

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY
OF THE CITY OF STANTON AUGUST 24, 2021

SPECIAL CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY MEETING
STUDY SESSION (5:00 PM)

JOINT REGULAR CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY
MEETING (6:30 PM)

**1. CALL TO ORDER STANTON JOINT CITY COUNCIL / SUCCESSOR AGENCY /
STANTON HOUSING AUTHORITY SPECIAL - STUDY SESSION**

The meeting was called to order at 5:03 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. PLEDGE OF ALLEGIANCE

Led by Mr. James L. Barisic.

SPECIAL ORDERS OF THE DAY

4. STUDY SESSION - NEW BUSINESS

**4A. STUDY SESSION REGARDING PROPOSALS FOR TINA-PACIFIC
AFFORDABLE HOUSING DEVELOPMENT**

Consideration of two proposals for the Tina-Pacific Affordable Housing
Development.

Introduction by Mr. Jarad L. Hildenbrand, City Manager.

Presentation by Volunteers of America Los Angeles (VOA-LA).

Presentation by Brandywine Development.

Public Comment:

- Ms. Cecilia Tavake, resident, spoke regarding her concerns with the future of the Tina / Pacific neighborhood which has been her home since 1994. Ms. Tavake questioned the City Council on relocation assistance, current and future plans for the neighborhood, types of assistance that the City would provide to the current low income families and low income families with young children.
- Ms. Juliana Cacique, resident, spoke in opposition to the proposed project and spoke further regarding her concerns for the future of the Tina / Pacific neighborhood and the future of her family. Ms. Cacique stated that they are human, that they are people, people who work hard and care for their neighborhood and community. She further expressed the community's need for the City to understand and respect the families within the Tina / Pacific neighborhood who wish to understand and be made aware of the City's current and future goals for their neighborhood and their families.
- Ms. Ugochi L. Anaebere-Nicholson, Public Law Center, questioned the City Council regarding first right of refusal, timing, timing for residents who are interested in returning to the neighborhood, demolition plans, and replacement plans for those units deemed affordable.
- Mr. Paul Gonzales, resident, inquired about the requirements of the relocation assistance programs being presented by the developers and if undocumented residents within the Tina / Pacific neighborhood would have access to those assistance programs.
- Ms. Yesenia Hernandez, spoke regarding her concerns with the current living conditions within the Tina / Pacific neighborhood and questioned the City Council on what steps were being taken to actively address these concerns. Ms. Hernandez stated that she understands the future plans for the neighborhood, however, she is concerned with the lack of action being taken to ensure the safety and wellbeing of the families currently living within the Tina / Pacific neighborhood.
- Ms. Daisy Coruso, expressed her gratitude to the Tina / Pacific neighborhood residents who were in attendance and stated the importance in hearing what residents had to say in full and not via a brief summary. Ms. Coruso further spoke regarding her concerns with the current living conditions within the neighborhood and the lack of response and assistance that the neighborhood is receiving from the City and Quality Management in regards to the safety and wellbeing of the residents.
- Ms. Juliana Cacique, resident, spoke regarding the communities current unified efforts within the neighborhood ensuring that vacant units are secured and sealed, and reported on the lack of police patrol.

Council / Authority Member Van motioned to review all proposals in closed session prior to moving forward with a recommended action.

Motion/Second: Van/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 / Housing Authority moved to discuss and review all proposals in closed session, as agendized, prior to moving forward with a recommended action.

Closed Session items will be considered at the end of the regular meeting agenda.

5. ADJOURNMENT OF STANTON JOINT CITY COUNCIL / SUCCESSOR AGENCY / STANTON HOUSING AUTHORITY SPECIAL - STUDY SESSION

The special meeting (study session) was adjourned at 7:33 p.m. by Mayor / Chairman Shawver.

6. CALL TO ORDER REGULAR CITY COUNCIL / SUCCESSOR AGENCY / STANTON HOUSING AUTHORITY MEETING

The meeting was called to order at 7:39 p.m. by Mayor / Chairman Shawver.

7. CLOSED SESSION

Closed session items will be considered at the end of the regular meeting agenda.

8. PLEDGE OF ALLEGIANCE

Led by Mr. Joe Ames, Public Works Director / City Engineer.

9. 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.

