



APPROVED: 10/18/2022

MINUTES OF THE REGULAR MEETINGS OF THE CITY COUNCIL

September 20, 2022

1. **CALL TO ORDER**

Mayor Rodriguez called the meeting to order at 6:03 p.m.

2. **ROLL CALL**

Members present: Councilmembers/Directors: Martin, Mora, Sarno (arrived at 6:05 p.m.), Mayor Pro Tem/Vice Chair Zamora and Mayor/Chair Rodriguez.

Members absent: None

3. **INVOCATION**

Councilmember Martin led the invocation.

4. **PLEDGE OF ALLEGIANCE**

Sidney Garcia and Lyrica Seabrooks from Jersey Elementary School led the Pledge of Allegiance.

Mayor Rodriguez requested for presentations to be moved up on the agenda. There was a consensus of Council to move the presentations after the pledge of allegiance.

13. **PRESENTATIONS**

- a. Introduction of New Finance and Administrative Services Employee, Administrative Assistant I, Laura Valenzuela (Finance)
- b. Proclamation – Proclaiming October 5, 2022 as “Walk to School Day” in Santa Fe Springs (Community Services)
- c. Proclamation – Proclaiming September as “National Recovery Month” in Santa Fe Springs
- d. Department of Fire-Rescue Presentation of a New Santa Fe Springs Fire-Rescue Vehicle, “Engine 84” (Fire)

5. **PUBLIC COMMENTS**

The following individuals spoke during public comment: Tim Nally, Edward Cadena, Isabel Cervantes, Fred Bastida, Stella Bastida, Marcos Garcia, Lee Squire, Dr. Linda Vallejo, Jessica Torres, and Irma Huitron (via Zoom).

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.

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 Martin, seconded by Councilmember Sarno, to approve the consent agenda, by the following vote:

Ayes: Martin, Mora, Sarno, Zamora, Rodriguez

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. 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.

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

Recommendation:

- Receive and file the report.

It was moved by Mayor Pro Tem Zamora, seconded by Councilmember Mora, to approve the consent agenda, by the following vote:

Ayes: Martin, Mora, Sarno, Zamora, Rodriguez

Nayes: None

Absent: None

HOUSING SUCCESSOR

CONSENT AGENDA

8. Resolution No. HS-2022-01: Approving an Amendment to the Notice of Affordability Restrictions on Transfer of Property and as Amended, by and Between Villa Verde Housing Partners, LP, a California Limited Partnership (the "Owner"), and the Housing Successor Agency to the Community Development Commission of the City of Santa Fe Springs, a Public Body, Corporate and Politic (the "Agency") for the Villa Verde Apartments (Planning)

Recommendation:

- Adopt Resolution No. HS-2022-01, approving the Amendment to the Notice of Affordability Restrictions on Transfer of Property and as Amended, by and Between Villa Verde Housing Partners, LP, a California Limited Partnership (the "Owner"), and the Housing Successor Agency to the Community Development Commission of the City of Santa Fe Springs, a Public Body, Corporate and Politic (the "Agency") for the Villa Verde Apartments.
- Authorize the Mayor and or designee to execute any and all documents

deemed necessary or advisable to carry out, give effect to, and comply with the terms and intent of Resolution No. HS-2022-01, amending the Notice of Affordability on Transfer of Property, and as amended.

It was moved by Councilmember Sarno, seconded by Councilmember Mora, to approve the consent agenda, by the following vote:

Ayes: Martin, Mora, Sarno, Zamora, Rodriguez
Nayes: None
Absent: None

SUCCESSOR AGENCY

There were no items to be considered under the Successor Agency

CITY COUNCIL

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 City Council.

- a. 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. 9819:
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.

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

Recommendation:

- Adopt Resolution No.9820:
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.

- c. Resolution No. 9821 – Updating the List of Designated Employees Required to File a Conflict of Interest Form (City Clerk)

Recommendation:

- Adopt Resolution No. 9824:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS RESCINDING RESOLUTION NO. 9693 AND ADOPTING AN UPDATED CONFLICT OF INTEREST CODE, APPLICABLE TO DESIGNATED POSITIONS FOR THE CITY, SUCCESSOR AGENCY, PUBLIC FINANCING AUTHORITY, HOUSING SUCCESSOR, AND WATER UTILITY AUTHORITY

d. Florence Avenue Underpass Storm Pump Removal & Replacement – Final Payment (Public Works)

Recommendation:

- Approve the Final Payment to Cora Constructors, Inc., of Palm Desert, California in the amount of \$210,700.00 (Less 5% Retention) for the subject project.

e. Heritage Park Train Exhibit Improvements (Paint and Refurbish Boxcar) – Final Payment) (Public Works)

Recommendation:

- Approve the Final Payment to Color New Co. of Woodland Hills, California, for \$7,500.00(Less 5% Retention) for the subject project.

f. Purchase of One (1) 2022 New/Unused Dodge Ram 5500 Stake Bed Truck from Premier CDJR of Buena Park for the Department of Fire-Rescue (Finance)

Recommendation:

- Accept the 2020 State Homeland Security Program (SHSP) funds in the amount of \$105,000
- Accept the bid from Premier CDJR of Buena Park
- Appropriate \$10,667.75 from the general equipment replacement fund to fully fund this vehicle purchase; and
- Authorize the Director of Purchasing Services to issue a purchase order in the amount of \$115,667.75 to Premier CDJR of Buena Park.

