

MINUTES

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

CITY OF SANTA FE SPRINGS
APRIL 23, 2009

1. **CALL TO ORDER**

Chairperson/Mayor Gonzalez, at 6:07 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; Dino Torres sitting in for 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 March 26, 2009

Recommendation: That the Authority approve the Minutes as submitted.

Director Serrano moved to approve the Minutes. Vice-Chairperson Putnam 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 receive and file the report. Director Serrano seconded the motion, which carried unanimously.

COMMUNITY DEVELOPMENT COMMISSION

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

City Manager Latham advised Council that he had a color graphic of the fountain, which was Item C on the Consent Agenda, he would pass out.

Paul Ashworth, Executive Director, reported that fDi, a magazine for foreign business investors, recently released the results of its annual North American Cities of the Future survey. This survey, involving major, large, small and micro cities by population, ranks cities based on a variety of business-related criteria, like construction activity, land and lease rates, tax rates and the number of high-tech related companies. Of the seven competitive categories, Santa Fe Springs was listed in three finishing No. 1 in Human Resources, No. 4 in Business Friendliness, and No. 10 overall in the Micro Cities of the Future list. Mr. Ashworth noted that, considering this survey consists of over 400 cities throughout North America, finishing in three categories is an impressive showing for Santa Fe Springs.

6. **CONSENT AGENDA**

A. **Minutes**

Minutes of the Regular Community Development Commission Meeting of April 9, 2009

Recommendation: That the Commission approve the Minutes as submitted.

Award of Contract

B. City Library Renovation and Enhancement Project – Phase 1

Recommendation: That the Commission approve the eight recommendations outlined by staff in the body of the report.

City Engineer's Report

C. Authorization to Advertise for the Villages Fountain

Recommendation: That the Commission authorize the City Engineer to advertise for construction bids for the Villages Fountain located at the southwest corner of Telegraph Road and Bloomfield Avenue.

Vice-Chairperson Putnam moved to approve the Consent Agenda, including Item Nos. 6A, 6B and 6C. Commissioner Velasco seconded the motion, which carried unanimously.

NEW BUSINESS

7. Agreement with Premiere Investors Fund Regarding Redevelopment of 13210 Telegraph Road

Recommendation: That the Commission approve Resolution No. 222-09; approve the use of CDC funds to assist in the cost to fence the subject property, contract for the demolition of the building on the property, contract for environmental assessment and CEQA review, and approve an appropriation from CDC funds in an amount not to exceed \$400,000; and authorize the Executive Director to effectuate the provisions of Resolution No. 222-09 and execute the Agreement.

Commissioner Velasco moved to approve Item No. 7. Commissioner Rounds seconded the motion, which carried by the following roll call vote:

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

NOES:

ABSENT:

ABSTAIN:

8. Amendment to an Agreement for Professional Services, State of California, Office of Environmental Health Hazard Assessment (OEHHA)

Recommendation: That the Commission approve an amendment to the Agreement between the State of California, Office of Environmental Health Hazard Assessment, and the CDC; and authorize the Executive Director to sign all necessary documents on behalf of the Commission.

Commissioner Rounds moved to approve Item No. 8. Commissioner Velasco seconded the motion, which carried unanimously.

9. Adoption of Resolution No. 223-09 Approving Rules Governing Participation by Property Owners and Business Occupants in Amendment No. 4 to the Consolidated Redevelopment Project Area

Recommendation: That the Commission approve Resolution No. 223-09 adopting rules governing participation by property owners and business occupants in Amendment No. 4 to the Consolidated Redevelopment Project Area; and instruct the Executive Director to make the rules available to the public.

10. Adoption of Resolution No. 224-09 Approving Rules Governing Participation by Property Owners and Business Occupants in Amendment No. 2 to the Washington Boulevard Redevelopment Project Area

Recommendation: That the Commission approve Resolution No. 224-09 adopting rules governing participation by property owners and business occupants in Amendment No. 2 to the Washington Boulevard Redevelopment Project Area; and instruct the Executive Director to make the rules available to the public.

11. Adoption of Resolution No. 225-09 Approving Relocation Guidelines by Reference for Amendment No. 4 to the Consolidated Redevelopment Project Area

Recommendation: That the Commission approve Resolution No. 225-09 adopting Relocation Guidelines by reference for Amendment No. 4 to the Consolidated Redevelopment Project Area; and instruct the Executive Director to make the rules available to the public.

