



APPROVED: 05/16/2023

MINUTES OF THE REGULAR MEETINGS OF THE CITY COUNCIL

April 18, 2023

1. **CALL TO ORDER**

Mayor Martin called the meeting to order at 6:06 p.m.

2. **ROLL CALL**

Members present: Councilmembers/Directors: Rodriguez, Rounds, Zamora, Mayor Pro Tem/Vice Chair Sarno and Mayor/Chair Martin.

Members absent: None.

3. **INVOCATION**

Invocation was led by Interim City Manager, Tom Hatch.

4. **PLEDGE OF ALLEGIANCE**

Bruce Crow led the Pledge of Allegiance.

5. **INTRODUCTIONS**

The following Santa Fe Springs Chamber of Commerce member was introduced: Wendy Meador-Kunert, Business Intelligence Manager for Tangram Interiors.

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.

It was moved by Councilmember Zamora, seconded by Councilmember Rodriguez, to approve the Item Nos. 6A and 6B, by the following vote:

Ayes: Rodríguez, Rounds, Zamora, Sarno and Martin.

Nayes: None

Absent: None

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.

It was moved by Councilmember Rounds, seconded by Mayor Pro Tem Sarno, to approve Item Nos. 7A through 7C, by the following vote:

Ayes: Rodríguez, Rounds, Zamora, Sarno and Martin.

Nayes: None

Absent: None

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.

It was moved by Councilmember Rodriguez, seconded by Councilmember Rounds, to approve the minutes as submitted, by the following vote:

Ayes: Rodríguez, Rounds, Zamora, Sarno and Martin.

Nayes: None

Absent: None

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.

It was moved by Mayor Pro Tem Sarno, seconded by Councilmember Zamora, to approve the minutes as submitted, by the following vote:

Ayes: Zamora, Sarno, Rodríguez, Rounds, and Martin.

Nayes: None

Absent: None

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.

It was moved by Councilmember Zamora, seconded by Councilmember Rounds, to approve the consent agenda, by the following vote:

Ayes: Rodríguez, Rounds, Zamora, Sarno and Martin.

Nayes: None

Absent: None

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.

Director of Planning, Wayne Morrell provided a brief presentation on Item No. 11. He noted that as part of the issuance of bonds there is an agreement between the City and LACDA. He also added that the public hearing notices would be completed through LACD. The City will only be authorizing and issuing the bond.

It was moved by Councilmember Rounds, seconded by Councilmember Zamora to approve as staff recommended, by the following vote:

Ayes: Rodríguez, Rounds, Zamora, Sarno and Martin.

Nayes: None

Absent: None

12. PRESENTATIONS

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

13. PUBLIC COMMENTS

The following members of the public were present to make a comment: Delia Chavez and Bruce Crow.

14. CITY MANAGER'S AND EXECUTIVE TEAM REPORTS

- Interim City Manager, Tom Hatch spoke about Assembly Member Blanca Pacheco and her visit to the Aquatic Center to identify grants for the renovations. He also spoke about the recent budget discussion and provided an overview of the steps it takes to bring forward the budget for the upcoming fiscal year. He provided information on his evaluation that was on today's agenda and reviewed his performance and what expectations are listed for the remaining months. Lastly, he provided an update on the City Manager recruitment process.
- Director of Community Services, Maricela Balderas spoke about the following events: Easter Eggstravaganza, Senior Ball, Food & Film at the Library, and the upcoming Volunteer Recognition Dinner.
- Director of Finance, Travis Hickey provided a Sales Tax update report, which covered the period of October to December 2022. He noted that regardless of the business sales tax decreasing, it still resulted in an even

- amount for the City. He also presented the top 25 business tax producers.
- Fire Chief, Chad Van Meeteren spoke about members from the Fire Department attending Lakeview Elementary for career day.
- Director of Police Services, Dino Torres spoke about Dispatchers Week which was held from April 9th-15th. On April 12th the Whittier Police Department hosted a luncheon to appreciate all police dispatchers. He also spoke about Distracted Driving Awareness Month.
- Director of Planning, Wayne Morrell spoke about the old Chris & Pitts location and noted the property was listed on the Whittier's Daily Newspaper which listed the property as the future affordable housing location. He noted the construction would begin the end of November.
- Interim Director of Public Works, Yvette Kirrin provided a brief update on the Capital & Maintenance Project. She also noted that the Street Lighting Improvement Project was recently completed along with the City Hall Surveillance Cameras. She also spoke in regards to the other projects within the City such as the Rosecrans and Marquardt Grade Separation. The project is expected to be ongoing for another year and a half, and construction updates are being provided to the public on a weekly basis. She also spoke about the Carmenita Rd/Telegraph Rd Intersection Improvements Project that will begin in May. This project will be led by LA County. There was also an update on the I-605 Pavement Rehabilitation Project that is being led by Caltrans is expected to begin in June or July 2024. Lastly, she provided an update on the I-5 Freeway Weed Abatement project by the triangle neighborhood. A crew was sent to the location to obtain a cost and estimated time of project completion.

15. APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

There were no appointments.

16. COUNCIL COMMENTS

Councilmember Rounds spoke about the Easter event and thanked staff for putting together the event. He also spoke about attending the Lake Center Middle School Open House. He noted that he was impressed by the student's artistic talents. He also spoke about the Lakeland and Laurel project and was happy to see that construction was underway. He reminded everyone that next Thursday is the preview event for the 2023 Art Fest and Friday is the main event.

Councilmember Zamora spoke about the Easter event and recognized it had to be held at Heritage Park, which is atypical. He recognized the work that staff did behind the scenes to put together the event and provided positive feedback on the new location.

Councilmember Rodriguez spoke about the Easter event, noted that everyone complemented the staff. She said that the kids had a great time and thanked staff and residents that attended the event. She recognized the Santa Fe Springs Sister City for their assistance. She recognized the Santa Fe Springs Women's Club and Santa Fe Springs High School for the scholarship event.

Lastly, she expressed how she is looking forward for the Volunteer Recognition event.

Mayor Pro Tem Sarno recognized the Interim City Manager, Tom Hatch and noted that he is setting the bar high for the new City Manager as he has been doing a great job. He also spoke about the Easter event and thanked staff for their hard work.

Mayor Martin recognized the Interim City Manager, Tom Hatch for the work he has accomplished. She also recognized Sister City, city staff, and volunteers for putting together the Easter event. She spoke about the Chamber of Commerce ribbon cutting for the new candle business. She thanked staff for the Weed Abatement issue being addressed and also requested country music for the next concert series. Lastly, she requested for people to submit police officer names that would like to be recognized at the next council meeting.

17. ADJOURNMENT

Mayor Martin adjourned the meeting in memory of Manuela Avila at 7:05 pm


ATTEST:



Janet Martinez
City Clerk



Juanita Martin
Mayor



Date