

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY
OF THE CITY OF STANTON
SPECIAL & JOINT REGULAR MEETING APRIL 12, 2022

SPECIAL CITY COUNCIL MEETING – STUDY SESSION
(4:00 PM)

CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY MEETING – CLOSED SESSION
(5:00 PM)

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

1. CALL TO ORDER STANTON CITY COUNCIL SPECIAL - STUDY SESSION (4:00 PM)

The Special Joint City Council Meeting – Study Session was called to order at 4:00 p.m. by Mayor Shawver.

2. ROLL CALL

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

Absent: None.

Excused: None.

SPECIAL ORDERS OF THE DAY

3. STUDY SESSION - NEW BUSINESS

3A. HOMELESSNESS WITHIN THE CITY OF STANTON AND THE RESOURCES BEING OFFERED BY THE CITY

Update and discussion regarding steps taken to address homelessness within the City of Stanton and the resources being offered by the City.

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

Presentation by Ms. Soo Kang, Assistant to the City Manager.

The City Council questioned staff regarding outreach, engagement, enforcement, services offered, services declined, point in time count data, identified areas of concern, trespassing, coordinating efforts with neighboring cities, and joint enforcement efforts.

Written Communication:

- Ms. Meridith Gill, Senior HOA Manager, Diversified Association Management, spoke regarding their communities experiencing an increase in crime (*home break ins, trespassing, theft, vehicles gas theft, lighting fixtures being shot out, homeless utilizing the grass areas as restrooms, fires, and graffiti*). Ms. Gill further stated that these incidents have been reported to the Orange County Sheriff’s Department (OCSD) and would like to know what the City’s plan is to eradicate and/or assist in minimizing these crimes and inquired about what the City’s contract with the OCSD consist of.

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 report.

The Special Joint City Council Meeting – Study Session was adjourned at 5:00 p.m. by Mayor/Chairman Shawver.

The Special Joint City Council Meeting – Closed Session was called to order at 5:02 p.m. by Mayor/Chairman Shawver.

4. PUBLIC COMMENT ON CLOSED SESSION ITEMS None.

Ms. HongDao Nguyen, City Attorney reported that the City Council had a late breaking item that needed to be added to the agenda, recommending request to add conference with labor negotiators pursuant to Government Code Section 54957.6 with the City’s designated representative the Mayor and the unrepresentative employee the City Manager as a closed session item.

Motion/Second: Shawver/Van

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

Motion unanimously carried:

The following item was added as a closed session item:

**PUBLIC EMPLOYEE PERFORMANCE EVALUATION
(Pursuant to Government Code Section 54957.6)**

Title: City Manager

5. CLOSED SESSION

The members of the City Council / Successor Agency / Housing Authority of the City of Stanton proceeded to closed session at 5:04 p.m. for discussion regarding:

**5A. 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.

**5B. PUBLIC EMPLOYEE PERFORMANCE EVALUATION
(Pursuant to Government Code Section 54957.6)**

Title: Chief of Police

**5C. PUBLIC EMPLOYEE PERFORMANCE EVALUATION
(Pursuant to Government Code Section 54957.6)**

Title: City Manager

6. ADJOURNMENT OF STANTON SPECIAL JOINT CITY COUNCIL - CLOSED SESSION

The Special Joint City Council Meeting – Closed Session was adjourned at 6:00 p.m. by Mayor/Chairman Shawver.

7. CALL TO ORDER REGULAR CITY COUNCIL / SUCCESSOR AGENCY / STANTON HOUSING AUTHORITY MEETING (6:00 PM)

The regular Joint City Council Meeting was called to order at 6:00 p.m. by Mayor/Chairman Shawver.

8. PUBLIC COMMENT ON CLOSED SESSION ITEMS None.

9. 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:

**9A. 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.

**9B. PUBLIC EMPLOYEE PERFORMANCE EVALUATION
(Pursuant to Government Code Section 54957.6)**

Title: Chief of Police

**9C. PUBLIC EMPLOYEE PERFORMANCE EVALUATION
(Pursuant to Government Code Section 54957.6)**

Title: City Manager

**10. CALL TO ORDER STANTON CITY COUNCIL / SUCCESSOR AGENCY /
HOUSING AUTHORITY JOINT REGULAR MEETING (6:30 PM)**

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 5:04 to 6:30 p.m.

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

11. ROLL CALL

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

Absent: None.

Excused: None.

12. PLEDGE OF ALLEGIANCE

Led by Ms. Patricia A. Vazquez, City Clerk.

