

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY
OF THE CITY OF STANTON
JOINT REGULAR MEETING DECEMBER 14, 2021

1. **CLOSED SESSION** None.

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

The City Council / Successor Agency / Housing Authority meeting was called to order at 6:31 p.m. by Mayor / Chairman Shawver.

3. **PLEDGE OF ALLEGIANCE**

Led by Ms. Zenia Bobadilla, Community Services Director.

4. **ROLL CALL**

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

Absent: None.

Excused: Council/Agency/Authority Member Warren.

5. **SPECIAL PRESENTATIONS AND AWARDS** None.

6. **CONSENT CALENDAR**

Council Member Ramirez pulled item 6L from the Consent Calendar for separate discussion.

Motion/Second: Ramirez/Van

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

Motion unanimously carried:

CONSENT CALENDAR

6A. 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.

6B. APPROVAL OF WARRANTS

The City Council approved demand warrants dated November 5, 2021 – December 2, 2021, in the amount of \$1,994,459.40.

6C. APPROVAL OF MINUTES

The City Council/Successor Agency/Housing Authority approved Minutes of Special Joint – Study Session Meeting and Joint Regular Meeting – November 23, 2021.

6D. OCTOBER 2021 INVESTMENT REPORT

The Investment Report as of October 31, 2021, 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 October 2021.

6E. OCTOBER 2021 INVESTMENT REPORT (SUCCESSOR AGENCY)

The Investment Report as of October 31, 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 October 2021.

6F. OCTOBER 2021 GENERAL FUND REVENUE AND EXPENDITURE REPORT AND STATUS OF CAPITAL IMPROVEMENT PROGRAM

The Revenue and Expenditure Report for the month ended October 31, 2021, 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 October 31, 2021.

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 October 2021 Revenue and Expenditure Report and Status of Capital Improvement Projects for the month ended October 31, 2021.

6G. SUPPORT FOR FEDERAL PFAS LEGISLATION THAT PROTECTS RATEPAYERS AND WATER AGENCIES

Through a consultant hired by Orange County Water District (OCWD), OCWD is requesting the City adopt the attached Resolution supporting an exemption to proposed Congressional legislation, the PFAS Action Act of 2021 (H.R. 2467), that if enacted as-is may expose OCWD to the liability standard within the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), which is also known as "Superfund".

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. Adopted Resolution No. 2021-43, entitled:

"A RESOLUTION OF THE CITY COUNCIL OF STANTON, CALIFORNIA SUPPORTING FEDERAL PFAS LEGISLATION THAT PROTECTS RATEPAYERS AND WATER/WASTEWATER AGENCIES".

6H. 2021 PAVEMENT MANAGEMENT RELIEF FUNDING PROGRAM

Using funding from the Federal Coronavirus Response and Relief Supplemental Appropriations Act of 2021 (CRRSAA), the Orange County Transportation Authority (OCTA) created a one-time “2021 Pavement Management Relief Funding (PMRF) Program.” The PMRF provides funding assistance for local street maintenance and rehabilitation projects classified as “minor collector” or above. Based upon a population formula which allocates a minimum of \$200,000 to every local jurisdiction, OCTA has allocated \$200,000 to the City of Stanton. In order to receive and use these funds, the City must adopt two Resolutions regarding the Federal funding through Caltrans and the CTC.

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. Adopted Resolution No. 2021-44, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA CERTIFYING THE CITY COUNCIL HAS AUTHORIZED THE PROJECT LIST SUBMITTAL FOR CORONAVIRUS RESPONSE AND RELIEF SUPPLEMENTAL APPROPRIATIONS ACT OF 2021 (CRRSAA) FUNDING THROUGH THE ORANGE COUNTY TRANSPORTATION AUTHORITY 2021 PAVEMENT MANAGEMENT RELIEF FUNDING (PMRF) PROGRAM”; and

3. Adopted Resolution No. 2021-45, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA CERTIFYING THE CITY HAS THE RESOURCES TO FUND THE PROJECTS IN THE FEDERAL FY 2022/2023 – 2027/2028 TRANSPORTATION IMPROVEMENT PROGRAM (FTIP) AND AFFIRMS ITS COMMITMENT TO IMPLEMENT ALL PROJECTS IN THE PROGRAM.”

