

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY
OF THE CITY OF STANTON
JOINT REGULAR MEETING MAY 25, 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

Ms. Ugochi L. Anaebere-Nicholson, Public Law Center, submitted an e-public comment requesting that the City meet their affordable housing and relocation obligations under California law, prior to taking actions to dispose of the properties or displace the residents of the Tina Pacific Neighborhood.

4. CLOSED SESSION

The members of the City Council / Successor Agency / 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.

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 Ms. Zenia Bobadilla, Community Services Director.

The City Attorney / Agency Counsel reported that the Stanton City Council / Successor Agency / Housing Authority met in closed session from 6:00 to 6:27 p.m.

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

8. SPECIAL PRESENTATIONS AND AWARDS None.

9. CONSENT CALENDAR

Mayor Shawver pulled item 9H from the Consent Calendar for separate discussion.

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

Public E-Comments:

- Jimmy Jin, resident, submitted an e-public comment in favor of Consent Calendar Item 9D.
- Amy Tran, resident, submitted an e-public comment in favor of Consent Calendar Item 9D.
- Daniel Park submitted an e-public comment in favor of Consent Calendar Item 9D.
- Noelle Cho, resident, submitted an e-public comment in favor of Consent Calendar Item 9D.
- Abraham Hwang, resident, submitted an e-public comment in favor of Consent Calendar Item 9D.
- Phuong Tran, resident, submitted an e-public comment in favor of Consent Calendar Item 9D.

- David Agy, resident, submitted an e-public comment in favor of Consent Calendar Item 9D.
- Jenica Divina, resident, submitted an e-public comment in favor of Consent Calendar Item 9D.
- Marivic Divina, resident, submitted an e-public comment in favor of Consent Calendar Item 9D.

Motion/Second: Ramirez/Warren

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 April 23, 2021 – May 6, 2021, in the amount of \$2,949,252.35.

9C. APPROVAL OF MINUTES

1. The City Council approved Minutes of Special Meeting – May 11, 2021; and
2. The City Council/Agency/Authority Board approved Minutes of Regular Joint Meeting – May 11, 2021.
3. The City Council approved Minutes of Special Meeting – May 18, 2021.

9E. RESOLUTION 2021-19 OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AUTHORIZING THE APPLICATION FOR FUNDS FOR THE ENVIRONMENTAL CLEANUP, TIER 1 GRANT PROGRAM

The Orange County Transportation Authority (OCTA) has issued a call for projects for the Environmental Cleanup Program (ECP), Tier 1 Grant. The City of Stanton is requesting \$127,222.22 in funds from OCTA to purchase and install catch basin filter devices.

1. The City Council declared that the project is categorically exempt from the California Environmental Quality Act (“CEQA”) under Section 15301(c) – Existing highways and streets, sidewalks, gutters, bicycle, and pedestrian trails, and similar facilities; and
2. Adopted Resolution No. 2021-19 authorizing the application of funds for the Environmental Cleanup, Tier 1 Grant Program, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON AUTHORIZING AN APPLICATION FOR FUNDS FOR THE ENVIRONMENTAL CLEANUP, TIER 1 GRANT PROGRAM UNDER ORANGE COUNTY LOCAL TRANSPORTATION ORDINANCE NO. 3 FOR STANTON CATCH BASIN FULL TRASH CAPTURE SYSTEM INSTALLTIONS – 2021”; and

3. Authorized the City Manager to sign the 2021 Tier 1 Call for Projects Application for Funding.

9F. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER’S REPORT FOR THE ANNUAL LEVY OF ASSESSMENTS FOR STANTON LIGHTING AND LANDSCAPING DISTRICT NO. 1 FOR FISCAL YEAR 2021-22

On March 23, 2021, the City Council adopted Resolution No. 2021-06, initiating proceedings for the annual levy of assessments and ordered the Engineer to prepare a report in accordance with Section 22565 et seq. of the State of California Streets and Highways Code. The Engineer has filed a report with the City Clerk in compliance with Council direction. The proposed resolution would preliminarily approve the report.