It was moved by Councilmember Martin, seconded by Mayor Pro Tem Zamora, to approve the consent agenda, by the following vote:

Ayes: Martin, Mora, Sarno, Zamora, Rodriguez

Nayes: None

Absent: None

PUBLIC HEARING

10. Resolution No. 9816, Approving the Issuance by the California Statewide Communities Development Authority of Exempt Facility Bonds for a Qualified Residential Project for the Villa Verde Apartments (Planning)

Recommendation:

- Open the public hearing, receive the staff report and any comments from the public regarding the issuance of tax-exempt bond financing by the California Statewide Communities Development Authority for the benefit of Villa Verde Housing Partners, LP, to provide financing for the acquisition, rehabilitation, improvement, and equipping of the 34-unit multi-family rental housing project, generally known as Villa Verde Apartments, located at 9800 Jersey Avenue, Santa Fe Springs, CA 90670.
- Conduct the Public Hearing under the requirements of the Tax Equity and Fiscal Responsibility Act (TEFRA), and as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code").
- Adopt Resolution No. 9816, approving the issuance of Bonds by the California Statewide Communities Development Authority, not to exceed

\$10,000,000, for the benefit of Villa Verde Housing Partners, LP, to provide financing for the acquisition, rehabilitation, improvement, and equipping of a 34-unit multifamily rental housing project generally known as Villa Verde Apartments, such adoption is solely to satisfy the requirements of TEFRA and the Code.

- Authorize the Mayor and or designee to execute any and all documents deemed necessary or advisable in order to carry out, give effect to, and comply with the terms and intent of Resolution No. 9816 and the financing approved hereby.

Director of Planning, Wayne Morrell provided a brief presentation on Item No. 10. Mr. Morrell noted that in California when there is a bond issued project state law requires a public TEFRA hearing. He noted that it also requires publication notices to allow the residents to have an opportunity to oppose or support the project. This project focuses on the Vila Verde apartments. Director Morrell further explained the requirements of public hearing for this item and how the City complied with the notice. The notice was also sent out to all current 34 residents that reside at the apartment complex.

Mayor Rodriguez opened the public hearing at 6:56 p.m.

Gilbert Maese spoke during public comments.

Samantha Cullen, buyer of property briefly spoke to provide additional information.

Mayor Rodriguez closed the public hearing at 7:01 p.m.

It was moved by Mayor Pro Tem Zamora, seconded by Councilmember Martin, to adopt Resolution No. 9816 and authorize the Mayor and or designee to execute any and all documents deemed necessary or advisable in order to carry out, give effect to, and comply with the terms and intent of Resolution No. 9816 and the financing approved hereby, by the following vote:

Ayes: Martin, Mora, Sarno, Zamora, Rodriguez

Nayes: None

Absent: None

OLD BUSINESS

11. 2022 Halloween Carnival Enhancements (Community Services)

Recommendation:

- Approve the staff recommended enhancements for the 2022 Halloween Carnival.

Parks and Recreation Manager, Gus Hernandez provided a brief presentation on Item No. 11. He reviewed the event schedule and activities that will be available at the Halloween Carnival.

Council recognized staff for their hard work on putting together the event.

It was moved by Councilmember Martin, seconded by Councilmember Mora, to approve the staff recommended enhancements for the 2022 Halloween Carnival by the following vote:

Ayes: Martin, Mora, Sarno, Zamora, Rodriguez

Nayes: None

Absent: None

12. Maidstone Avenue Parkway Pine Trees – Approval of Amendment Number One to Agreement with West Coast Arborists for Tree Removal (Public Works)

Recommendation:

- Appropriate \$20,000.00 from the General Fund Reserve to Activity 10432002-542050 (Street Maintenance / Tree Maintenance);
- Approve Amendment Number One to Tree Maintenance Services Agreement with West Coast Arborists, Inc. in the amount of \$44,140.00 to remove parkway pine trees on Maidstone Avenue; and
- Authorize the Mayor to execute Amendment Number One.