6I. PROPOSED CHANGES TO PERSONNEL RULES AND REGULATIONS

The City Council has established Personnel Rules and Regulations as set forth in Title II, Chapter 2.44 of the Stanton Municipal Code. From time to time the provisions of the Personnel Rules are changed based on changes in federal or state law or the needs of the organization have changed.

1. The City Council declared that this project is exempt from the California Environmental Quality Act (“CEQA”) under Section 15378 (b)(2) – continuing administrative or maintenance activities, such as purchases for supplies, personnel-related actions, general policy and procedure making; and
2. Approved Resolution No. 2021-40 amending the City of Stanton Personnel Rules and Regulations, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AMENDING AND ADOPTING PERSONNEL RULES FOR THE ADMINISTRATION OF THE CITY’S PERSONNEL SYSTEM AND REPEALING ALL OTHER RESOLUTIONS AND MOTIONS INCONSISTENT HEREWITH”.

6J. RESOLUTION CLASSIFYING AND FIXING COMPENSATION RANGES FOR POSITIONS IN THE CITY SERVICE

The attached Resolution makes changes to the Position Classification Manual by modifying the salary range for the position of Intern, Park Ranger, and Recreation Leader.

1. The City Council declared that this project is exempt from the California Environmental Quality Act (“CEQA”) under Section 15378(b)(2) – continuing administrative or maintenance activities, such as purchases for supplies, personnel-related actions, general policy or procedure making; and
2. Adopted Resolution No. 2021-41 amending the Salary Schedule for all City classifications, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, CLASSIFYING AND FIXING COMPENSATION RANGES FOR POSITIONS IN THE CITY SERVICE”.

6K. APPROVE RESOLUTION TO RECEIVE AND FILE FISCAL YEAR 2020-21 DEVELOPMENT IMPACT FEE REPORT AND FIVE-YEAR REPORT MAKE CERTAIN FINDINGS PURSUANT TO GOVERNMENT CODE SECTION 66006 (AB 1600)

The Fiscal Year 2020-21 Annual Financial Report of Development Impact Fees and the Five-Year Report for the five-year period ended June 30, 2021, is provided to City Council in Attachment A as required by California Government Code Section 66006, which was enacted by Assembly Bill No. 1600 (AB 1600). All development impact fees that have been collected, including interest earned on the fees, have been spent or have been earmarked for spending as of June 30, 2021. Consequently, there are no funds that are required by California Government Code Section 66006 to be refunded to property owners. Attachment A, pages 18-20 include Resolution No. 2021-42 to approve the receive and file of this report and certain findings the California Government Code requires the City Council to affirm.

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. Approved Resolution No. 2021-42 to receive and file the Fiscal Year 2020-21 Development Impact Fee Report and Five-Year Report and make certain findings pursuant to Government Code Section 66006, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON TO RECEIVE AND FILE THE FISCAL YEAR 2020-21 DEVELOPMENT IMPACT FEE REPORT AND FIVE-YEAR REPORT AND MAKE CERTAIN FINDINGS, AS REQUIRED BY CALIFORNIA GOVERNMENT CODE SECTION 66000 et seq.”

6M. OPTION TO JOIN NATIONAL OPIOID SETTLEMENT AGREEMENT

Consideration of opportunity to opt into a multi-district federal settlement agreement with distributors of opioids, Amerisource Bergen, Cardinal Health, and McKesson, and opioid manufacturer Janssen (owned by Johnson & Johnson).

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. Opted into a settlement agreement with opioid distributors, Amerisource Bergen, Cardinal Health, and McKesson, whereby the County of Orange will receive the City’s designated share of settlement funds and direct the City Manager to execute any documents necessary to implement the action; and
3. Opted into a settlement agreement with opioid manufacturer, Janssen (owned by Johnson & Johnson), whereby the County of Orange will receive the City’s designated share of the settlement funds and direct the City Manager to execute any documents necessary to implement the action.

6N. 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

6L. PROFESSIONAL SERVICES AGREEMENT FOR DATA MAPPING OF THE COVID-19 PANDEMIC'S IMPACT ON STANTON

City staff recommends awarding a contract with total costs not-to-exceed \$75,000 to Advance OC for data mapping of the COVID-19 pandemic's disparate impact on Stanton communities. Advance OC's data aggregation and visualization will provide interactive, dynamic dashboards that will inform and improve the design and execution of public health programs, as well as improve the efficacy of the City's economic relief programs. The data mapping services are to be funded through the City's American Rescue Plan Act (ARPA) allocation.

