

MINUTES

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

CITY OF SANTA FE SPRINGS
JUNE 25, 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; 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 May 26, 2009

Recommendation: That the Authority approve the Minutes as submitted.

Vice-Chairperson 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 Rounds moved to receive and file Item No. 1. Director Serrano seconded the motion, which carried unanimously.

COMMUNITY DEVELOPMENT COMMISSION

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

City Manager Latham requested that the Commission meeting not be adjourned until after the Council acted upon the Budget, Item No. 17.

6. **CONSENT AGENDA**

A. **Minutes**

Minutes of the Regular Community Development Commission Meeting of June 11, 2009

Recommendation: That the Commission approve the Minutes as submitted.

Award of Contract

B. Sorensen Avenue Sidewalk Improvements

Recommendation: That the Commission accept the bids and award a contract to Karmx, Inc. of Walnut, California in the amount of \$115,295.70.

Award of Contract

C. Villages Fountain (Southwest Corner of Telegraph Road and Bloomfield Avenue)

Recommendation: That the Commission reject the apparent low bid submitted by MG Enterprises on the grounds that it is nonresponsive to the project specifications; reject the bids submitted by Vido Samarzich, Inc. and EBS, Inc. on the grounds that they are nonresponsive to the project specifications; accept the other four (4) bids that were submitted for the Villages Fountain; find that the bid submitted by Hondo Company, Inc. in the amount of \$447,928.00 is the lowest responsible and responsive bid; and award a contract to Hondo Company, Inc. of Santa Ana, California in the amount of \$447,928.00

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

NEW BUSINESS

7. Utilization of 2006-B Taxable Bond Funds to Reimburse the Low and Moderate Income Housing Fund (Housing Set-Aside) for Property at 10944 Laurel Avenue

Recommendation: That the Commission approve the use of 2006-B Taxable Bond Fund to reimburse the Low and Moderate Income Housing Fund (Housing Set-Aside) for property at 10944 Laurel Avenue in the amount of \$575,080.

Commissioner Rounds moved to approve Item No. 7. Vice-Chairperson Putnam seconded the motion, which carried unanimously.

8. Resolution No. 231-2009 - Finding Regarding Planning and Administrative Expenses Paid from the Low and Moderate Income Housing Fund for the Washington Boulevard Redevelopment Project

Recommendation: That the Commission find and determine that the planning and administrative expenses paid from the Low and Moderate Income Housing Fund for the Washington Boulevard Redevelopment Project are necessary for the production, improvement and/or preservation of low and moderate income housing and are not disproportionate to the amounts budgeted for the costs of production, improvement and/or preservation of that housing, and approve Resolution No. 231-2009 memorializing this finding.

Vice-Chairperson Putnam moved to approve Item No. 8. Commissioner Serrano seconded the motion, which carried unanimously.

9. Resolution No. 232-2009 - Finding Regarding Planning and Administrative Expenses Paid from the Low and Moderate Income Housing Fund for the Consolidated Redevelopment Project

Recommendation: That the Commission find and determine that the planning and administrative expenses paid from the Low and Moderate Income Housing Fund for the Consolidated Redevelopment Project are necessary for the production, improvement and/or preservation of low and moderate income housing and are not disproportionate to the amounts budgeted for the costs of production, improvement and/or preservation of that housing, and approve Resolution No. 232-2009 memorializing this finding.

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

JOINT CITY COUNCIL/COMMUNITY DEVELOPMENT COMMISSION

JOINT PUBLIC HEARING

11. Joint Public Hearing to Consider Proposed Amendment No. 4 to the Consolidated Redevelopment Project Area Including Adopting Ordinance No. 1000, Resolution No. 9195 and Resolution No. 9196 Certifying the Final Subsequent Environmental Impact Report for the Proposed Amendment and Community Development Commission Resolution No. 233-2009

Recommendation: That the City Council/Commission hold a joint public hearing to consider approval of Amendment No. 4 to the consolidated Redevelopment Project Area; the City Council adopt Resolution No. 9195 authorizing the use of Housing Set-Aside Funds outside the Project Area; the City Council adopt Resolution No. 9196 certifying the Final Subsequent Environmental Impact Report and making other findings; the Commission adopt Resolution No. 233-2009 authorizing the use of Housing Set-Aside Funds outside the Project Area; the City Council introduce for first reading Ordinance No. 1000 approving Amendment No. 4 to the Consolidated Redevelopment Project Area.

City Attorney Skolnik advised that Item Nos. 11 and 12 were a Joint Public Hearing, which is provided for under California Redevelopment Law; all members of the City Council and the Commission are in attendance and have consented to the Joint Public Hearing.

Chairperson/Mayor Gonzalez opened the Public Hearing and called on staff to give the presentation.

