



AGENDA

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

**April 18, 2023
6:00 P.M.**

**Annette Rodriguez, Councilmember
William K. Rounds, Councilmember
Joe Angel Zamora, Councilmember
Jay Sarno, Mayor Pro Tem
Juanita Martin, 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. 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.

SB 1439: Effective January 1, 2023, City Council Members are subject to SB 1439 and cannot participate in certain decisions for a year after accepting campaign contributions of more than \$250 from an interested person. The Council Member would need to disclose the donation and abstain from voting.

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**

Annette Rodriguez, Councilmember
William K. Rounds, Councilmember
Joe Angel Zamora, Councilmember
Jay Sarno, Mayor Pro Tem
Juanita Martin, Mayor

3. **INVOCATION**

4. **PLEDGE OF ALLEGIANCE**

5. **INTRODUCTIONS**

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 March 21, 2023 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 March 21, 2023 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 March 21, 2023 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 March 21, 2023 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 March 21, 2023 Special and Regular City Council Meetings (City Clerk)

Recommendation:

- Approve the minutes as submitted.

b. Approval of Memorandum of Understanding between City of Santa Fe Springs and Empowered 4 Life (Community Services)

Recommendation:

- Approve a two-year Memorandum of Understanding (MOU) with Empowered 4 Life to provide no cost meals for the City's Teen Program and Summer Lunch Program at City Parks; and
- Authorize the City Manager, Director of Community Services, or designee to execute the MOU.

c. Approval for the Restoration of Art Pieces, the Omni, Soaring Dreams, and Dancing Gabrielenos (Community Services)

Recommendation:

- Authorize payment to Silverlake Conservation, LLC for the restoration of the Art Pieces, Omni, Soaring Dreams, and Dancing Gabrielenos.

d. Custodial Services Agreement with EE Building Maintenance, LLC (Public Works)

Recommendation:

- Approve the agreement with EE Building Maintenance to provide Custodial Services; and
- Authorize the Mayor to execute the Agreement on behalf of the City.

e. Amendment Number One to Professional Services Agreement with Onward Engineering for On-Call Professional Engineering Services (City Manager)

Recommendation:

- Approve and authorize the Mayor to execute Amendment Number One to Professional Services Agreement with Onward Engineering.

f. Acceptance of 2020 State Homeland Security Program (SHSP) Funds for the Purchase of Two (2) Drager-X-am 8000 Multi-Gas Monitors, Ancillary Equipment, and Extended Warranty (Fire)

Recommendation:

- Accept 2020 State Homeland Security Program (SHSP) funds in the amount of \$54,216.14 and authorize the purchase of two (2) Drager X-am 8000 Multi-Gas Monitors, Ancillary Equipment and Extended Warranty from Safe Environment Engineering.

g. Resolution No. 9858 – Approving a First Amendment (Amendment) to the Purchase and Sale Agreement with Richman Santa Fe Springs Apartments, LP (Planning)

Recommendation:

- Approve Resolution No. 9858, approving a First Amendment to the Purchase and Sale Agreement with Richman Santa Fe Springs Apartments, LP; and
- Find that the proposed action(s) is not a project pursuant to the California Environmental Quality Act (CEQA) because they are an activity that is excluded from the definition of a project by Section 15378 (b)(5) of the State CEQA guidelines. The proposed actions are administrative activities of government which will not result in direct or indirect physical change to the environment; and
- Authorize the City Manager or designee to execute the First Amendment to the Purchase and Sale Agreement with Richman Santa Fe Springs Apartments, LP, to recognize the assignment of the Purchase and Sales Agreement to Richman Santa Fe Springs Apartments, LP and to revise Exhibit B of the Purchase and Sale Agreement, in substantially the form of the attached Exhibit A, incorporated herein by this reference.

h. Resolution No. 9859 – Approving an Affordable Housing Loan Agreement and a Regulatory Agreement and Declaration of Restrictive Covenants with the Richman Santa Fe Springs Apartments, LP (Planning)

Recommendation:

- Approve Resolution No. 9859, approving an Affordable Housing Loan Agreement and a Regulatory Agreement and Declaration of Restrictive Covenants with The Richman Santa Fe Springs Apartments, LP; and

