

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY
OF THE CITY OF STANTON
JOINT REGULAR MEETING SEPTEMBER 27, 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, Mayor Pro Tem/Vice Chairman Ramirez, and Mayor/Chairman Shawver.

Absent: None.

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 6:01 p.m. for discussion regarding:

**4A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(Pursuant to Government Code Section 54956.8)**

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

Negotiating Parties: Hannah Shin-Heydorn, City Manager, City of Stanton
Hyuncho Park, Owner

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

**4B. 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: Hannah Shin-Heydorn, City Manager, City of Stanton
Hannah Shin-Heydorn, Executive Director, Housing
Authority
Hannah Shin-Heydorn, Executive Director, Successor
Agency
David M. Cook and Chaicran Daphnie, Owner
Jennie Trust, Owner
Nga Summer Thien Trang (Trang Trust), Owner
Ngoc Trieu and Andy Pham, Owner
Sky Nguyen / Nguyen Sky SN Living Trust, Owner
Steven W. Reiss Trust (Steven W. Reiss), Owner

Tammy T. Doan and H. Le Harvey, Owner
Trachy Family Trust (Phillip R. Trachy), 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 6:35 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 6:01 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. Alexander A. Ethans, former serving Mayor of the City of Stanton.

8. SPECIAL PRESENTATIONS AND AWARDS

5A. Mayor Shawver and Members of the City Council presented a commendation to the family of Dr. Gene Wilkins, recognizing and honoring Dr. Gene Wilkins for his dedicated service and outstanding leadership to the Stanton community.

5B. Mayor Shawver and Members of the City Council proclaimed the week of October 9-15, 2022, to be Fire Prevention week within the City of Stanton and presented a proclamation to the Chief Steve Dohman with the Orange County Fire Authority.

9. CONSENT CALENDAR

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

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

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

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 August 26, 2022 – September 8, 2022, in the amount of \$751,440.27.

9C. APPROVAL OF MINUTES

The City Council/Successor Agency/Housing Authority approved Minutes of Joint Regular Meeting – September 13, 2022.

9D. 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.

9E. JULY 2022 INVESTMENT REPORT

The Investment Report as of July 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 July 2022.

9F. JULY 2022 INVESTMENT REPORT (SUCCESSOR AGENCY)

The Investment Report as of July 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 July 2022.

9G. JUNE 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 June 30, 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 June 30, 2022. Actual data through June 30, 2022, is preliminary pending the completion of the City's annual financial statement audit for the fiscal year ended June 30, 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 June 2022 Revenue and Expenditure Report and Status of Capital Improvement Projects for the month ended June 30, 2022.

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

9I. CONTINUE APPROPRIATIONS FOR BUDGETED ACTIVITIES THAT WERE IN PROCESS AS OF JUNE 30, 2022; AND OTHER APPROPRIATIONS

At the end of year fiscal year, City staff reviews the outstanding purchase order balances to determine whether any unspent budget appropriations should be carried forward to the subsequent fiscal year. Staff is requesting the budget carryover related to 11 open purchase orders from Fiscal Year 2021/22 to Fiscal Year 2022/23, totaling \$271,810 (Attachment A).

In addition, staff is requesting the budget carryover of \$2,623,935 for certain activities that were budgeted in Fiscal Year 2021/22, but were not encumbered by a purchase order as of June 30, 2022 (Attachment B).

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. Amended the Fiscal Year 2022/23 Operating Budget to continue the appropriation of unexpended funds for activities that were budgeted in Fiscal Year 2021/22, but were not completed by year end, as set forth in Attachments A and B.

9J. HOUSING AUTHORITY ANNUAL PROGRESS REPORT (HOUSING AUTHORITY)

The attached Housing Authority Report for Fiscal Year 2021-2022 is being presented for consideration as required by California Health and Safety Code Sections 34328 and 34328.1.

1. The Authority Board declared that the project is exempt from the California Environmental Quality Act (“CEQA”) under Section 15061(b)(3) as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing 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. Received and filed the Annual Progress Report.

END OF CONSENT CALENDAR

9K. APPROVAL OF FIRST AMENDMENT EXTENDING THE CONTRACT WITH ABSOLUTE INTERNATIONAL SECURITY FOR FACILITY RENTAL SUPERVISION AND SECURITY SERVICES

Absolute International Security (AIS) has been providing supervisor and security guard services for facility rentals at the Stanton Community Center since October 2021. The professional services agreement requires an extension after October 1, 2022. Absolute International Security is also requesting a service rate increase in line with the Consumer Price Index. If approved, this First Amendment will extend the term of the agreement through October 1, 2023.

Staff report by Ms. Zenia Bobadilla, Community Services Director.

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 this item is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Sections 15060(c)(3) and 15378(b)(5); and
2. Approved the First Amendment to the existing agreement with Absolute International Security and allowed the City Attorney to make minor edits as necessary prior to the execution of the Amendment; and
3. Authorized the City Manager to execute the First Amendment to the existing agreement with Absolute International Security, including a service rate increase.