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

AYES: 4 (Ramirez, Shawver, Taylor, and Van)
NOES: None
ABSTAIN: None
ABSENT: 1 (Warren)

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. Approved a Professional Services Agreement with Advance OC to provide data mapping; and
3. Authorized the City Manager to bind the City of Stanton and Advance OC in a contract to provide these services.

Council Member Van requested to hear New Business Item 9B out of order.

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

AYES: 4 (Ramirez, Shawver, Taylor, and Van)
NOES: None
ABSTAIN: None
ABSENT: 1 (Warren)

Motion unanimously carried.

The Mayor and City Council authorized the request New Business Item 9B was heard out of order.

9B. CITY COUNCIL APPOINTMENT TO FILL ONE VACANCY ON THE STANTON PUBLIC SAFETY COMMITTEE FOR TERMS COINCIDING WITH THE CITY COUNCIL ELECTION

The Council Member holding the seat corresponding to that numbered seat on the Stanton Public Safety Committee shall be responsible for appointment of one Committee Member, with majority approval of the City Council. The terms of office shall coincide with the term of office of the Council Member or Mayor who made the appointment. Section 2.06.030 of the Stanton Municipal Code requires the submission of applications and interviews prior to appointment to any position. Section 2.06.030 also provides that the City Council, by majority vote, may waive to the requirement interview persons previously appointed by the City Council and who are requesting re-appointment to another term.

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

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. The City Council conducted interviews with the following Stanton Public Safety Committee applicants; and
 - Mr. Apolonio “Pol” Maleniza
 - Ms. Pamela Schoonover
 - Mr. Peter Nguyen
 - Ms. Wendy Centeno
3. The City Council made an appointment to fill seat #5-Van on the Stanton Public Safety Committee as follows:

Seat #5 (Van):

Council Member Van selected Ms. Wendy Centeno to fill the vacancy within Seat #5 on the Stanton Public Safety Committee.

Motion/Second: Taylor/Ramirez

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

Motion unanimously carried:

Ms. Wendy Centeno was appointed to fill Seat #5 (Van) on the Stanton Public Safety Committee.

7. PUBLIC HEARINGS

7A. CONSIDERATION OF ORDINANCE NO. 1116, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, ADDING SECTION 6.06 OF THE STANTON MUNICIPAL CODE REQUIRING “MANDATORY ORGANIC WASTE DISPOSAL REDUCTION” AND FINDING SAME EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Due to California Senate Bill 1383 (Short-Lived Climate Pollutants: Organics Waste Methane Emissions Reductions), the City is obligated to incorporate new regulations into the Stanton Municipal Code. This Ordinance proposes to add Section 6.06 to the Code requiring waste generators (residents and businesses) to reduce disposal of organic waste (food waste and green waste) by diverting it from landfills, through recycling or other methods, and includes a State-mandated enforcement program for non-compliance. Additional programs must be developed by the City and the City’s franchise waste hauler to support other organics waste disposal reduction efforts.

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

The City Council questioned staff regarding sufficient notice and education on Senate Bill 1383 by CR&R to the City’s residents, enhance outreach, multiple language offerings, which entity is responsible to compliance, which entity is responsible for issuing citations, compost/mulch (procurement requirement), request for demonstration, request for a public forum by CR&R.

The public hearing was opened.

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

Motion/Second: Taylor/Ramirez

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

Motion unanimously carried:

1. The City Council conducted a public hearing; and

2. Declared that this Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15061(b)(3) and 15308 on the grounds that it can be seen with certainty that the enhanced solid waste regulations, as provided for in Ordinance No. 1116 will not have a significant effect on the environment and that the new requirements, which strengthen requirements for the handling of solid waste, represent actions by a regulatory agency (the City) for the protection of the environment; and
3. Introduced Ordinance No. 1116, entitled:

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, ADDING SECTION 6.06 OF THE STANTON MUNICIPAL CODE REQUIRING “MANDATORY ORGANIC WASTE DISPOSAL REDUCTION” AND FINDING SAME EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT;” and

4. Set said Ordinance for adoption at the January 11, 2022 regularly scheduled City Council meeting; and
5. Appointed Council Member Van and Mayor Pro Tem Taylor to serve on a solid waste procurement services ad-hoc subcommittee to review rate proposals from the City’s franchise waste hauler for compliance with the requirements of SB 1383, if needed.

