

MINUTES

JOINT REGULAR MEETINGS OF THE PUBLIC FINANCING AUTHORITY COMMUNITY DEVELOPMENT COMMISSION CITY COUNCIL

CITY OF SANTA FE SPRINGS
MARCH 26, 2009

1. **CALL TO ORDER**

Chairperson/Mayor Gonzalez, at 6:05 p.m., called the Public Financing Authority, Community Development Commission and City Council meetings to order.

2. **ROLL CALL**

Present: Directors/Commissioners/Councilmembers Putnam, Rounds, Serrano, Velasco, Chairperson/Mayor Gonzalez

Also present: Fred Latham, City Manager; Barbara Earl, City Clerk; Steve Skolnik, City Attorney; Paul Ashworth, Director of Planning and Development; Don Jensen, Director of Public Works; Fernando Tarin, Director of Police Services; Ana Alvarez, Director of Community Services; Jose Gomez, Director of Finance & Administrative Services; Alex Rodriguez, Fire Chief.

PUBLIC FINANCING AUTHORITY

3. **APPROVAL OF MINUTES**

Public Financing Authority Meeting of February 26, 2009

Recommendation: That the Authority approve the Minutes as submitted.

Director Putnam moved to approve the Minutes. Director Serrano seconded the motion, which carried unanimously.

NEW BUSINESS

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

Recommendation: That the Authority receive and file the report.

Director Velasco moved to approve Item No. 4. Director Rounds seconded the motion, which carried unanimously.

COMMUNITY DEVELOPMENT COMMISSION

5. **REPORT OF THE CITY MANAGER AND EXECUTIVE DIRECTOR**

No reports were given.

JOINT PUBLIC HEARING – Sale of Residential Property

6. Joint Public Hearing on the Sale of a Community Development Commission-Owned Property Acquired and to be Constructed for Sale under the Housing Acquisition and Rehabilitation Program (HARP) Located at 9203 Danby Avenue, Approval of City Council Resolution No. 9169 and Community Development Commission Resolution No. 220-09

Recommendation: That the Community Development Commission make the requested findings outlined in the staff report and adopt Resolution No. 220-09.

City Attorney Skolnik advised handling this matter jointly with No. 15 on the Council Agenda.

Chairperson Gonzalez opened the Public Hearing and invited interested parties to come forward to address the Commission/Council.

Having no one come forward, Chairperson Gonzalez closed the Public Hearing.

Commissioner Velasco moved to adopt Resolution No. 220-09 and Resolution No. 9169. Commissioner Rounds seconded the motion, which carried by the following roll call vote:

AYES: Putnam, Rounds, Serrano, Velasco, Chairperson Gonzalez

NOES:

ABSENT:

ABSTAIN:

JOINT PUBLIC HEARING

7. Approval of Seven Proposed Amendments to the Section 8 Administrative Plan

Recommendation: That the Community Development Commission approve and authorize the recommendations as outlined in the staff report.

City Attorney Skolnik advised handling this matter jointly with Item No. 16 on the Council Agenda.

Chairperson Gonzalez opened the Public Hearing and invited interested parties to come forward to address the Commission/Council.

Having no one come forward, Chairperson Gonzalez closed the Public Hearing.

Commissioner Velasco moved to approve Item Nos. 7 and 16. Commissioner Rounds seconded the motion, which carried unanimously.

8. CONSENT AGENDA

A. Minutes

Minutes of the Regular Community Development Commission Meeting of March 12, 2009

Recommendation: That the Commission approve the Minutes as submitted.

Award of Contract

B. Meandering Sidewalk at Southwest Corner of Telegraph Road and Pioneer Boulevard

Recommendation: That the Community Development Commission appropriate \$60,000 from unallocated Community Development Commission funds; accept the bids for the meandering sidewalk at the southwest corner of Telegraph Road and Pioneer Boulevard; and award a contract to Belaire-West Landscape, Inc. of Buena Park, California in the amount of \$35,850.