9L. AWARD OF CONTRACT TO ALL CITY MANAGEMENT SERVICES, INC. FOR CROSSING GUARD SERVICES

Following a Request for Proposals in 2019 soliciting proposals to provide professional crossing guard services for three (3) locations at nearby schools, All City Management Services, Inc. (ACMS) was awarded a one (1) year contract at the March 23, 2021 City Council meeting. The contract term expired as of June 30, 2022. Following discussion, City staff and ACMS were able to come to an agreement for a new three (3) year contract. To ensure a safe community, City staff recommends entering into an agreement with All City Management Services, Inc. to continue to provide professional crossing guard services.

Staff report by Ms. Hannah Shin-Heydorn, City Manager.

Motion/Second: Warren/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 this action to be categorically exempt under the California Environmental Quality Act, since the action herein does not constitute a “project” as defined by Section 15378 of the CEQA guidelines; and
2. Authorized staff to negotiate with All City Management to provide a month-to-month service contract while the City is in negotiations with the City’s school district; and
3. Authorized staff to negotiate with the City’s school district requesting that they acquire the contract costs for professional crossing guard services; and
4. Directed staff to observe activity within the contracted intersections, and report back to the City Council, and revisit the contract at a future meeting.

10. PUBLIC HEARINGS None.

11. UNFINISHED BUSINESS None.

12. NEW BUSINESS

12A. REVISED CITY COUNCIL RULES OF ORDER

On July 23, 1997, the City Council adopted, by resolution, the City Council Rules of Order. The Rules of Order were last updated on June 25, 2013. It is desirable to update the Rules of Order to reflect changes in State law and incorporate current practices. Staff is recommending adoption of a revised handbook correcting minor inconsistencies and incorporating current practices.

Staff report by Ms. Hannah Shin-Heydorn, City Manager.

Motion (Taylor):

Approve the City Council Rules of Order with the removal of Section 2.5, located on page 10.

Request for Substitute Motion (Ramirez):

Approve the City Council Rules of Order as presented.

Motion/Second: Ramirez/Warren

ROLL CALL VOTE:	Council Member Taylor	NO
	Council Member Van	NO
	Council Member Warren	AYE
	Mayor Pro Tem Ramirez	AYE
	Mayor Shawver	NO

Motion failed:

Final Motion (Taylor):

Approve the City Council Rules of Order with the removal of Section 2.5, located on page 10.

Motion/Second: Taylor/Van

ROLL CALL VOTE:	Council Member Taylor	AYE
	Council Member Van	AYE
	Council Member Warren	NO
	Mayor Pro Tem Ramirez	NO
	Mayor Shawver	AYE

Motion carried:

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. Adopted Resolution No. 2022-43 as amended approving the City Council Rules of Order dated September 27, 2022, including the removal of Section 2.5, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AMENDING THE CITY COUNCIL RULES OF ORDER, DATED SEPTEMBER 27, 2022”.

13. ORAL COMMUNICATIONS – PUBLIC

Ms. Mavis Ethans, announced that Mr. Brian Donahue has been selected as the Cypress College Foundation’s 2023 Citizen of the Year for the City of Stanton.

14. WRITTEN COMMUNICATIONS None.

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

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

- Council Member Van reported on the Stanton Community Foundation’s 19th Annual Stanton Car Show event, which was held on September 17, 2022, at Stanton Park.
- Council Member Van reported that the Stanton Community Foundation in partnership with five other organizations will be providing free legal services to the public, including onsite Vietnamese translators on October 8, 2022, at Stanton Central Park.
- Mayor Shawver reported on the success of the drive thru food distribution event, which was held on September 24, 2022, at Stanton Park.

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

None.

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

None.

15D. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING THE USE OF DEFENSIVE WIRE ALONG STORM DRAIN CHANNELS

At the September 13, 2022, City Council meeting, Mayor Shawver requested that this item be agendized for discussion. Mayor Shawver is requesting to discuss the use of defensive wire along the storm drain channels within the city.

Presentation by Mayor Shawver.

The City Council discussed storm drain channels, screening/fencing, liability, current fencing regulations, allowable use by other cities, wildlife safety, landscaping, and allowable zones.

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:

The City Council received consensus and staff will proceed with research on the use of defensive wire along the storm drain channels within the city.

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

Ms. HongDao Nguyen, City Attorney, provided the City Council with an update regarding AB 361.

17. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

- Ms. Hannah Shin-Heydorn, City Manager, introduced to the City Council the City's newly appointed Public Works Director/City Engineer Mr. Cesar Rangel.
- Public Works Director/City Engineer, Mr. Cesar Rangel provided the City Council with a brief introduction about himself.

17A. ORANGE COUNTY SHERIFF'S DEPARTMENT

Chief Charles L. Walters provided the City Council with an update on their current operations.

18. ADJOURNMENT Motion/Second: Shawver/
Motion carried at 8:20 p.m.

/s/ David J. Shawver

MAYOR/CHAIRMAN

ATTEST:

/s/ Patricia A. Vazquez

CITY CLERK/SECRETARY