



# AGENDA

**REGULAR MEETINGS OF THE SANTA FE SPRINGS  
PUBLIC FINANCING AUTHORITY  
WATER UTILITY AUTHORITY  
HOUSING SUCCESSOR  
SUCCESSOR AGENCY  
AND CITY COUNCIL**

**March 15, 2022  
6:00 P.M.**

**John M. Mora, Councilmember  
Jay Sarno, Councilmember  
Juanita Trujillo, Councilmember  
Joe Angel Zamora, Mayor Pro Tem  
Annette Rodriguez, Mayor**

Council Chambers  
11710 Telegraph Road  
Santa Fe Springs, CA 90670

You may attend the City Council meeting telephonically or electronically using the following means:

**Electronically using Zoom:** Go to Zoom.us and click on "Join A Meeting" or use the following link:

<https://zoom.us/j/521620472?pwd=U3cyK1RuKzY1ekVGZFdKQXNZVzh4Zz09>

Zoom Meeting ID: 521620472

Password: 659847

**Telephonically:** Dial: 888-475-4499

Meeting ID: 521620472

**Public Comment:** *The public is encouraged to address City Council on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the City Council, please use the "Raise Hand" function via Zoom once the Mayor opens Public Comment during the meeting. You may also submit comments in writing by sending them to the City Clerk's Office at [cityclerk@santafesprings.org](mailto:cityclerk@santafesprings.org). All written comments received by 12:00 p.m. the day of the City Council Meeting will be distributed to the City Council and made a part of the official record of the meeting. Written comments will not be read at the meeting, only the name of the person submitting the comment will be announced.*

*Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.*

**Americans with Disabilities Act:** *In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's Office. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.*

**Please Note:** *Staff reports, and supplemental attachments, are available for inspection at the office of the City Clerk, City Hall, 11710 E. Telegraph Road during regular business hours 7:30 a.m.-5:30 p.m., Monday-Thursday and every other Friday. Telephone: (562) 868-0511.*

1. **CALL TO ORDER**

2. **ROLL CALL**

John M. Mora, Councilmember  
Jay Sarno, Councilmember  
Juanita Trujillo, Councilmember  
Joe Angel Zamora, Mayor Pro Tem  
Annette Rodriguez, Mayor

3. **INVOCATION**

4. **PLEDGE OF ALLEGIANCE**

5. **PUBLIC COMMENTS** *This is the time when comments may be made by members of the public on matters within the jurisdiction of the City Council, on the agenda and not on the agenda. The time limit for each speaker is three (3) minutes unless otherwise specified by the Mayor.*

**PUBLIC FINANCING AUTHORITY**

6. **CONSENT AGENDA**

*Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the Public Financing Authority.*

a. Minutes of the February 15, 2022 Public Financing Authority Meetings (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

b. Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Public Financing Authority (PFA) (Finance)

**Recommendation:**

- Receive and file the report.

**WATER UTILITY AUTHORITY**

7. **CONSENT AGENDA**

*Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the Water Utility Authority.*

a. Minutes of the February 15, 2022 Water Utility Authority Meetings (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

b. Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Water Utility Authority (WUA) (Finance)

**Recommendation:**

- Receive and file the report.

c. Status Update of Water-Related Capital Improvement Projects (Public Works)

**Recommendation:**

- Receive and file the report.

**HOUSING SUCCESSOR**

8. **CONSENT AGENDA**

*Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the Housing Successor.*

Minutes of the February 15, 2022 Housing Successor Meetings (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

**SUCCESSOR AGENCY**

9. **CONSENT AGENDA**

*Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the Successor Agency.*

Minutes of the February 15, 2022 Successor Agency Meetings (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

**CITY COUNCIL**

10. **CONSENT AGENDA**

*Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the City Council.*

a. Minutes of the February 3, 8 and 15, 2022 Regular and Special City Council Meetings (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

b. A Resolution of the City Council Reaffirming the Existence of a Local Emergency Due to Threat of COVID-19 (pursuant to Government Code section 8630) (City Attorney)

**Recommendation:**

- Adopt Resolution No. 9770:  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA, REAFFIRMING THE EXISTENCE OF A LOCAL EMERGENCY DUE TO THE THREAT OF COVID-19.

- c. A Resolution of the City Council Affirming Authorization of Remote Teleconference Meetings (City Attorney)

**Recommendation:**

- Adopt Resolution No. 9771:  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS AFFIRMING THE LEGALLY REQUIRED FINDINGS TO AUTHORIZE THE CONDUCT OF REMOTE TELECONFERENCE MEETINGS DURING A STATE OF EMERGENCY.

- d. Heritage Park Train Exhibit Improvements (Paint Train Engine & Caboose Car) – Final Payment (Public Works)

**Recommendation:**

- Approve the Final Payment to U.S. National Corp. dba Jimenez Painting Company of Pacoima, California in the amount of \$43,966.00 (Less 5% Retention) for the subject project

- e. City of Bellflower Traffic Signal Maintenance Services – Approval of Contract Amendment No. 8 (Public Works)

**Recommendation:**

- Approve Amendment No. 8 to the agreement with the City of Bellflower to provide Signal Maintenance Services; and
- Authorize the City Manager to execute the agreement on behalf of the City.