13. SPECIAL PRESENTATIONS AND AWARDS

Mayor Shawver proclaimed the month of April 2022 to be DMV / Donate Life Month in the City of Stanton and presented a proclamation to One Legacy Ambassador Lynda Trachtman.

- Ms. Trachtman expressed her gratitude to the City Council and the City of Stanton, shared her legacy story, and reported on Donate Life’s upcoming Donate Life Run/Walk event.

14. CONSENT CALENDAR

Motion/Second: Taylor/Ramirez

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

Motion unanimously carried:

CONSENT CALENDAR

14A. 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.

14B. APPROVAL OF WARRANTS

The City Council approved demand warrants dated March 11, 2022 – March 24, 2022, in the amount of \$1,437,392.40.

14C. FEBRUARY 2022 INVESTMENT REPORT

The Investment Report as of February 28, 2022, has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

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 Investment Report for the month of February 2022.

14D. FEBRUARY 2022 INVESTMENT REPORT (SUCCESSOR AGENCY)

The Investment Report as of February 28, 2022, 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 February 2022.

14E. FEBRUARY 2022 GENERAL FUND REVENUE AND EXPENDITURE REPORT; HOUSING AUTHORITY REVENUE AND EXPENDITURE REPORT; AND STATUS OF CAPITAL IMPROVEMENT PROGRAM

The Revenue and Expenditure Report for the month ended February 28, 2022, 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 February 28, 2022.

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 February 2022 Revenue and Expenditure Report and Status of Capital Improvement Projects for the month ended February 28, 2022.

14F. FISCAL YEAR 2020-21 SINGLE AUDIT REPORT

On March 8, 2022, the City Council received a number of reports issued by the City's auditors for the Fiscal Year 2020-21 audit. There was one report that was outstanding. The final audit report for the Fiscal Year 2020-21 audit has been issued and is included as Attachment A.

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 Annual Comprehensive Financial Report (ACFR), and related audit reports.

14G. 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 2022-23 update.

In addition, staff is seeking City Council approval of a professional services agreement with Harris & Associates to perform the annual administration services for Stanton Lighting and Landscaping District No. 1, which includes the preparation of the Engineer's Report. In addition, the agreement includes the annual administration for the protective services tax roll and sewer user fee. The scope of work is for the next two fiscal years (Fiscal Years 2022/23 and 2023/24). Staff intends to issue a request for proposals (RFP) for a new five-year cycle of tax administration and sewer user fee services once the City's Sewer Master Plan update project is complete. (A new sewer user fee study will need to be performed after this project is completed.)

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. 2022-18 initiating proceedings and ordering the Engineer's report for the Fiscal Year 2022-23 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, 2022, AND ENDING JUNE 30, 2023; AND ORDERING THE ENGINEER TO PREPARE AND FILE A REPORT IN ACCORDANCE THEREWITH”; and

3. Waived competitive bidding process required by the City’s purchasing policy; and
4. Authorized the City Manager to execute a Professional Services Agreement with Harris & Associates for the annual administration of Stanton Lighting and Landscaping District No. 1, protective services tax roll, and sewer user fee for Fiscal Years 2022-23 and 2023-24.

14H. LANDSCAPE MAINTENANCE AGREEMENT WITH CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR IMPROVEMENTS ADJACENT TO 11752 BEACH BOULEVARD

The development of the property at 11752 Beach Boulevard will include landscaping in a future parkway area along Beach Boulevard. The California Department of Transportation (Caltrans) owns the right of way where the landscaping will be placed and the parkway area will be created. They are requiring the City enter into an agreement to maintain this landscaping in the event it is not properly maintained by the adjacent property owner (“Caltrans Landscape Maintenance Agreement”).

1. The City Council declared that the project is categorically exempt under the California Environmental Quality Act, Class 1, Section 15301(h) as maintenance of existing landscaping; and
2. Approved the Caltrans Landscape Maintenance Agreement, subject to revisions deemed necessary by the City Attorney and the Public Works Director, to maintain the landscape improvements in the public right-of-way on Beach Boulevard; and
3. Authorized the Mayor and the City Manager to bind the City of Stanton and Caltrans in said agreement; and
4. Authorized the City Manager to bind the City of Stanton and the developer in a companion City Landscape Maintenance Agreement, subject to revisions deemed necessary by the City Attorney and the Public Works Director, to transfer landscape maintenance responsibility from the City to the adjoining property owner.