Paul Ashworth, Director of Planning and Development, introduced Andy Lazzaretto, Redevelopment Consultant for the City.

Mr. Lazzaretto gave an overview of California Redevelopment Law standards and the redevelopment processes which were undertaken and introduced Sandra Bauer who the City hired to prepare the Environmental Impact Report for the projects.

Ms. Bauer participated in the presentation, noting that the City had received two written objections, one from the Los Angeles Department of Transportation and one from the Los Angeles County Department of Public Works, both of which had been made a part of the record.

City Attorney Skolnik advised that staff must prepare responses and submit them to the County prior to Councils' approval of the ordinances. Councils' only action at this time will consist of adoption of two of the resolutions, which will constitute certification of the EIRs.

Discussion ensued amongst the Commission/Council, Staff and Consultants.

Chairperson/Mayor Gonzalez invited interested parties to come forward to address the Commission/Council.

Murray Zeitz, 1050 Murray Avenue, indicated that he owned buildings on Telegraph Road and Secura Way and inquired as to what will happen to those buildings.

City Attorney Skolnik indicated that there are no particular plans at this time for that location.

City Manager Latham indicated that the City is presently in negotiations with the owner of the bowling alley site to secure a developer and pursue a project.

Commissioner/Councilmember Velasco assured Mr. Zeitz that his input would be sought for any project in the location of his buildings.

City Attorney Skolnik advised that redevelopment projects are typically driven by property owners, not by some grand plan of the City.

Chairperson/Mayor Gonzalez closed the Public Hearing.

City Attorney Skolnik requested the Commission/Council to consider Resolution No. 9196 to certify the Final EIR.

Commissioner/Councilmember Rounds moved to adopt Resolution No. 9196, thereby certifying the Final EIR. Commissioner/Councilmember Serrano seconded the motion, which carried by the following roll call vote:

AYES: Putnam, Rounds, Serrano, Velasco, Gonzalez

NOES:

ABSENT:

ABSTAIN:

JOINT PUBLIC HEARING

12. Joint Public Hearing to Consider Proposed Amendment No. 2 to the Washington Boulevard Redevelopment Project Area, Including Adopting Ordinance No. 1001, Resolution No. 9197, Resolution No. 9198 Certifying the Final Subsequent Environmental Impact Report for the Proposed Amendment and Community Development Commission Resolution No. 234-2009

Recommendation: That the City Council and Community Development Commission hold a joint public hearing to consider approval of Amendment No. 2 to the Washington Boulevard Redevelopment Project Area; City Council adopt Resolution No. 9197 authorizing the use of Housing Set-Aside funds outside the Project Area; City Council adopt Resolution No. 9198 certifying the Final Subsequent Environmental Impact Report and making other findings; Commission adopt Resolution No. 234-2009 authorizing the use of Housing Set-Aside funds outside the Project Area; City Council introduce for first reading Ordinance No. 1001 approving Amendment No. 2 to the Washington Boulevard Redevelopment Project Area.

Chairperson/Mayor Gonzalez opened the Public Hearing.

City Attorney Skolnik advised the Commission/Council that Mr. Lazzaretto will give an abbreviated presentation as much of the information had already been discussed and will be repetitive.

Mr. Lazzaretto, in concert with Ms. Bauer, gave an overview, noting that comment letters had been received from the Native American Heritage Commission as well as the County; comprehensive binders for both projects are on file with the City Clerk.

Discussion ensued amongst the Commission/Council, Staff and Consultants.

Chairperson/Mayor Gonzalez invited interested parties to come forward to address the Commission/Council.

Joe Ballenger, 8121 Secura Way, stated that he had been at this address since 1965 and that Secura Way goes all the way through; it does not dead end as suggested by the project map.

Chuck Reese, 11807 Slauson Avenue, inquired as to what types of solutions were available to tenants with land-locked problems.

City Attorney Skolnik stated that without knowing specifics, he could only respond that the City can legally create public streets where they do not exist.

Guy Railsback, 12131 Rivera Road, Whittier, just outside of Santa Fe Springs, indicated that he created the industrial development on Secura Way for small start-up companies and he objected to the term “blighted” to describe the buildings in that area. He noted that there were no vacancies in the area and inquired as to whether any consideration had been given to declining property values in the area or real estate taxes.

City Attorney Skolnik commented that the City and the Council have a deep and abiding respect for small businesses and would never do anything to run small businesses out of the City.

City Manager Latham pointed out that the City had developed an industrial business park in the Los Nietos/Whittier area for small businesses less than 1,000 square feet. He further noted that he and the Council had a deep respect for Mr. Railsback and viewed him as a historical pioneer of Santa Fe Springs.

Chairperson/Mayor Gonzalez closed the Public Hearing.