Commissioner Velasco moved to approve the Consent Agenda, including Item Nos. 8-A and 8-B. Commissioner Rounds seconded the motion, which carried by the following roll call vote:

AYES: Putnam, Rounds, Serrano, Velasco, Chairperson Gonzalez

NOES:

ABSENT:

ABSTAIN:

NEW BUSINESS

9. Development Plan Approval Case No. 857

Request to allow the construction of a new 10, 334 sq ft concrete, tilt-up industrial building on property located at 10250 Freeman Avenue (APN#8011-004-040), in the M-2, Heavy Manufacturing, Zone within the Consolidated Redevelopment Project Area (Capco Laboratories).

Recommendation: That the Community Development Commission make the findings as outlined in the staff report and approve Development Plan Approval Case No. 857, subject to the conditions of approval.

Commissioner Serrano moved to approve Item No. 9. Commissioner Velasco seconded the motion, which carried unanimously.

10. Chamber of Commerce Lease

Recommendation: That the Community Development Commission approve the lease amendment for a five-year term and authorize the Executive Director to execute the Agreement subject to approval as to form by the Commission Attorney.

Commissioner Putnam moved to approve Item No. 10. Commissioner Rounds seconded the motion, which carried unanimously.

11. Loan Agreement

Recommendation: That the Community Development Commission approve the loan Agreement and authorize the Executive Director to execute the Agreement subject to approval as to form by the Commission Attorney.

Commissioner Rounds moved to approve Item No. 11. Commissioner Velasco seconded the motion, which carried unanimously.

12. Councilmember-Requested Item

Installation of Access Ramp along Promenade Landscaping Area

Recommendation: That the Community Development Commission include the installation of a disabled person's access ramp along the Promenade walkway with the Meandering Sidewalk Project on Telegraph Road west of Pioneer Boulevard.

Commissioner Velasco moved to approve Item No. 12. Commissioner Rounds seconded the motion, which carried unanimously.

CITY COUNCIL

JOINT PUBLIC HEARING – Sale of Residential Property

15. Joint Public Hearing on the Sale of a Community Development Commission-Owned Property Acquired and to be Constructed for Sale under the Housing Acquisition and Rehabilitation Program (HARP) Located at 9203 Danby Avenue, Approval of City Council Resolution No. 9169 and Community Development Commission Resolution No. 220-09

Recommendation: That the City Council make the requested findings outlined in the staff report and adopt Resolution No. 9169.

Commissioner Velasco moved to adopt Resolution No. 220-09 and Resolution No. 9169. Commissioner Rounds seconded the motion, which carried by the following roll call vote:

AYES: Putnam, Rounds, Serrano, Velasco, Chairperson Gonzalez

NOES:

ABSENT:

ABSTAIN:

JOINT PUBLIC HEARING

16. Approval of Seven Proposed Amendments to the Section 8 Administrative Plan

Recommendation: That the Community Development Commission approve and authorize the recommendations as outlined in the staff report.

Commissioner Velasco moved to approve Item Nos. 7 and 16. Commissioner Rounds seconded the motion, which carried unanimously.

ORDINANCE FOR PASSAGE

17. Ordinance No. 997 – Amending Subsection (A) of Section 50.22 of the City Code Regarding Garbage and Refuse

Recommendation: That the City Council waive further reading and adopt Ordinance No. 997, an ordinance amending Subsection (A) of Section 50.22 of the City Code regarding garbage and refuse.

City Attorney Skolnik read Ordinance No. 997 by title as follows: An Ordinance of the City of Santa Fe Springs Amending Subsection (A) of Section 50.22 of the City Code Regarding Garbage and Refuse.

Councilmember Velasco moved to adopt Ordinance No. 997. Councilmember Serrano seconded the motion, which carried by the following roll call vote:

AYES: Putnam, Rounds, Serrano, Velasco, Chairperson Gonzalez

NOES:

ABSENT:

ABSTAIN:

18. CONSENT AGENDA

Minutes

A. Minutes of the Regular City Council Meeting of February 26, 2009

Recommendation: That the City Council approve the Minutes as submitted.