1. The City Council finds that this item is not subject to 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. Adopted Resolution No. 2021-17, preliminarily approving the Engineer's Report for the annual level of assessments for the Stanton Lighting and Landscaping District No. 1 for Fiscal Year 2021-22, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER’S REPORT FOR THE ANNUAL LEVY OF ASSESSMENTS FOR STANTON LIGHTING AND LANDSCAPING DISTRICT NO. 1 FOR THE FISCAL YEAR BEGINNING JULY 1, 2021 AND ENDING JUNE 30, 2022.

- 9G. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSMENTS FOR IMPROVEMENT, MAINTENANCE, AND SERVICING OF LIGHTING AND LANDSCAPING WITHIN THE BOUNDARIES OF THE TERRITORY INCLUDED IN THE STANTON LIGHTING AND LANDSCAPING DISTRICT NO. 1 FOR FISCAL YEAR 2021-22 PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 AND APPOINTING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO**

On March 23, 2021, the City Council adopted Resolution No. 2021-06, initiating proceedings for the annual levy of assessments and ordered the Engineer to prepare a report in accordance with Section 22565 et seq. of the State of California Streets and Highways Code. The Engineer has filed a report with the City Clerk in compliance with Council direction. The proposed resolution would declare the City Council's intention to levy and collect the assessments and set the required public hearing for Tuesday, June 22, 2021.

1. The City Council finds that this item is not subject to 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. Adopted Resolution No. 2021-18, declaring its intention to levy and collect the annual assessments for Stanton Lighting and Landscaping District No. 1, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR IMPROVEMENT, MAINTENANCE, AND SERVICING OF THE TERRITORY INCLUDED IN THE STANTON LIGHTING AND LANDSCAPING DISTRICT NO. 1 FOR FISCAL YEAR 2021-22 PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 AND APPOINTING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO”;
and

- 3. Scheduled the public hearing to consider the assessments for Fiscal Year 2021-18 on June 22, 2021.

END OF CONSENT CALENDAR

9D. APPROVAL TO INSTALL FENCING FOR NORM ROSS PARK AND APPROPRIATION OF FUNDS

Norm Ross Park fencing has deteriorated over time along with being vandalized weekly. New tight wire mesh fencing will keep trespassers out of Norm Ross Park & Stanton’s Community Garden.

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

City Council requested that staff contact the County of Orange and request that they repair the broken fencing along the flood control channel, authorize the City and staff to add additional fencing and a gate along the City’s portion of the fence line.

Motion/Second: Taylor/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 that the project is exempt from the California Environmental Quality Act (“CEQA”) under Section 15301(c) – Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities; and
- 2. Approved an appropriation of \$20,000 from the available balance from the Park In-Lieu Fund.

9H. PROFESSIONAL SERVICES AGREEMENT WITH HDL COMPANIES FOR CANNABIS BACKGROUND CHECK AND VALIDATION SERVICES

Request authorization to allow the City Manager to enter into a Professional Services Agreement with HdL Companies, for background check and validation services in conjunction with Commercial Cannabis Process for a term to expire April 27, 2022.

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

Motion/Second: Shawver/Ramirez

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 action of the City having to not be a project as defined by CEQA and to have no result direct or indirect to physical changes in the environment; and
2. Approved the agreement for HdL Companies; and
3. Authorized the City Manager to execute the agreement with HdL Companies.

10. PUBLIC HEARINGS

10A. PUBLIC HEARING TO CONSIDER AMENDING THE SCHEDULE OF FEES AND CHARGES FOR CITY SERVICES TO ADD COMMERCIAL CANNABIS BACKGROUND CHECK AND VERIFICATION FEES (RESOLUTION NO. 2020-21)

Stanton Municipal Code Section 5.77.070.B and Section 5.77.0160 authorizes the City Council to, by resolution, adopt a fee to defray the costs the City incurs in the administration and implementation of its Commercial Cannabis Business permit process. In 2020, the City initially identified \$2,600 as the established application fee, which covered internal staff review of the applications submitted. That fee did not consider a third-party independent background check and verification process. Staff is recommending an amendment to Resolution 2020-21 to add a \$5,500 Background and Investigation fee per applicant to defray the cost incurred by this review.