7B. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON CALIFORNIA, APPROVING ZONING TEXT AMENDMENT NO ZTA 21-01 AMENDING STANTON MUNICIPAL CODE TITLE 20, ZONING, SECTION 20.400.330 ACCESSORY DWELLING UNITS, UPDATING THE CITY’S ACCESSORY DWELLING UNIT (ADU) AND JUNIOR ACCESSORY DWELLING UNIT (JADU) REGULATIONS IN SPECIFIED SINGLE FAMILY AND MULTIFAMILY RESIDENTIAL ZONES

Consider Zoning Text Amendment updating Section 20.400.330 related to Accessory Dwelling Units and Junior Accessory Dwelling Units.

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: Ramirez/Van

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

Motion unanimously carried:

1. The City Council conducted a public hearing; and
2. Finds the proposed project exempt from the California Environmental Quality Act (CEQA) under California Public Resources Code Section 21080.17, which exempts the adoption of an accessory dwelling unit ordinance to implement the provisions of Section 65852.2 of the California Government Code, and
3. Adopted Ordinance No. 1114 approving Zoning Text Amendment ZTA 21-01 amending Stanton Municipal Code Title 20, Zoning, Section 20.400.330 Accessory Dwelling Units, updating the City's Accessory Dwelling Unit and Junior Accessory Dwelling Unit regulations in specified single family and multifamily residential zones, entitled:

“AN ORDINANCE OF THE CITY COUNCIL OF STANTON, CALIFORNIA AMENDING STANTON MUNICIPAL CODE TITLE 20, ZONING, SECTION 20.400.330 ACCESSORY DWELLING UNITS, TO UPDATE THE CITY’S ACCESSORY DWELLING UNIT (ADU) AND JUNIOR ACCESSORY DWELLING UNIT (JADU) REGULATIONS”; and

4. Set said Ordinance for adoption at the January 11, 2022, regularly scheduled City Council meeting.

7C. ADOPTION OF AN URGENCY ORDINANCE ADDING CHAPTERS 19.23 AND 20.211 TO THE STANTON MUNICIPAL CODE TO REGULATE URBAN LOT SPLITS AND TWO-UNIT PROJECTS UNDER SB 9; AND FINDING THE ACTION TO BE EXEMPT FROM CEQA

The proposed ordinance implements Senate Bill 9 by adding Chapter 19.23 to the City’s Subdivision title, to address urban lot splits, and Chapter 20.211 to the City’s Zoning title, to address two-unit projects in single-family residential zones. Staff recommends an urgency ordinance to ensure that the City’s SB 9 standards are in place before the new laws take effect on January 1, 2022.

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: Ramirez/Taylor

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

Motion unanimously carried:

1. The City Council conducted a public hearing; and
2. Declared that this Ordinance under California Government Code sections 65852.21, subd. (j), and 66411.7, subd. (n), the adoption of an ordinance by a city or county implementing the provisions of Government Code sections 66411.7 and 65852.21 and regulating urban lot splits and two-unit projects is statutorily exempt from the requirements of the California Environmental Quality Act (“CEQA”). Therefore, adoption of this ordinance is statutorily exempt from CEQA because it implements these new laws enacted by SB 9; and
3. Introduced and adopted Urgency Ordinance No. 1115, entitled:

“AN URGENCY ORDINANCE ADDING CHAPTERS 19.23 AND 20.211 TO THE STANTON MUNICIPAL CODE TO REGULATE URBAN LOT SPLITS AND TWO-UNIT PROJECTS UNDER SB 9; AND FINDING THE ACTION TO BE EXEMPT FROM CEQA.”