5. SPECIAL PRESENTATIONS AND AWARDS

- A. Presentation of award of recognition to outgoing Planning Commissioner Ms. Debi Grand.
- B. Presentation of award of recognition to outgoing Planning Commissioner Mr. Sou Moua.
- C. Presentation of award of recognition to outgoing Parks, Recreation, and Community Services Commissioner Ms. Jenny Lacayo.
- D. Presentation of award of recognition to outgoing Parks, Recreation, and Community Services Commissioner Ms. Nancy Heitman.
- E. Presentation of award of recognition to Ms. Ann Nguyen who has been selected as the 65th Assembly District's Woman of the Year by Assemblywoman Sharon Quirk-Silva.

11. CONSENT CALENDAR

Consent Calendar item 11I was pulled from the consent calendar for separate approval and discussion.

Motion/Second: Shawver/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

11A. 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.

11B. APPROVAL OF WARRANTS

The City Council approved demand warrants dated July 16, 2021 – August 12, 2021, in the amount of \$2,990,019.14.

11C. JUNE 2021 INVESTMENT REPORT (SUCCESSOR AGENCY)

The Investment Report as of June 30, 2021, 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 June 2021.

11D. APPROVAL OF FIRST CONTRACT AMENDMENT INCREASING THE CONTRACT WITH REVIZE SOFTWARE SYSTEMS TO INCLUDE ADDITIONALLY MIGRATED PAGES

On August 11, 2020, the City of Stanton awarded a contract to ReviZe Software Systems to provide design, support and hosting services for the City's website. Our original sales agreement included the migration of 1,500 pages and documents, with a \$3 fee for any additional pages. A total of 2,665 pages and documents were transferred to the new site at the completion of the migration process.

1. The City Council declared that this amendment is not a project subject to review under the California Environmental Quality Act; and

2. Approved a First Amendment to the ReviZe Software Systems Agreement for a total contract amount not to exceed \$38,300; and

3. Authorized the City Manager to execute the first amendment with ReviZe Software Systems.

11E. PROFESSIONAL SERVICES AGREEMENT FOR PROCESSING PARKING CITIATIONS

Staff is recommending that the City enter a Professional Services Agreement (PSA) for processing parking citations to cover the period until June 30, 2022 with Turbo Data Systems. The City currently uses Turbo Data Systems for this service and entering the PSA would continue the existing service.

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 Professional Services Agreement with Turbo Data Systems for processing of parking citations to cover the period up to June 30, 2022; and
3. Authorized the City Manager to execute the Professional Services Agreement with Turbo Data Systems for processing of parking citations.

11F. APPROVE MUTUAL AID MEMORANDUM OF AGREEMENT BETWEEN COUNTY OF ORANGE AND CITY OF STANTON FOR THE COVID-19 VACCINATION EFFORT

During the regional effort to operate vaccination sites during the Covid-19 pandemic, City staff was utilized to staff sites across the county as well as the operation of Mobile Point of Dispensing (POD) sites in the City of Stanton. Approval of the Memorandum of Agreement will allow the City to seek reimbursement for the staff time utilized during the vaccination efforts.

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 execution of the Mutual Aid Memorandum of Agreement (MOA) with the County of Orange; and
3. Approved of the applicant agent resolution authorizing the City Manager to execute any actions necessary for the purposes of obtaining federal financial assistance related to this MOA if those actions do not materially change the terms or amount of the City’s commitment as it is reflected in the above-referenced in the MOA; and
4. Authorized the adjustment of revenue and expense budgets in City’s operating budget to match the mutual aid expenditures invoiced through the County to anticipated revenues.

11G. JOINT AGREEMENT FOR 800MHz EMERGENCY COMMUNICATIONS SYSTEM

Approval of the newly re-written Joint Agreement, which provides improved guidelines for the enhanced operations and fiscal management of the 800 MHz Countywide Coordinated Communication System. The new Joint Agreement also establishes Governance Committee Bylaws.

1. The City Council declared that the project is exempt from the California Environmental Quality Act (“CEQA”) under Section 15301 (Class 1 – Existing Facilities); and
2. Approved the re-written Joint Agreement for the Operation, Maintenance, and Financial Management of the Orange County 800 MHz Countywide Coordinated Communications System between the 34 cities and the Orange County Fire Authority.

