

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY
OF THE CITY OF STANTON
JOINT REGULAR MEETING MAY 10, 2022

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

Absent: Mayor/Chairman Shawver.

Excused: None.

3. PUBLIC COMMENT ON CLOSED SESSION ITEMS None.

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:

Mayor / Chairman Shawver arrived at 6:01 p.m.

**4A. PUBLIC EMPLOYEE APPOINTMENT
(Pursuant to Government Code Section 54957)**

Title: Interim City Manager

**4B. CONFERENCE WITH LABOR NEGOTIATORS
(Pursuant to Government Code Section 54957.6)**

Agency Designated Representative: Mayor

Unrepresented Employee: Interim City Manager

**4C. PUBLIC EMPLOYEE PERFORMANCE EVALUATION
(Pursuant to Government Code Section 54957.6)**

Title: City Manager

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 6:30 p.m.

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

6. 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.

7. PLEDGE OF ALLEGIANCE

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

8. SPECIAL PRESENTATIONS AND AWARDS

A. Presentation of Certificate of Recognition honoring Orange County Sheriff's Department Deputy Eric Peevey for his heroic and professional work ethic and on being selected by the Orange County Auto Theft Task Force as the second-place winner for the most stolen vehicle recoveries and arrest of the vehicle theft suspects.

Orange County Sheriff's Department Deputy Eric Peevey recognized and honored by:

- Mayor and City Council Members, Stanton
- Captain Cruz Alday, Orange County Sheriff's Department
- Office of Assemblywoman Sharon Quirk-Silva, District 65
- Office of Congressman Alan Lowenthal, District 47

Introduction of Orange County Sheriff's Department, Crime Prevention Specialist Sarah Shirvany to the City Council.

B. Presentation by Mr. Adam Eliason, Orange County Housing Finance Trust sharing their mission with the City Council and providing information on their current operations.

9. CONSENT CALENDAR

Motion/Second: Taylor/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:

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 8, 2022 – April 21, 2022, in the amount of \$2,665,207.79.

9C. APPROVAL OF MINUTES

The City Council/Successor Agency/Housing Authority approved Minutes of Special & Joint Regular Meeting – April 26, 2022.

9D. RESOLUTION ADOPTING THE LIST OF PROJECTS FOR FISCAL YEAR 2022-2023 TO BE FUNDED BY SB 1

The proposed resolution approves a list of projects to be funded by SB 1, The Road Repair and Accountability Act of 2017, for Fiscal Year 2022-23.

1. The City Council declared that the project is exempt from the California Environmental Quality Act (“CEQA”) under Section 15378(b)(5) 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. Adopted Resolution No. 2022-21, entitled:

“RESOLUTION ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2022-23 FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017”.

9E. 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 approximately \$56,000 in funds from OCTA to purchase and install catch basin connector pipe screens to keep trash from reaching local waterways.

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. 2022-23 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 INSTALLATIONS – 2022”; and

3. Authorized the Public Works Director to sign the 2022 Tier 1 Call for Projects Application for Funding.

9F. MARCH 2022 INVESTMENT REPORT

The Investment Report as of March 31, 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 March 2022.

9G. MARCH 2022 INVESTMENT REPORT (SUCCESSOR AGENCY)

The Investment Report as of March 31, 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 March 2022.

9H. MARCH 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 March 31, 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 March 31, 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 March 2022 Revenue and Expenditure Report and Status of Capital Improvement Projects for the month ended March 31, 2022.

9I. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON AUTHORIZING INVESTMENT OF MONIES IN THE LOCAL AGENCY INVESTMENT FUND

The existing resolution authorizing deposits and withdrawals of monies in LAIF, required by Section 16429.1 of the Government Code, needs to be updated to include the Finance Director.

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. 2022-20, entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AUTHORIZING THE INVESTMENT OF MONIES IN THE LOCAL AGENCY INVESTMENT FUND."

9J. RESOLUTION OF THE STANTON HOUSING AUTHORITY OF THE CITY OF STANTON AUTHORIZING INVESTMENT OF MONIES IN THE LOCAL AGENCY INVESTMENT FUND

The existing resolution authorizing deposits and withdrawals of monies in LAIF, required by Section 16429.1 of the Government Code, needs to be updated to include the Finance Director.