Extension of Contract

B. Additional Engineering Services for the Valley View Avenue Grade Separation Project

Recommendation: That the City Council approve an extension of the contract with Hanson Wilson, Inc. in the amount of \$269,037 to cover the cost of additional engineering services for the Valley View Avenue Grade Separation Project; and authorize the Director of Public Works to execute the work order in order to incorporate these additional services into the contract.

Treasurer's Reports

- C. Consideration of Treasurer's Reports of Investment Transactions for the City of Santa Fe Springs and the Community Development Commission for the Month of January, 2009

Recommendation: That the City Council receive and file the Treasurer's Reports for the month of January, 2009.

Mayor Pro Tem Putnam moved to approve the Consent Agenda, including Item Nos. 18-A, 18-B and 18-C. Councilmember Rounds seconded the motion, which carried unanimously.

UNFINISHED BUSINESS

19. Approve Renewal of General Services Agreement between the City of Santa Fe Springs and the County of Los Angeles

Recommendation: That the City Council approve Renewal of General Services Agreement between the City of Santa Fe Springs and the County of Los Angeles for a five-year period commencing July 1, 2009, and, in so doing, authorize the Mayor to execute the Agreement documents.

Councilmember Serrano moved to approve Item No. 19. Mayor Pro Tem Putnam seconded the motion, which carried unanimously.

NEW BUSINESS

20. Adopt Resolution No. 9170 – Making a Finding as to the Industrial Disability of Robert Gillis

Recommendation: That the City Council adopt Resolution No. 9170 making a finding as to the industrial disability of Robert Gillis.

Mayor Pro Tem Putnam moved to adopt Resolution No. 9170. Councilmember Velasco seconded the motion, which carried unanimously.

21. Adopt Resolution No. 9171 – Making a Finding as to the Industrial Disability of Martin Wells

Recommendation: That the City Council approve Resolution No. 9171 making a finding as to the industrial disability of Martin Wells.

Mayor Pro Tem Putnam moved to adopt Resolution No. 9171. Councilmember Serrano seconded the motion, which carried unanimously.

22. Addition of Section 11-3.1 (Appeal Process for Disciplinary Action – Safety Employees) to the City's Policies and Procedures Manual

Recommendation: That the City Council approve the addition of Section 11-3.1 (Appeal process for Disciplinary Action – Safety Employees) to the City's Policies and Procedures Manual.

Mayor Pro Tem Putnam moved to approve Item No. 22. Councilmember Rounds seconded the motion, which carried unanimously.

23. Adoption of Funeral Reception Fees for the Use of Designated City Facilities

Recommendation: That the City Council adopt and establish a fee for funeral reception services at designated City facilities.

Councilmember Velasco moved to approve Item No. 23. Mayor Pro Tem Putnam seconded the motion, which carried unanimously.

Councilmember Serrano stated that he would like to have language added to the effect that those in need may approach either the City Manager or the Council for a fee waiver.

City Manager Latham stated that staff would include the additional language.

RECESS

Mayor Gonzalez, at 6:20 p.m., recessed the meetings to go into Closed Session.

COMMUNITY DEVELOPMENT COMMISSION

CLOSED SESSION

13. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Property: Villages at Heritage Springs – Bounded by Telegraph Rd., Bloomfield Ave., Clark Street and Norwalk Boulevard

Negotiating Parties: Staff and Property Owner

Under Negotiation: Terms of Agreement

CITY COUNCIL

CLOSED SESSION

14. CONFERENCE WITH LABOR NEGOTIATOR

Agency Negotiator: City Manager

Employee Organizations: Santa Fe Springs Firemen's Association
Santa Fe Springs Employees' Association

RECONVENE

Mayor Gonzalez, at 7:10 p.m., reconvened the meetings.

City Attorney Skolnik advised that he had no report from the Closed Session.