8. UNFINISHED BUSINESS None.

9. NEW BUSINESS

9A. CONSIDERATION OF EXCLUSIVE NEGOTIATION AGREEMENT WITH BRANDYWINE HOMES, C&C DEVELOPMENT, AND NATIONAL CORE REGARDING THE TINA-PACIFIC DEVELOPMENT PROJECT

Consideration of an Exclusive Negotiation Agreement by and between the City of Stanton and Brandywine Homes, C&C Development, and National Core to provide an exclusive negotiation period to attempt to negotiate a disposition and development agreement and other necessary agreements.

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

City Council questioned staff regarding community input in the creation of the relocation plan, first right of refusal, returning residents, responsible party in securing additional funding, request for a commitment that there would be no disparity between the market rate housing and affordable housing areas, shared amenities/equitable shared amenities, resident timelines, and the process for the residents who reside in privately owned properties.

In Person Public Comment:

- Ms. Daisy Cruz, The Kennedy Commission, spoke in opposition to the planned action by the City of Stanton to enter into the proposed Exclusive Negotiating Agreement (ENA) with Brandywine Homes, C & C Development and National CORE and spoke further regarding unclear relocation/development timelines and reported that residents are leaving the neighborhood due to the uncertainty.
- Ms. Yesenia Hernandez, Community Action Partnership Orange County, spoke in opposition to the planned action by the City of Stanton to enter into the proposed Exclusive Negotiating Agreement (ENA) with Brandywine Homes, C & C Development and National CORE and expressed her concerns with the lack of a written plan, the lack of communication/information being provided to the Tina/Pacific residents pertaining to the plan and timeline of relocation for the Tina/Pacific residents, the current and unfavorable living conditions, and would like to ensure that the residents are better informed and not excluded from the process.
- Ms. Elizabeth Gonzalez, resident, spoke in opposition to the planned action by the City of Stanton to enter into the proposed Exclusive Negotiating Agreement (ENA) with Brandywine Homes, C & C Development and National CORE and expressed her concerns with the lack of communication/information being provided to the Tina/Pacific residents pertaining to the plan and timeline of relocation for the Tina/Pacific residents, would like to ensure that the residents are better informed and not excluded from the process, inquired about the non-city owned properties within the neighborhood, and the process should the City move forward in purchasing those privately owned properties.

- Mr. Juan Gonzalez, resident, spoke regarding his concerns with the lack of communication/information being provided to the Tina/Pacific residents pertaining to the plan and timeline of relocation for the Tina/Pacific residents and would like to ensure that the residents are better informed and not excluded from the process.
- Ms. Sesilia Tovake, resident spoke regarding her concerns with the lack of communication/information being provided to the Tina/Pacific residents pertaining to the plan and timeline of relocation for the Tina/Pacific residents, the current and unfavorable living conditions, and would like to ensure that the residents are better informed and not excluded from the process.
- Ms. Juliana Tlaseca, resident, spoke regarding her concerns with the lack of communication/information being provided to the Tina/Pacific residents pertaining to the plan and timeline of relocation for the Tina/Pacific residents, the confusion with private and City owned properties, and would like to ensure that the residents are better informed and not excluded from the process.

Written Communication:

- Ms. Ugochi Anaebere-Nicholson, Public Law Center, spoke in opposition to the planned action by the City of Stanton to enter into the proposed Exclusive Negotiating Agreement (ENA) with Brandywine Homes, C & C Development and National CORE.
- Ms. Michaela Marroquin, resident, spoke in opposition to the planned action by the City of Stanton to enter into the proposed Exclusive Negotiating Agreement (ENA) with Brandywine Homes, C & C Development and National CORE expressing her concerns with the lack of communication/information being provided to the Tina/Pacific residents pertaining to the plan and timeline of relocation for the Tina/Pacific residents within the ENA and would like to ensure that the residents are better informed and not excluded from the process.
- Ms. Agripina Lopez, resident, spoke in opposition to the planned action by the City of Stanton to enter into the proposed Exclusive Negotiating Agreement (ENA) with Brandywine Homes, C & C Development and National CORE expressing her concerns with the lack of communication/information being provided to the Tina/Pacific residents pertaining to the plan and timeline of relocation for the Tina/Pacific residents within the ENA and would like to ensure that the residents are better informed and not excluded from the process.