1. The Stanton Housing Authority 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. SHA 2022-01, entitled:

"A RESOLUTION OF THE STANTON HOUSING AUTHORITY OF THE CITY OF STANTON, CALIFORNIA, AUTHORIZING THE INVESTMENT OF MONIES IN THE LOCAL AGENCY INVESTMENT FUND."

9K. AMENDMENT TO AGREEMENT FOR THE STANTON FAMILY RESOURCE CENTER UNDER THE COUNTY OF ORANGE FAMILIES AND COMMUNITIES TOGETHER (FaCT) PROGRAM

The attached First Amendment to the Agreement for Family Resource Center Services would increase the overall amount of annual funding from \$300,000 per year to \$370,800.

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. Approved the First Amendment to the Agreement for Family Resource Center Services with the County of Orange Social Services Agency; and
3. Authorized the City Manager to bind the City of Stanton and the County of Orange Social Services Agency in an amended agreement to provide Family Resource Center services.

9L. UPDATE ON BONANNI CLOUD HOUSE PROJECT LOCATED AT 12331-12435 BEACH BOULEVARD

In September and October of 2020, the City Council approved a Zoning Code amendment, development agreement, Planned Development Permit, and a Site Plan and Design Review (collectively the “Entitlements”) for the development of a new 321 multifamily apartment community at a 3.75 acre site located at 12331-12435 Beach Boulevard (the “Cloud House Project”).¹ The application was submitted as “Bonanni Development,” and the parties intend to clarify in the Entitlements that the applicant title is “Bonanni Development Company, LLC, a California limited liability company.” Additionally, the developer recently informed the City that it would be assigning the Entitlements to Stanton 2.0 LLC, which is also controlled by the Bonanni team.

The clarification to the documents and the assignment can be done administratively. Staff prepared this report to keep the City Council and members of the public apprised of these recent Cloud House Project developments.

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
2. Received and filed the update.

¹ The Project entitlements include: Zoning Code Amendment ZCA 20-01, Development Agreement (DA 20-03), Planned Development Permit PDP 20-04, and a Site Plan and Design Review SPDR-807.

9M. 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

10. PUBLIC HEARINGS None.

11. UNFINISHED BUSINESS

11A. CITY OF STANTON’S AMERICAN RESCUE PLAN ACT (ARPA) ALLOCATION OF FUNDS REVIEW AND UPDATE

Staff will provide an American Rescue Plan Act (ARPA) presentation to provide the City Council with an update and review of the City’s ARPA allocation plans. In addition, staff is recommending the City Council shift the funding source for the City’s funding commitment of the permanent supportive housing project located at the Riviera Motel from the ARPA Fund (#257) to the Housing Authority Fund (#285).

Staff report by Ms. Soo E. Kang, Assistant to the City Manager.

Motion/Second: Van/Taylor

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

Motion unanimously carried:

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. Received and filed the presentation; and
3. Approved an appropriation to reallocate the City’s \$2,500,000 Homekey Project funding commitment regarding the Riviera Motel acquisition (Task Code 2022-832) from the ARPA Fund (#257) to the Housing Authority Fund (#285); and
4. Directed City Staff to allocate unencumbered ARPA funds to specified unfunded projects, based on the priorities identified by the City Council.

12. NEW BUSINESS

12A. INTERIM CITY MANAGER EMPLOYMENT AGREEMENT

For consideration is the Interim City Manager Employment Agreement between the City and Zenia Bobadilla for the position of Interim City Manager.

Staff report by Ms. HongDao Nguyen, City Attorney.

Motion/Second: Shawver/Ramirez

ROLL CALL VOTE:	Council Member Taylor	AYE
	Council Member Van	AYE
	Council Member Warren	AYE
	Mayor Pro Tem Ramirez	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)(2) - continuing administrative or maintenance activities, such as purchase of supplies, personnel-related actions, general policy and procedures making; and

2. Authorized the Mayor to approve and execute the Interim City Manager Employment Agreement with Zenia Bobadilla; and
3. Adopted Resolution No. 2022-22 amending the Employee Benefits and Salary Rates, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, REGARDING EMPLOYEE BENEFITS AND SALARY RATES FOR ALL CLASSES OF EMPLOYMENT”.