24. INVOCATION

Councilmember Velasco gave the Invocation.

25. PLEDGE OF ALLEGIANCE

Mayor Pro Tem Putnam led the Pledge of Allegiance.

INTRODUCTIONS

26. Representatives from the Youth Leadership Committee

Those present came forward and introduced themselves.

27. Representatives from the Chamber of Commerce

Wendy Meador, Tangram Interiors; Debbie Baker, Simpson Advertising; Kathie Fink, Chamber CEO; Mike Foley; and Sylvia Southerland, Southern California Edison, were present.

28. ANNOUNCEMENTS

Wayne Bergeron, Management Assistant, updated the Community Events Calendar.

Mayor Gonzalez called upon Wendy Meador and Debbie Baker to make a presentation.

On behalf of the American Cancer Society, Ms. Meador and Ms. Baker thanked the Council for their support of the Relay for Life and presented them with the "Thanks a Million" award for raising over one million dollars through their sponsorship of the event. Pictures with Council and staff were taken.

PRESENTATIONS

29. Proclaiming April 2009 as "Santa Fe Springs Reads" Month

Ana Alvarez, Director of Community Services, called upon Hilary Keith, Director of Library and Cultural Services, to introduce the "One Book, One City" Program. Ms. Keith gave an overview of the Program, thanked City staff Joyce Ryan and Cherie Blake for their involvement, and called upon the Friends of the Library and Rosa Zavala, Professor of Chicano Studies at Rio Hondo College, to accept the proclamation.

Mayor Gonzalez called upon City Clerk Barbara Earl to read the proclamation; pictures with Council followed.

30. The California Park & Recreation Society Awards of Excellence for 2008

Ms. Alvarez thanked Council for their leadership in the area of parks and recreation, introduced and thanked various community, staff and association representatives, and called upon Mr. Bergeron to give the presentation.

Mr. Bergeron gave an overview of the recent ceremony and introduced Pamela Yugar, past president of CPRS, to present the awards to Council.

Ms. Yugar congratulated Council and staff on receiving three Awards of Excellence as well as the Award of Distinction, the highest honor given by the CPRS. Pictures with Council and staff followed.

APPOINTMENT TO BOARDS, COMMITTEES, COMMISSIONS

31. Committee Appointments

Mayor Gonzalez appointed Jessica Aguilar and Victor Becerra to the Youth Leadership Committee.

32. ORAL COMMUNICATIONS

Chairperson/Mayor Gonzalez opened Oral Communications and invited interested parties to come forward to address the Authority/Commission/Council.

Having no one come forward, Chairperson/Mayor Gonzalez closed Oral Communications.

33. EXECUTIVE TEAM REPORTS

Mayor Gonzalez apologized to staff for a comment he made regarding the late start of the Youth In Summer Employment Program; Maricela Balderas, Director of Family & Human Services, provided follow-up information to him.

Councilmember Serrano reminded staff and Council of the “Lights Out” Program to take place on Saturday from 8:30-9:30.

Mayor Gonzalez announced that Councilmember Velasco was recently recognized by the South Whittier Coordinating Council.

Fernando Tarin announced a Safe Neighborhood Team Block Party to be held on April 4 from 10:00 a.m. to 2:00 p.m. at Roxabel and Seibert; emergency preparedness will be among the topics to be addressed.

Ana Alvarez, Director of Community Services, thanked the Community Services staff, department heads, directors and supervisors for the work they do every day. She further commented that she is blessed to work with such professionals; she thanked her peers and thanked the Council for the opportunity to serve them.

34. ADJOURNMENT

Chairperson/Mayor Gonzalez, at 8:00 p.m., adjourned the Public Financing Authority, Community Development Commission and City Council meetings in the memories of the fallen officers in Oakland, California: Sgt. Mark Dunakin, Sgt. Erv Romans, Sgt. Dan Sakai and Officer John Hege.

Luis M. Gonzalez
Chairperson/Mayor

ATTEST:

Barbara Earl, CMC, City Clerk