- Mr. Cesar Covarrubias, The Kennedy Commission, spoke in opposition to the planned action by the City of Stanton to enter into the proposed Exclusive Negotiating Agreement (ENA) with Brandywine Homes, C & C Development and National CORE and recommended changes to the ENA to address state affordable housing law when considering the redevelopment of the Tina/Pacific neighborhood.
- Mr. Curtis Gibbs, Community Action Partnership Orange County, spoke in opposition to the planned action by the City of Stanton to enter into the proposed Exclusive Negotiating Agreement (ENA) with Brandywine Homes, C & C Development and National CORE stating that the City does not address state affordable housing laws within the ENA and requests that the City provide a replacement housing plan, a timeline and specific descriptions for preparing a relocation assistance plan as required by law, that a proposal must be written within the ENA that the City and the developer will work in collaboration with a resident-led committee on a relocation plan, and ensure that residents are not excluded from this process.

Motion/Second: Ramirez/Taylor

ROLL CALL VOTE:	Council Member Ramirez	AYE
	Council Member Van	AYE
	Council Member Warren	ABSENT
	Mayor Pro Tem Taylor	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. Approved an Exclusive Negotiation Agreement (ENA) with Brandywine Acquisitions Group, C&C Development Co., and National Community Renaissance of California regarding the Tina-Pacific Neighborhood (APN 126-481-01 through 29 and APN 126-482-05 through 15); and
3. Authorized the City Manager to execute the Exclusive Negotiating Agreement.

New Business item 9B was heard out of order.

~~**9B. CITY COUNCIL APPOINTMENT TO FILL ONE VACANCY ON THE STANTON PUBLIC SAFETY COMMITTEE FOR TERMS COINCIDING WITH THE CITY COUNCIL ELECTION**~~

10. ORAL COMMUNICATIONS – PUBLIC None.

11. WRITTEN COMMUNICATIONS None.

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

12A. COMMITTEE REPORTS/COUNCIL/AGENCY/AUTHORITY ANNOUNCEMENTS

Council Member Ramirez reported on the Santa's Siren Express Event in collaboration with the Youth Assistance Foundation, City of Stanton, Orange County Fire Authority, Orange County Sheriff's Department, CARE Ambulance, Stanton Lions Club, Boys & Girls Club of Stanton, CR&R, ASES volunteers, and YAF volunteers which is scheduled to take place on December 19, 2021.

12B. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE COUNCIL MEETING

Mayor Shawver requested to agendaize an update pertaining to the Tina/Pacific neighborhood development project.

12C. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE STUDY SESSION

None.

12D. RECOGNITION OF OUTGOING MAYOR PRO TEM GARY TAYLOR

The Mayor and City Council presented a certificate recognition to outgoing Mayor Pro Tem Gary Taylor.

The Mayor and City Council expressed their gratitude to outgoing Mayor Pro Tem Gary Taylor for his efforts throughout the year.

12E. REORGANIZATION OF CITY COUNCIL

Annually, the City Council elects a Mayor Pro Tem.

The City Clerk opened nominations for Mayor Pro Tem.

Mayor Shawver nominated Council Member Rigoberto A. Ramirez for the office of Mayor Pro Tem.

The City Clerk closed nominations for Mayor Pro Tem.

Motion/Second: Shawver/Taylor

Motion unanimously carried by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: 1 (Warren)

Council Member Rigoberto A. Ramirez was unanimously elected Mayor Pro Tem.

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

None.

14. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

- Mr. Jarad L. Hildenbrand, City Manager, reported on the Stanton Christmas Tree Lighting Ceremony Event, which was held on December 9, 2021.
- Mr. Jarad L. Hildenbrand, City Manager, reported on the upcoming Redistricting Stanton 2021 Public Hearing #2, which is scheduled to be held on December 16, 2021 at 5:00 pm at Stanton city hall, council chambers.
- Ms. Zenia Bobadilla, Community Services Director reported on the City's scheduled holiday events within the City such as the Santa's Siren Express Event, which is scheduled to be held on December 19, 2021.

14A. ORANGE COUNTY FIRE AUTHORITY

Battalion Chief Eric Miranda provided the City Council with an update on their current operations.

15. ADJOURNMENT Motion/Second: Shawver/
Motion carried at 9:20 p.m.

/s/ David J. Shawver

MAYOR/CHAIRMAN

ATTEST:

/s/ Patricia A. Vazquez

CITY CLERK/SECRETARY