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 Taylor reported that Orange County Mosquito and Vector Control District will be opening an interactive exhibit at the Discovery Cube in Santa Ana. Visitors will be able to take part in an Inspector Training Course and go on an adventure in a simulated backyard to find and eliminate invading vectors (mosquitoes, rodents, flies and ants) and vector-borne diseases.
 - Mayor Shawver reported on an upcoming drive thru food and diaper distribution event, which is scheduled to be held on May 21, 2022, from 9 a.m. to 1 p.m. at Stanton Park.
- 15B. **COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE COUNCIL MEETING**

Mayor Shawver requested to agendaize discussion regarding the management, guidelines (local / state / federal), and inspections of methadone clinics within the Stanton city limits.
- 15C. **COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE STUDY SESSION**

None.

15D. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING THE CITY'S ALTERNATIVE RESOURCES TO ASSIST IN ENFORCING ANTI-CAMPING LAWS WITHIN STANTON

At the April 26, 2022, City Council meeting, Council Member Taylor requested that this item be agendaized for discussion. Council Member Taylor is requesting to discuss the City's alternative resources to assist in enforcing anti-camping laws within Stanton, ensuring the use of all of the City's available resources to enforce its laws.

Presentation by Council Member Taylor.

- Continue to offer and assist with dignity and respect persons who need and will accept shelter, enforcement of anti-camping and trespassing laws, shelter types/options, daily shopping cart enforcement, night personnel to patrol and report issues to the non-emergency Sheriff's number, creation of business cards with a listing of resources on the back ("See it, Report it" / Orange County Sheriff's Department non-emergency phone number / Graffiti Hotline number / report persons camping or blocking public right of ways / suspicious persons or activity / report persons on the railroad right of ways), possibly raise and strengthen the fence around Stanton Central Park, alternative parking options for Stanton Park, placement of no trespassing signs on the railroad right of ways, and remove bus benches in certain areas along Beach Boulevard and Garden Grove Boulevard.

The City Council received and filed the report and staff will proceed with research on the City's alternative resources to assist in enforcing anti-camping laws within Stanton City limits.

15E. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING THE CITY WORKING WITH ITS BUSINESS OWNERS TO IMPROVE PUBLIC SAFETY WITHIN STANTON

At the April 26, 2022, City Council meeting, Council Member Warren requested that this item be agendaized for discussion. Council Member Warren is requesting to discuss the City leading/hosting a meeting with its business owners to work in unison to improve public safety within Stanton.

Presentation by Council Member Warren.

- Due to the COVID-19 pandemic, the City has been unable to visit with its local businesses. Council Member Warren would like to reconstitute the Stanton Business Alliance and reestablish the hosting of quarterly business meetings, providing Stanton businesses with a platform and ease of accessibility to meet with city staff, the City Council, and the Orange County Sheriff's Department to discuss public safety and any other matters of concern or interest.

The City Council received and filed the report and staff will continue with the reconstitution of the Stanton Business Alliance.

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

None.

17. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

The City Council expressed their gratitude to outgoing City Manager, Jarad L. Hildenbrand for his time as City Manager and extended to him their appreciation and best wishes for continued success.

17A. ORANGE COUNTY FIRE AUTHORITY

Chief Steve Dohman provided the City Council with an update on their current operations.

- Chief Steve Dohman introduced Division 7 Administrative Captain Michael Yeun to the City Council.

The members of the Stanton City Council / Successor Agency / Housing Authority of the City of Stanton proceeded into closed session at 7:59 p.m.

The City Council / Successor Agency / Housing Authority reconvened in open session at 9:01 p.m.

The City Attorney / Agency Counsel reported that the Stanton City Council / Successor Agency / Housing Authority met in closed session from 7:59 to 9:01 p.m.

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

18. ADJOURNMENT Motion/Second: Shawver/
Motion carried at 9:01 p.m.

/s/ David J. Shawver

MAYOR

ATTEST:

/s/ Patricia A. Vazquez

CITY CLERK