Child Around Water" within the City of Stanton.

6. **CONSENT CALENDAR**

Council Member Warren pulled item 6D from the Consent Calendar for separate discussion.

Motion/Second: Van/Taylor

ROLL CALL VOTE:	Council/Agency/Authority Member Ramirez	ABSENT
	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**

**6A. 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.

**6B. APPROVAL OF WARRANTS**

The City Council approved demand warrants dated March 26, 2021 – April 8, 2021, in the amount of \$1,510,053.68.

**6C. APPROVAL OF MINUTES**

1. The City Council approved Minutes of Joint City Council & Planning Commission Special Meeting (Study Session) – April 13, 2021; and
2. The City Council/Agency/Authority Board approved Minutes of Regular Joint Meeting – April 13, 2021.

**END OF CONSENT CALENDAR**

**6D. PURCHASE OF THREE VEHICLES FOR THE DEPARTMENT OF PUBLIC SAFETY USING AIR QUALITY MANAGEMENT DISTRICT (AQMD) FUNDING**

Staff is requesting that the City Council authorize the purchase of three (3) Toyota Rav-4's with emergency safety lighting utilizing previously budgeted AQMD funding. These vehicles would be used to support the efforts of the Outreach Coordinator position as well as replace two (2) obsolete Code Enforcement vehicles using previously budgeted, but unused AQMD funding.

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

Motion/Second: Warren/Taylor

ROLL CALL VOTE:	Council Member Ramirez	ABSENT
	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 action is not a project per the California Environmental Quality Act; and
2. Authorized the City Manager to approve the purchase of three (3) vehicles with emergency safety lighting for use by the Department of Public Safety with no impact to the General Fund using previously budgeted AQMD funding.

## **7. PUBLIC HEARINGS**

### **7A. PUBLIC HEARING TO CONSIDER PUBLIC BENEFIT AGREEMENT WITH RODEO 39 MARKETPLACE, LLC AND A RELATED ECONOMIC DEVELOPMENT SUBSIDY REPORT**

Consideration of an economic development subsidy report and approving a public benefit agreement disbursing an economic development subsidy loan to Rodeo 39 Marketplace, LLC, to help ensure the long-term viability of Rodeo 39 and the economic vitality of the City.

Staff report by Mr. Jarad L. Hildenbrand, City Manager. Including an updated and amended resolution which has been forwarded to the City Council and posted to the City's website for public consumption.

The City Council questioned staff and Rodeo 39 Marketplace representatives regarding the requested proposed amount, spending plan, cost breakdown, repercussions if request is not approved, terms of payment, increased parking, creating ongoing programming, promoting interest in the area to encourage and attract businesses and assist current businesses in flourishing, similar developments with this type of agreement, common development practices, and decrease timeframe of maintenance deficiency and graffiti removal.

The public hearing was opened.

Mr. Brian Donahue, resident submitted an e-public comment questioning how approval of this request positively affects the majority of Stanton residents.

Ms. Alexis Teodoro, Tenayuca Labor Project submitted an e-public comment citing that they currently have an open and pending wage claim with a business within Rodeo 39 Marketplace and asks that the City Council place this decision on hold until the City Council is properly informed of the labor violations within the Rodeo 39 Marketplace. Ms. Teodoro further reported that they are currently representatives to a Stanton resident who has yet to be properly compensated by their former employer within Rodeo 39 Marketplace and that they have also detected and reported this concern with the Labor Commissioner's Office for further investigation.

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

Motion/Second: Shawver/Taylor

ROLL CALL VOTE:	Council Member Ramirez	ABSENT
	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 15378(b)(8) and 15061(b)(3) of the State CEQA Guidelines 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 pursuant to California Government Code Section 53083; and
3. Adopted Resolution No. 2021-13, entitled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, ACCEPTING THE ECONOMIC DEVELOPMENT SUBSIDY REPORT PREPARED PURSUANT TO GOVERNMENT CODE SECTION 53083 REGARDING A PUBLIC BENEFIT AGREEMENT BY AND BETWEEN THE CITY OF STANTON AND RODEO 39 MARKETPLACE, LLC, AND APPROVING SAID PUBLIC BENEFIT AGREEMENT.”**

As amended and including changes to sections:

- 6.2 Maintenance Deficiency: Changing the cure date from thirty (30) days to fifteen (15) days.
- 6.3 Graffiti: Changing the removal date from fifteen (15) days to seventy-two (72) hours following the discovery of the graffiti.

8. **UNFINISHED BUSINESS** None.
9. **NEW BUSINESS** None.
10. **ORAL COMMUNICATIONS – PUBLIC** None.
11. **WRITTEN COMMUNICATIONS** None.

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

**12A. COMMITTEE REPORTS/COUNCIL/AGENCY/AUTHORITY ANNOUNCEMENTS**

None.

**12B. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE COUNCIL MEETING**

None.

**12C. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE STUDY SESSION**

Currently Scheduled:

- Strategic Plan Review and Update.
- Mid-Year Budget Review

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

None.

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

None.

**14A. 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 a Stanton Police Services 2020 yearend review of their operations.

**15. ADJOURNMENT** Motion/Second: Shawver/  
Motion carried at 7:35 p.m.

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MAYOR/CHAIRMAN

ATTEST:

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CITY CLERK/SECRETARY