- f. Los Nietos Park Fitness Court Project – Final Payment (Community Services/Public Works)

**Recommendation:**

- Approve the Final Payment to Engineered Installation Solutions of York, South Carolina in the amount of \$13,500.00 for the subject project.

- g. Amendment Number Two to the Retainer Agreement for City Attorney Services (City Attorney)

**Recommendation:**

- Approve Amendment Number Two to the Retainer Agreement for City Attorney Services.

- h. A Resolution Authorizing the City Manager and Department Directors to Make Purchases Pursuant to Section 34.19 of the Santa Fe Springs Municipal Code in Order to Qualify for Grant Funding Opportunities (City Attorney)

**Recommendation:**

- Adopt Resolution 9772:  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS AUTHORIZING THE CITY MANAGER AND DEPARTMENT DIRECTORS TO MAKE PURCHASES PURSUANT TO SECTION 34.19 OF THE SANTA FE SPRINGS MUNICIPAL CODE IN ORDER TO QUALIFY FOR GRANT FUNDING OPPORTUNITIES.

**NEW BUSINESS**

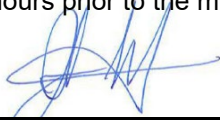
11. Fiscal Year 2021-2022 Midyear Budget Review and Modifications (Finance)  
**Recommendation:**
- Approve the proposed revenue and expenditure adjustments as detailed in Attachments A through C.
12. Authorize the Purchase and Installation of New Cubicle Workstations for the Finance Department from People Space by Piggybacking off OMNIA Partners Contract #2020000606 (Finance)  
**Recommendation:**
- Authorize the purchase of Haworth furniture and installation from People Space utilizing the OMNIA Partners cooperative contract #2020000606; and
  - Appropriate \$15,431.12 from the General Fund reserves to account 10109000-521000 (non-recurring); and
  - Authorize the Director of Purchasing to issue a purchase order to People Space in the amount of \$100,431.12
13. Santa Fe Springs Park Parking Lot Improvements – Authorization to Advertise for Construction Bids (Public Works)  
**Recommendation:**
- Approve the Plans and Specifications; and
  - Authorize the City Engineer to advertise for construction bids.
14. Custodial Services Maintenance Agreement – Approve One Year Extension (Public Works)  
**Recommendation:**
- Approve Contract Amendment Number Six with EE Building Maintenance to extend the term of the Agreement for the One Year with a 4.8% increase to the contract; and
  - Authorize the Mayor to execute Contract Amendment Number Six.
15. Council Member Request to Add Future Agenda Item Regarding Excused Absences for Two Sister City Advisory Committee Members
16. **PRESENTATIONS**
- a) Proclamation – Proclaiming April as Donate Life Month (City Manager’s Office)
  - b) Proclamation – Declaring April 3 to April 9, 2022 as National Library Week (Community Services)
17. **CITY MANAGER’S AND EXECUTIVE TEAM REPORTS**
18. **APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS**
19. **COUNCIL COMMENTS**
20. **ADJOURNMENT**

# *City of Santa Fe Springs*

## *Regular Meetings*

*March 15, 2022*

I, Janet Martinez, City Clerk for the City of Santa Fe Springs, do hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted at the following locations; City's website at [www.santafesprings.org](http://www.santafesprings.org); Santa Fe Springs City Hall, 11710 Telegraph Road; Santa Fe Springs City Library, 11700 Telegraph Road; and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.



Janet Martinez, CMC, City Clerk

March 11, 2022

*Date Posted*

**FOR ITEM NO. 6A  
PLEASE SEE ITEM NO. 10A**



## **CONSENT AGENDA**

Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Public Financing Authority (PFA)

### **RECOMMENDATION**

Receive and file the report.

### **BACKGROUND**

The Santa Fe Springs Public Financing Authority (PFA) is a City entity that has periodically issued debt for the benefit of the Santa Fe Springs community. The following is a brief status report on the debt instruments currently outstanding that were issued through the PFA.

#### Consolidated Redevelopment Project 2006-A Tax Allocation Bonds

Financing proceeds available for appropriation at 2/28/2022

None

Outstanding principal at 2/28/2022

\$39,761,479

#### Bond Repayment

The former Community Development Commission (CDC) issued a number of tax allocation bonds before it was dissolved by State law effective February 1, 2012 which are administered by the City acting as Successor Agency under the oversight of the appointed Oversight Board. The Successor Agency no longer receives tax increment. Instead, distributions from the Redevelopment Property Tax Trust Fund (RPTTF) are received based on approved obligations. It is anticipated that sufficient allocations from the RPTTF will continue to be made to the Successor Agency to meet ongoing debt service obligations.

#### Unspent Bond Proceeds

Under an approved Bond Expenditure Agreement, unspent bond proceeds of the former CDC in the amount of approximately \$19 million were transferred to the City in July 2014. The funds are to be spent in accordance with the original bond documents. The unspent proceeds continue to be a source of funding within the City's capital improvement program (CIP).