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

The public hearing was opened.

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

Motion/Second: Warren/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 conducted a public hearing; and
2. Finds that this item is not subject to California Environmental Quality Act (“CEQA”) as defined by Section 15378.b.5 (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
3. Adopted Resolution No. 2021-16, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AMENDIING THE SCHEDULE OF FEES AND CHARGES FOR CITY SERVICES TO ADD COMMERCIAL CANNABIS BACKGROUND CHECK AND VERIFICATION FEE”.

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| 11. UNFINISHED BUSINESS | None. |
| 12. NEW BUSINESS | None. |
| 13. ORAL COMMUNICATIONS – PUBLIC | None. |
| 14. WRITTEN COMMUNICATIONS | None. |

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

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

- Council Member Warren reported on her attendance and the success of the City's "The World In Our Backyard" art exhibit, which was held on Saturday, May 22, 2021 at Stanton Central Park.
- Mayor Shawver reported on his attendance and the success of the City's "The World In Our Backyard" art exhibit, which was held on Saturday, May 22, 2021 at Stanton Central Park and further expressed his gratitude to the City staff and distinguished guests from the Office of Assemblymember Sharon Quirk-Silva and the Office of Supervisor Katrina Foley.

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

Mayor Shawver requested to agendaize discussion regarding permit parking within districts three and four (residential and commercial).

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

Currently Scheduled:

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

15D. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING CONDUCTING A REVIEW OF THE CITY'S CURRENT STANTON MUNICIPAL CODE

At the May 11, 2021 City Council meeting, Mayor Shawver requested that this item be agendaized for discussion. Mayor Shawver is requesting to conduct a review of the City's current ordinances to ensure that they are parallel to civil laws to strengthen the City's current municipal code so that the City can enforce its laws.

Presentation by Mayor David J. Shawver.

Consensus was received and the City Council directed staff to continue the City's relationship with the Orange County Sheriff's Department and the City Attorney's office to facilitate more prosecutions of local law, giving the city more control over its prosecution efforts via the City Attorney's office. Conduct a review of misdemeanor crimes that regularly occur within the City to mirror state laws and statutes that the City can potentially parallel, review the costs benefits and safety options and further directed staff to bring this item back for City Council review once the review 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 that city hall is scheduled to re-open along with the State on June 15, 2021, ensuring safety measure are in place for the public and staff protection.

Mr. Jarad L. Hildenbrand, City Manager, reported that City Council, Planning Commission, and Parks, Recreation and Community Services Commission meetings are tentatively scheduled to be conducted live and in person mid July, 2021.

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.
- Captain Cruz Alday, reported to the City Council on the promotion and departure of Deputy Jesus Maldonado, Deputy Mike Garcia, and Deputy Monty Faour who have each recently been promoted and will be re-assigned and leaving the City of Stanton.
 - Deputy Jesus Maldonado, Deputy Mike Garcia, and Deputy Monty Faour expressed their gratitude to the City, their colleagues, Captain, and the Orange County Sheriff's Department.
 - The City Council expressed their gratitude to Deputy Jesus Maldonado, Deputy Mike Garcia, and Deputy Monty Faour who have each consistently proven to be an active and valuable member of our community and extended to Deputy Jesus Maldonado, Deputy Mike Garcia, and Deputy Monty Faour the City's appreciation and best wishes for continued success.

18. ADJOURNMENT Motion/Second: Shawver/
Motion carried at 7:29 p.m.

MAYOR/CHAIRMAN

ATTEST:

CITY CLERK/SECRETARY