11H. MEMORANDUM OF UNDERSTANDING (MOU) FOR COUNTY OF ORANGE’S COUNTYWIDE MASS NOTIFICATION SYSTEM

Approval of the Memorandum of Understanding (MOU) with County of Orange, which would allow the City of Stanton to continue using the County's Countywide Mass Notification System, AlertOC.

1. The City Council declared that the project is exempt from the California Environmental Quality Act (“CEQA”) under Section 15060(c)(3) and 15378; and
2. Approved and authorized the Stanton Public Safety Department to execute and manage, on behalf of the City of Stanton, a Memorandum of Understanding between the City and the County of Orange to allow the City’s use of the County's Countywide Mass Notification System under the terms and conditions of the County's Countywide Mass Notification System Operating Guidelines and vendor-provided agreements, commencing on July 1, 2021, and continuing through June 30, 2024.

END OF CONSENT CALENDAR

Council Member Ramirez and Ms. HongDao Nguyen, City Attorney cited a conflict of interest and recused themselves from the dais and City Council Chamber.

11I. AWARD OF PROFESSIONAL SERVICES AGREEMENT (PSA) FOR DEMOGRAPHER TO PREPARE REDISTRICTING MAPS DEPICTING ELECTORAL DISTRICT LINES

On November 28, 2017 the City Council adopted Ordinance No. 1073 establishing a district-based election system. Per legislation, California public agencies are required to redraw district lines every ten years following the decennial census. In anticipation of the release of the 2020 US Census data along with the mandated requirement to reassess district boundary lines, Staff has solicited bids via Request for Proposal (RFP) process for the purpose of a demographer to prepare redistricting maps depicting electoral district lines.

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

Motion/Second: Taylor/Van
Motion carried by the following vote:

AYES: 4 (Shawver, Taylor, Van, and Warren)

NOES: None

ABSTAIN: 1 (Ramirez)

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. Awarded the RFP bid for Demographer to Prepare Redistricting Maps Depicting Electoral District Lines in the amount not to exceed \$42,200 to Best Best & Krieger, LLP; and
3. Authorized the Mayor to execute the Professional Services Agreement binding the City of Stanton and Best Best & Krieger, LLP for the purpose of Demographer services to Prepare Redistricting Maps Depicting Electoral District Lines.

12. PUBLIC HEARINGS

12A. CONSIDERATION OF ORDINANCE NO. 1111, WHICH INCLUDES VARIOUS AMENDMENTS TO THE STANTON MUNICIPAL CODE REGARDING CAMPING, OVERSIZED VEHICLE PARKING, VACANT AND FORECLOSED PROPERTIES, AND PUBLIC NUDITY

Ordinance No. 1111 (“Ordinance”) includes quality of life amendments to the Stanton Municipal Code (“SMC”). Subject to limited exceptions, this Ordinance will prohibit oversized vehicle parking on the City’s public streets. Additionally, this Ordinance amends the City’s camping regulations for purposes of consistency across the SMC and in light of recent case law. The Ordinance also prohibits public nudity and strengthens the City’s regulations governing vacant properties (to now apply to all vacant properties, regardless of whether a foreclosure has occurred).

Staff report by Ms. HongDao Nguyen, City Attorney.

The public hearing was opened.

- Mrs. Lynn Selden, resident, spoke in favor of the proposed ordinance.
- Mr. Albert Selden, resident, spoke in favor of the proposed ordinance.
- Mr. Travis Nicholson, business owner, spoke in favor of the proposed ordinance.

No one else 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: Ordinance No. 1111 is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines section 15060, subd. (c)(2), (3)); and

3. Introduced Ordinance No. 1111 entitled:

“AN ORDINANCE OF THE CITY COUNCIL OF STANTON, CALIFORNIA AMENDING VARIOUS PROVISIONS OF THE STANTON MUNICIPAL CODE RELATING TO CAMPING, OVERSIZED VEHICLE PARKING, VACANT AND FORECLOSED PROPERTIES, AND PUBLIC NUDITY AND FINDING THE ORDINANCE NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT”; and

4. Set Ordinance No. 1111 for adoption at the next regularly scheduled City Council meeting of September 14, 2021.

13. UNFINISHED BUSINESS

13A. APPROVAL OF ORDINANCE NO. 1110

This Ordinance was introduced at the regular City Council meeting of July 27, 2021.