12. Adoption of Resolution No. 226-09 Approving Relocation Guidelines by Reference for Amendment No. 2 to the Washington Boulevard Redevelopment Project Area

Recommendation: That the Commission approve Resolution No. 226-09 adopting Relocation Guidelines by reference for Amendment No. 2 to the Washington Boulevard Redevelopment Project Area; and instruct the Executive Director to make the rules available to the public.

Vice-Chairperson Putnam moved to approve Item Nos. 9-12. Commissioner Rounds seconded the motion, which carried unanimously.

13. Request for Authorization to Submit Two Project Applications to the Los Angeles County Metropolitan Transportation Authority's 2009 Call for Projects, the First of which Requests a Grant of \$1,025,000 to Fund Phase II of the Norwalk/Santa Fe Springs Transportation Center Parking Improvements Project, which will Add 160 Parking Spaces, and the Second of which Requests a Grant of \$195,000 to Purchase a 30-Passenger CNG Excursion Bus that will Replace the City's Existing Diesel Excursion Bus that has been Relegated to a Backup Status Due to New Emissions Regulations and the Vehicle's Age

Recommendation: That the Commission authorize the City Manager to submit two Project Funding Applications to the Los Angeles County Metropolitan Transportation Authority (Metro) in response to the 2009 call for Projects.

20. Request for Authorization to Submit Two Project Applications to the Los Angeles County Metropolitan Transportation Authority's 2009 Call for Projects, the First of which Requests a Grant of \$1,025,000 to Fund Phase II of the Norwalk/Santa Fe Springs Transportation Center Parking Improvements Project which will Add 160 Parking Spaces, and the Second of which Requests a Grant of \$195,000 to Purchase a 30-Passenger CNG Excursion Bus that will Replace the City's Existing Diesel Excursion Bus that has been Relegated to a Backup Status Due to new Emissions Regulations and the Vehicle's Age

Recommendation: That the City Council authorize the City Manager to submit two Project Funding Applications to the Los Angeles County Metropolitan Transportation Authority (Metro) in response to the 2009 call for Projects.

Councilmember-Requested Item

14. Resolution No. 227-09 – Approving the Use of Community Development Commission Funds for the Installation of Vehicle Speed Display Feedback Signs

Recommendation: That the Commission adopt Resolution No. 227-09 finding that the installation of Vehicle Speed Display Feedback Signs benefits the Consolidated Redevelopment Project Area and that no other reasonable means to complete the financing

of this project is available within the community; and appropriate \$17,000 from Community Development Commission funds.

CITY COUNCIL

Councilmember-Requested Item

21. Resolution No. 9174 – Approving the Use of Community Development Commission Funds for the Installation of Vehicle Speed Display Feedback Signs

Recommendation: That the City Council adopt Resolution No. 9174 finding that the installation of Vehicle Speed Display Feedback Signs benefits the Consolidated Redevelopment Project Area and that no other reasonable means to complete the financing of this project is available within the community.

Commissioner Rounds moved to approve Item Nos. 13 and 14 and their companion items on the Council Agenda, Item Nos. 20 and 21, consecutively. Commissioner Serrano seconded the motion, which carried by the following roll call vote:

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

NOES:

ABSENT:

ABSTAIN:

CITY COUNCIL

16. **CONSENT AGENDA**

Minutes

- A. Minutes of the Regular City Council Meeting of April 9, 2009

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

Treasurer's Reports

- B. Treasurer's Reports for the Month of March 2009

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

Councilmember Serrano moved to approve the Consent Agenda, including Item Nos. 16A and 16B. Mayor Pro Tem Putnam seconded the motion, which carried unanimously.

UNFINISHED BUSINESS

17. Appeal of Planning Commission Approval of Tentative Parcel Map No. 70811

Recommendation: That the City Council may, in its discretion, pursuant to Section 154.09(B) of the City Code, reject the complaint within fifteen (15) days, or set the matter for public hearing at a later date.

City Attorney Skolnik reminded Council that Item No. 17 was continued from the April 9 Council meeting and involved the appeal of a Planning Commission action related to a tentative parcel map.

Kirk Cartozian, mediator, addressed the Council advising of the progress both parties had made since the April 9 Council meeting.