14I. RENEWAL OF AUTHORIZATION FOR VIRTUAL PUBLIC MEETINGS PURSUANT TO AB 361

Consideration of the circumstances of the state of emergency related to the COVID-19 pandemic to determine whether remote teleconference meetings of the City Council, Committees, and Commissions can continue to be held under the provisions of AB 361.

1. The City Council declared that this item is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Sections 15060(c)(2) and 15060(c)(3); and
2. Reconsidered the circumstances of the state of emergency; and
3. Finds that state or local officials have continued to impose or recommend measures to promote social distancing; and
4. Directed staff, no later than 30 days after the City Council approves the recommended action, to report back on the state-proclaimed state of emergency so that City Council may reconsider the circumstances of the emergency, and, if appropriate, make findings to continue to hold virtual meetings of City legislative bodies pursuant to AB 361.

END OF CONSENT CALENDAR

15. PUBLIC HEARINGS None.

16. UNFINISHED BUSINESS None.

17. NEW BUSINESS

17A. APPROVAL TO LEASE AN ADDITIONAL 2 AUTOMATIC LICENSE PLATE RECOGNITION CAMERAS FROM FLOCK SAFETY

On March 8, 2022, as part of the mid-year budget adjustment, the City Council appropriated budget for the leasing of an additional 2 automatic license plate reading cameras from Flock Safety. These cameras are intended for installation on Village Center Drive where none exist today.

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

Motion/Second: Shawver/Ramirez
Motion carried by the following vote:

AYES: 5 (Ramirez, Shawver, Taylor, Van, and Warren)
NOES: None
ABSTAIN: None
ABSENT: None

Motion unanimously carried:

1. The City Council declared this action is not a project per CEQA; and
2. Authorized the City Manager to amend the contract with Flock Safety to lease an additional 2 automatic license plate reading cameras.

17B. APPROVAL TO SHARE FLOCK CAMERA INFORMATION WITH OTHER LAW ENFORCEMENT AGENCIES

The Orange County Sheriff's Department has received requests from other law enforcement agencies to share access to the Flock license plate reading camera system to aid in their investigations. Upon review by County Counsel and the City Attorney, an agreement needs to be executed between the City and each law enforcement agency that requests access. The template agreement is attached for review and approval by City Council.

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

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

AYES: 5 (Ramirez, Shawver, Taylor, Van, and Warren)
NOES: None
ABSTAIN: None
ABSENT: None

Motion unanimously carried:

1. The City Council declared this action is not a project per CEQA; and
2. Approved the template Inter-Agency Flock Information Sharing Agreement, and authorized the City Attorney to make any further edits necessary; and
3. Authorized the City Manager, subject to his final review, to execute the Inter-Agency Flock Information Sharing Agreement with any law enforcement agency that requests access to the Flock license plate reading camera system.

18. ORAL COMMUNICATIONS – PUBLIC

- Ms. Ester Mendoza, resident, spoke on behalf of Ms. Emily Hibard candidate for California State Assembly in support of AB 1653, AB 1659, and AB 1984.
- Ms. Ester Mendoza, resident, expressed her concerns with the homeless encampments, drug use, and graffiti near and under the Beach Boulevard and Garden Grove Boulevard 22 freeway underpass.

19. WRITTEN COMMUNICATIONS None.

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

20A. COMMITTEE REPORTS/COUNCIL/AGENCY/AUTHORITY ANNOUNCEMENTS

- Mayor Shawver reported on an upcoming free drive thru food and diaper distribution event, which is scheduled to be held on April 16, 2022, from 10:00 am – 1:00 pm at Stanton Park.

20B. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE COUNCIL MEETING

None.

20C. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE STUDY SESSION

None.

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

None.

22. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

- Mr. Jarad L. Hildenbrand, City Manager reported on the upcoming Magnolia Crossing Project community meeting, which is scheduled to be held on April 19, 2022, at 5:30 pm at 8001 Pacific Avenue, Anaheim, 92804.
- Ms. Zenia Bobadilla, Community Services Director reported on the City's Annual Easter Egg Hunt event, which is scheduled to be held on April 16, 2022, from 9:00–11:00 am at Stanton Central Park.

22A. ORANGE COUNTY FIRE AUTHORITY

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

Fire Division Chief Steve Dohman introduced himself to the City Council and provided the City Council with an update on their current operations.

23. ADJOURNMENT Motion/Second: Shawver/
Motion carried at 7:00 p.m.

/s/ David J. Shawver

MAYOR

ATTEST:

/s/ Patricia A. Vazquez

CITY CLERK