- Find that the proposed actions are not a project pursuant to the California Environmental Quality Act (CEQA) because they are an activity that is excluded from the definition of a project by Section 15378 (b)(5) of the State CEQA guidelines. The proposed actions are administrative activities of government which will not result in direct or indirect physical change to the environment; and
- Authorize the City Manager or designee to execute the Affordable Housing Loan Agreement, and a Regulatory Agreement and Declaration of Restrictive Covenants and all necessary and related documents, with The Richman Santa Fe Springs Apartments, LP.

i. Resolution No. 9860 – Approving a First Amendment (Amendment) to the Purchase, Sale and Development Agreement with Habitat For Humanity of Greater Los Angeles (Planning)

Recommendation:

- Approve Resolution No. 9860, approving a First Amendment to the Purchase, Sales and Development Agreement with Habitat For Humanity of Greater Los Angeles; and
- Find that the proposed actions is not a project pursuant to the California Environmental Quality Act (CEQA) because they are an activity that is excluded from the definition of a project by Section 15378 (b)(5) of the State CEQA guidelines. The proposed actions are administrative activities of government which will not result in direct or indirect physical change to the environment; and
- Authorize the City Manager or designee to execute the First Amendment to Purchase, Sale and Development Agreement with Habitat for Humanity of Greater Los Angeles, to revise subsection 7(c)(iv) of the Purchase and Sales Agreement, in substantially the form of the attached Exhibit A, incorporated herein by this reference.

j. Approval of Personnel Modifications (Finance)

Recommendation:

- Approve the classification specification changes for Librarian I and Lead Public Safety Officer.
- Approve the reclassification/upgrade from Assistant Civil Engineer to Associate Civil Engineer.

NEW BUSINESS

11. Resolution No. 9857 – Authorizing the Los Angeles County Development Authority (LACDA) to issue bonds or notes in an amount not to exceed \$34,800,000 and make or acquire mortgage loan(s) in connection with a residential development (Lakeland Apartments), in the City of Santa Fe Springs and certain actions related thereto (Planning)

Recommendation:

- Receive the staff report and any comments from the public regarding Resolution No. 9857, authorizing the LACDA to issue bonds or notes in an amount not to exceed \$34,800,000 and make or acquire

mortgage loan(s) in connection with a multifamily residential development (“Lakeland Apartments”), in the City of Santa Fe Springs and certain actions related thereto; and

- Find that the proposed actions are not projects pursuant to the California Environmental Quality Act (CEQA) because they are an activity that is excluded from the definition of a project by Section 15378 (b)(5) of the State CEQA guidelines, and the proposed actions are administrative activities of government which will not result in direct or indirect physical change to the environment; and
- Adopt Resolution No. 9857, consenting to and authorizing LACDA to issue bonds or notes in an amount not to exceed \$34,800,000 and make or acquire mortgage loan(s) in connection with a multifamily residential development (“Lakeland Apartments”), in the City of Santa Fe Springs (13231 Lakeland Road), and certain actions related thereto; and
- Authorize the Mayor and or designee to execute any and all documents, including the Interlocal Cooperation Agreement, deemed necessary or advisable in order to carry out, give effect to, and comply with the terms and intent of Resolution No. 9857 and the financing approved hereby.

12. PRESENTATIONS

- a. Proclaiming April 2023 as “Parkinson’s Awareness Month” (City Manager)
- b. Proclaiming the week of April 23 – April 29, 2023 as “National Library Week” in Santa Fe Springs (Community Services)
- c. Proclaiming April 28, 2023 as “National Arbor Day” (Public Works)
- d. Proclaiming the Month of April 2023 as “Sexual Assault Awareness Month” and April 26, 2023 as “Denim Day” (City Council)

13. 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, not on the agenda. The time limit for each speaker is three minutes unless otherwise specified by the Mayor.*

14. CITY MANAGER’S AND EXECUTIVE TEAM REPORTS

15. APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

16. COUNCIL COMMENTS/ AB1234 COUNCIL CONFERENCE REPORTING

17. ADJOURNMENT

I, Fernando N. Muñoz, Deputy 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; 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.



Fernando N. Muñoz, Deputy City Clerk

4/13/23
Date Posted