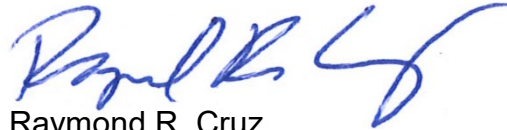
#### 2016 Bond Refunding

In July 2016, the Successor Agency issued its 2016 Tax Allocation Refunding Bonds, which paid off several bond issuances of the former CDC. The bonds were originally issued through the Public Financing Authority and included the 2001 Series A, 2002 Series A, 2003 Series A, the current interest portion of the 2006 Series A, and 2006 Series B bond issuances.



2017 Bond Refunding

In December 2017, the Successor Agency issued its 2017 Tax Allocation Refunding Bonds, which paid off the 2007 Tax Allocation Bonds of the former CDC. The 2007 Bonds were originally issued through the Public Financing Authority.



Raymond R. Cruz  
City Manager/Executive Director

**FOR ITEM NO. 7A  
PLEASE SEE ITEM NO. 10A**



## **CONSENT AGENDA**

Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Water Utility Authority (WUA)

### **RECOMMENDATION**

Receive and file the report.

### **BACKGROUND**

The Santa Fe Springs Water Utility Authority (WUA) is a City entity that has issued debt for the benefit of the Santa Fe Springs community. The following is a brief status report on the debt instruments currently outstanding that were issued through the WUA.

#### Water Revenue Bonds, 2013

Financing proceeds available for appropriation at 2/28/2022	None
Outstanding principal at 2/28/2022	\$6,890,000

#### Water Revenue Bonds, 2018

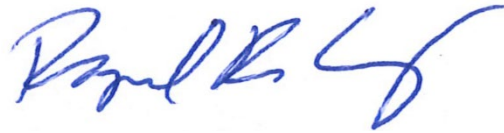
Financing proceeds available for appropriation at 2/28/2022	None
Outstanding principal at 2/28/2022	\$1,025,000

In May 2013 the Water Utility Authority issued the 2013 Water Revenue Bonds in the amount of \$6,890,000. The bonds refunded the existing 2003 Water Revenue Bonds (issued through the Public Financing Authority) and provided additional funds for water improvement projects in the amount of \$2,134,339. The funds were restricted for use on water system improvements. In August 2013 the Water Utility Authority Board appropriated the proceeds for the Equipping Water Well No. 12 Project and all proceeds were since used on this project.

In January 2018 the Water Utility Authority issued the 2018 Water Revenue Bonds in the amount of \$1,800,000. The bonds refunded the existing 2005 Water Revenue Bonds (issued through the Public Financing Authority). No additional funds were raised through the issuance of the 2018 Water Revenue Bonds.

The City budget includes sufficient appropriations and adequate revenues are expected to be collected to meet the debt service obligations associated with the 2013 and 2018 Water Revenue Bonds.

The WUA was formed in June of 2009. Water revenue bonds issued prior to this date were issued through the City of Santa Fe Springs Public Financing Authority.



Raymond R. Cruz  
City Manager/Executive Director



## **CONSENT AGENDA**

### Status Update of Water-Related Capital Improvement Projects

#### **RECOMMENDATION**

- Receive and file the report.

#### **BACKGROUND**

This report is for informational purposes only. The following is a listing of current active water projects.

#### **Water Well No. 2 Assessment Status Update**

Constructed in 1963, Water Well No. 2 has been inactive since 2006 due to a change in water quality requirements from the State Water Board. On July 20, 2021, the City Council approved awarding the contract to General Pump Company Inc. to assess Water Well No. 2. The contractor completed the initial assessment and has submitted to the City their final report, which confirmed only one contaminant, and provided two scenarios for treatment, the report recommends assessing the well's structural condition, which includes an additional, more detailed video log. Staff concurs with performing a gyroscopic/deviation survey and finally a Casing Inspection Thickness Measurement (CITM) survey. Staff is currently working with the contractor to schedule the additional inspections of the well's steel casing.

Staff is currently investigating cost-effective treatment options that will remove the one verified contaminant and get Water Well No. 2 operational once again to produce safe drinking water.

#### **FISCAL IMPACT**

A total of \$167,000 has been budgeted for Water Well No. 2 assessment.

#### **INFRASTRUCTURE IMPACT**

A comprehensive assessment of Water Well No. 2 has provided City staff the information needed to determine that the water well can be rehabilitated and minimal treatment is necessary to meet all drinking water standards. This project has the very likely potential to allow the City to deliver high-quality groundwater and reduce the City's dependence on costly imported water from the Metropolitan Water District of Southern California.

Raymond R. Cruz  
Executive Director

#### **Attachments:**

None

Report Submitted By: Noe Negrete  
Director of Public Works

Date of Report: March 10, 2022

**FOR ITEM NO. 8  
PLEASE SEE ITEM NO. 10A**

**FOR ITEM NO. 9  
PLEASE SEE ITEM NO. 10A**