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

Motion/Second: Van/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 Clerk read the title of Ordinance No. 1110, entitled:

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF STANTON AND KB HOME COASTAL, INC. FOR CERTAIN REAL PROPERTY LOCATED AT 7401, 7421, AND 7455 KATELLA AVENUE AND 10941 AND 10921 WESTERN AVENUE WITHIN THE CITY OF STANTON PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65864 ET SEQ. AND MAKING CEQA FINDINGS IN CONNECTION THEREWITH”; and

2. The City Council adopted Ordinance No. 1110.

14. NEW BUSINESS None.

15. ORAL COMMUNICATIONS – PUBLIC

- Ms. Patricia Allen, resident, spoke regarding safety concerns within her senior living facility.

16. WRITTEN COMMUNICATIONS None.

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

17A. COMMITTEE REPORTS/COUNCIL/AGENCY/AUTHORITY ANNOUNCEMENTS

- Council Member Van expressed her appreciation and gratitude to the Orange County Sheriff's Department and City staff for a successful National Night Out event, which was held at Stanton Central Park on August 6, 2021.
- Council Member Van reported on the Orange County Public Library's Back to School Event - Stanton Branch, which was held on August 18, 2021.
- Council Member Van reported on the Orange County Public Library's new electronic check out features for borrowing of Chromebooks (laptops) and the availability of WiFi hotspots with a valid Orange County Public Library card.
- Mayor Shawver reported on his virtual attendance at the August 20, 2021, Civic Select Committee meeting speaking on behalf of the City regarding Orange County Homelessness and Mental Health Services.

17B. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE COUNCIL MEETING

- Mayor Shawver requested to agenda discussion regarding the advantages and disadvantages in becoming a charter city.
- Mayor Shawver requested to agenda discussion regarding placing an item on the ballot to obtain voter input on the consideration of returning to an at-large election system.
- Mayor Pro Tem Taylor requested to agenda discussion regarding implementing vaccination rules and requirements for City staff members.

17C. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE STUDY SESSION

None.

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

None.

19. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

- Mr. Jarad L. Hildenbrand introduced and welcomed the City's new Public Works Director / City Engineer Mr. Joe Ames to the City Council.
- Mr. Joe Ames, Public Works Director / City Engineer made a brief introduction about himself to the City Council.

19A. 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.

CLOSED SESSION (*Heard out of order*)

Closed session items were considered at the end of the regular meeting agenda.

PUBLIC COMMENT ON CLOSED SESSION ITEMS None.

7. CLOSED SESSION

The members of the City Council / Successor Agency / Housing Authority of the City of Stanton proceeded to closed session at 8:35 p.m. for discussion regarding:

**7A. 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.

**7B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(Pursuant to Government Code Section 54956.8)**

Property: 10692 Beach Boulevard, CA (APN 126-434-12)

Negotiating Parties: Jarad L. Hildenbrand, City Manager, City of Stanton
Hyuncho Park, Owner

Under Negotiation: Instruction to negotiator will concern price and terms of payment.

**20. CALL TO ORDER STANTON CITY COUNCIL / SUCCESSOR AGENCY /
HOUSING AUTHORITY JOINT REGULAR MEETING**

The City Council / Successor Agency / Housing Authority reconvened in open session at 9:30 p.m.

The City Attorney / Agency Counsel reported that the Stanton City Council / Successor Agency / Housing Authority met in closed session from 8:35 to 9:30 p.m.

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

SPECIAL ORDERS OF THE DAY

4. STUDY SESSION - NEW BUSINESS

4A. STUDY SESSION REGARDING PROPOSALS FOR TINA-PACIFIC AFFORDABLE HOUSING DEVELOPMENT

Consideration of two proposals for the Tina-Pacific Affordable Housing Development.

Motion/Second: Taylor/Ramirez

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

Motion unanimously carried:

1. The City Council / Housing Authority declared that the project is exempt from the California Environmental Quality Act ("CEQA") under Section 15060(c)(3) and 15378; and
2. Received and filed presentations; and
3. Directed staff to negotiate with Brandywine Homes, National CORE, and C&C Development and, as necessary, enter into an exclusive negotiating agreement (ENA) with such developer to facilitate negotiations.

21. ADJOURNMENT Motion/Second: Shawver/
Motion carried at 9:32 p.m.

/s/ David J. Shawver

MAYOR/CHAIRMAN

ATTEST:

/s/ Patricia A. Vazquez

CITY CLERK/SECRETARY