Director of Public Works, Noe Negrete provided a brief history on the item and why it was brought back after the June 7, 2022 meeting. He reviewed the current plans for the street of where the trees are located. He went over the survey and the evaluation of the quality of the trees, and also provided estimated costs for the tree removal and the street improvement project. Director Negrete requested clarification from Council and direction for items such as the timeframe for removal, issuance of contract, removal right before the street improvement or after the contractor begins construction on the street improvements.

Councilmember Martin asked when the removal of trees can begin. Director Negrete stated it is a matter of urgency. Councilmember Sarno inquired whether all funds come from CIP funds. Director Negrete stated yes.

Mayor Rodriguez opened the public comment for Item No. 12 at 7:27 p.m.

The following people spoke during public comment: Anna Cervantes, Speaker 2, Edward Cadena, and Randy Romero.

Councilmember Sarno expressed that this is an important item for residents and stated that he understands it is time to update the City's tree removal policy. Lastly, he expressed the importance of listening to residents. Mayor Rodriguez read a statement on the report. She also read the engineers estimate provided by the Public Works Department.

Councilmember Martin made a motion to remove the trees as soon as possible, seconded by Mayor Pro Tem Zamora.

It was moved by Councilmember Martin, seconded by Mayor Pro Tem Zamora, to appropriate \$20,000 from the General Fund Reserve to Activity 10432002-5422050, approve Amendment Number One to Tree Maintenance Services agreement with West Coast Arborists, Inc. in the amount of \$44,140.00 to remove

parkway pine trees on Maidstone Avenue, authorize the Mayor to execute Amendment Number One, and remove the trees as soon as possible, by the following vote:

Ayes: Martin, Mora, Sarno, Zamora, Rodriguez

Nays: None

Absent: None

13. PRESENTATIONS

Presentations were considered towards the beginning of the agenda.

14. CITY MANAGER'S AND EXECUTIVE TEAM REPORTS

- City Manager, Raymond R. Cruz provided a summary on the sessions he is currently attending at the 2022 ICMA Annual Conference.
- Director of Public Works, Noe Negrete said that he would create a schedule with West Coast Arborists, Inc. for the removal of trees and would share it with Council once it has been finalized.
- Director of Planning, Wayne M. Morrell spoke about The Whole Child building project. He reviewed the current Municipal Code Noise section.
- Director of Police Services, Dino Torres spoke about Breast Cancer Awareness Month and noted that Police Services will be selling pink police patches for \$10 each.
- Fire Chief, Brent Hayward spoke about the Relay for Life event that will take place this Saturday, September 24 at 12 p.m.
- Director of Finance, Travis Hickey spoke about the Human Resources Benefit Fair. He also spoke about the California State University, Fullerton job fair.
- Director of Community Services, Maricela Balderas spoke about the TEEN Car 101 Workshop, and announced the next teen workshop would be on September 12th. She spoke about the Fiestas Patrias event and upcoming free Mammography testing on September 30th at 9:00 a.m. at the Gus Velasco Neighborhood Center. Lastly, she provided information on the upcoming Fright Fest Dance on October 28th.

15. APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

There were no appointments.

16. COUNCIL COMMENTS

Councilmember Martin thanked residents for attending and addressed the business tax comment. She added that the security company was meeting with all the vendors at the Santa Fe Springs Promenade at Starbucks, and noted that there were a few solutions that were discussed at the meeting. Director of Police Services, Dino Torres clarified that the meeting that occurred at Starbucks was not a City-sponsored event.

Councilmember Mora acknowledged the Chamber of Commerce business expo event. He noted it was a well-planned event where many residents attended. He also spoke on The Whole Child building, stated there was one just opened in the City of Downey and Santa Fe Springs is soon to follow. He congratulated the Fire Chief on the new fire engine and thanked staff for their hard work.

Councilmember Sarno congratulated the Fire Chief on the new fire engine. He also spoke about the Maidstone Avenue item, congratulated the residents and apologized if anyone took the comments personally.

Mayor Pro Tem Zamora thanked the Fire Chief for grant writing and also spoke about the Maidstone Avenue item. He acknowledged that the entire Council came to an agreement to assist the residents. Lastly, he thanked Priscilla Moreno for leading the Relay for Life fundraisers and organizing the events.

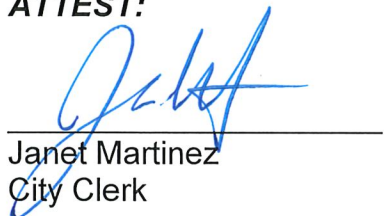
Mayor Rodriguez thanked all residents for attending and highlighted the Chamber of Commerce luncheon. She thanked Director Morrell for meeting with the Santa Fe Springs Promenade owner to address the ongoing issues and also spoke about the Maidstone Avenue tree removal.

17. ADJOURNMENT

Mayor Rodriguez adjourned the meeting at 8:23 p.m.


Annette Rodriguez
Mayor

ATTEST:


Janet Martinez
City Clerk

10/18/2022
Date