Edgar Khalatian, attorney for Phibro-Tech, confirmed that negotiations were moving forward and requested that the Council not deny the appeal.

Following comments from both parties, City Attorney Skolnik offered to Council three possible alternatives: (1) Deny the appeal, thereby affirming the action of the Planning Commission; (2) Set the appeal for public hearing; or (3) Continue the matter to the May 7 Council meeting; (4) Deny the appeal and waive the statute of limitations.

Following discussion, Councilmember Rounds moved to deny the appeal. Mayor Pro Tem Putnam seconded the motion, which carried unanimously

NEW BUSINESS

18. Resolution No. 9173 – Identity Theft Prevention Program

Recommendation: That the City Council adopt Resolution No. 9173 establishing an Identity Theft Prevention Program in compliance with the Fair and Accurate Credit Transaction (FACT) Act.

19. Out-of-State Travel Request for the Director of Library & Cultural Services to Attend National Library Legislative Day from May 11-13, 2009 in Washington, D.C.

Recommendation: That the City Council approve the out-of-state travel request for Hilary Keith, Director of Library & Cultural Services, to attend National Library Legislative Day from May 11-13 in Washington, D.C.

Councilmember Rounds moved to approve Item Nos. 18 and 19. Mayor Pro Tem Putnam seconded the motion, which carried unanimously.

RECESS

Chairperson/Mayor Gonzalez, at 6:52 p.m., recessed the meeting to go into Closed Session.

COMMUNITY DEVELOPMENT COMMISSION

CLOSED SESSION

15. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Property: 12345 Lakeland Road

Negotiating Parties: Staff and Potential Sellers and/or Buyers

Under Negotiation: Terms of Agreement

RECONVENE

Chairperson/Mayor Gonzalez, at 7:08 p.m., reconvened the meeting with all Commissioners/Council present.

22. INVOCATION

Councilmember Rounds gave the Invocation.

23. PLEDGE OF ALLEGIANCE

Youth Leadership Committee members led the Pledge of Allegiance.

INTRODUCTIONS

24. Representatives from the Youth Leadership Committee

Those present introduced themselves.

25. Representatives from the Chamber of Commerce

Paul Hess, Penta Pacific Properties, was present.

26. ANNOUNCEMENTS

Chairperson/Mayor Gonzalez announced that Councilmember Serrano will be celebrating a birthday on April 26. He invited the audience to sing Happy Birthday to him as a cake was brought out.

City Manager Latham advised Council that Dino Torres was sitting in for Fernando Tarin who was out due to illness.

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

Councilmember Serrano advised that the Little Lake School District will be participating in the LA Marathon in an effort to raise funds for their music program; he requested that the Council and City Staff support the District's efforts by signing up to walk and pledge.

PRESENTATIONS

27. Proclaiming May 3 through May 9, 2009 as "Municipal Clerks Week"

Chairperson/Mayor Gonzalez read the proclamation; City Clerk Barbara Earl accepted it. Pictures with Council followed.

APPOINTMENT TO BOARDS, COMMITTEES, COMMISSIONS

28. Committee Appointments

No appointments were made.

29. ORAL COMMUNICATIONS

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

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

30. EXECUTIVE TEAM REPORTS

Don Jensen, Director of Public Works, advised that median work will be ongoing for the next 2-4 weeks by the County on Telegraph Road East of Carmenita. He further advised of sewer installation work being done on Imperial Highway; the work is actually in La Mirada but may impact Santa Fe Springs because of detours. Lastly, he advised that staff was close to having the contract signed for the Sidewalk Project.

Alex Rodriguez, Fire Chief, advised Council that last week he completed a white glove inspection of all three shifts of the Fire Department, including buildings, vehicles and equipment. He further advised that the Burn Relay would be coming through Santa Fe Springs and stopping at Station No. 1 this weekend.

City Manager Latham announced that Councilmember Velasco was recognized today by SASSFA at a 30th Anniversary Luncheon.

31. ADJOURNMENT

Chairperson/Mayor Gonzalez, at 7:30 p.m., adjourned the meeting in the memories of Gil Flores, former Sergeant of the Sheriff's Department, and Jacinto Zamora and Ed Hervy, long-time residents, to Thursday, May 7 at 5:00 p.m. for a Budget Study Session in Council Chambers.

Luis M. Gonzalez
Chairperson/Mayor

ATTEST:

Barbara Earl, CMC, City Clerk