City Attorney Skolnik requested the Commission/Council to consider Resolution No. 9198 to certify the Final EIR.

Commissioner/Councilmember Velasco moved to adopt Resolution No. 9198, thereby certifying the Final EIR. Commissioner/Councilmember Serrano seconded the motion, which carried by the following roll call vote:

AYES: Putnam, Rounds, Serrano, Velasco, Gonzalez

NOES:

ABSENT:

ABSTAIN:

City Attorney Skolnik noted that the certification of the EIRs would conclude the actions for tonight; the two projects will be brought back to the Commission/Council at the July 9th meeting for consideration of the ordinances which are attached to them.

Mayor Gonzalez, noting the time of 7:30 p.m., commenced the public portion of the City Council meeting.

19. INVOCATION

Councilmember Rounds gave the Invocation.

20. PLEDGE OF ALLEGIANCE

Councilmember Serrano led the Pledge of Allegiance.

INTRODUCTIONS

21. Representatives from the Youth Leadership Committee

No representatives were present.

22. Representatives from the Chamber of Commerce
No representatives were present.

23. **ANNOUNCEMENTS**

Mayor Gonzalez announced Mayor Pro Tem Putnam will be celebrating her birthday on July 4th. Council and Staff sang Happy Birthday to her; a cake was brought out.

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

Mayor Gonzalez announced that all Council meetings for the months of July and August will be casual, no suits or ties.

Mayor Gonzalez called on Principal Dr. Bill Crean, 5th Grade Teacher Jenny Valencia, 5th Grade Teacher Terry Tanori, 5th Grade Teacher Yasmin Ruiz, 5th Grade Teacher Cynthia Lopez, and students to make a presentation to Council for their support of Outdoor Science School. An autographed picture was presented to Council; pictures were taken.

PRESENTATIONS

24. Presentation to Hope Orozco upon Her Retirement
Deferred to the July 9th Council meeting.

25. "Every 15 Minutes" Program
Kim Sawyer, Public Safety Educator, gave an overview of the Program and showed a DVD; program t-shirts were presented to Council.

26. 2009 Volunteer Income Tax Assistance Program Recognition of Volunteers
Jo Ann Madrid, Senior Services Supervisor, gave an overview of the program and introduced the volunteers. Mayor Gonzalez presented each with a Certificate of Appreciation; pictures with Council were taken.

APPOINTMENT TO BOARDS, COMMITTEES, COMMISSIONS

27. Committee Appointments
No appointments were made.

29. **EXECUTIVE TEAM REPORTS**

Don Jensen, Director of Public Works, advised Council that at the Central Basin Water Board Meeting it was voted 5-0 to improve increases; no acknowledgement was given to the concerns of either the cities or the water agencies represented.

Fernando Tarin, Director of Police Services, reminded Council of the street closures which would be in place for the 4th of July celebration and wished a Happy Birthday to Mayor Pro Tem Putnam on behalf of the Executive Team.

Ana Alvarez, Director of Community Services, invited everyone to Los Nietos Park for the 4th of July Celebration, promising plenty of watermelon, entertainment and fireworks.

Hilary Keith, Director of Library and Cultural Services, gave a status report on the library renovation and thanked Council for their support of the project.

28. ORAL COMMUNICATIONS

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

Marlene Vernava, 11417 Joslin Street, representing the Women’s Club, requested that Council give consideration to their petition to have the Library’s new Reading Garden be named after Mayor Pro Tem Putnam, citing her numerous efforts on behalf of the City and its residents.

Mayor/Chairperson Gonzalez closed Oral Communications.

14. CONSENT AGENDA

Minutes

- A. Minutes of the Adjourned City Council Meeting of May 7, 2009

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

Treasurer’s Report

- B. Treasurer’s Report for the Month of April 2009

Recommendation: That the City Council receive and file the report.

Award of Bid

- C. Award Bid to Projector Superstore for a Projector, Plasma Display and Monitors

Recommendation: That the City Council award a bid to Projector Superstore and allow the Director of Purchasing Services to issue a purchase order to process the transaction.

City Engineer’s Report

- D. Authorization to Advertise for the Interior Recoating of Reservoir No. 2 and the Exterior Painting of Reservoirs No. 1 and No. 2

Recommendation: That the City Council authorize the City Engineer to advertise for construction bids for the interior recoating of Reservoir No. 2 and the exterior painting of Reservoir Nos. 1 and 2.

City Engineer’s Report

- E. Approval of an Updated Agreement for Street Sweeping and Graffiti Removal Services

Recommendation: That the City Council approve the Amended Agreement for street sweeping and graffiti removal services with American Sweeping Services, Inc. updating the language to include districts as required by public agencies for compliance; approve an extension of the Agreement to July 2012; and authorize the Mayor to execute the Agreement.

Councilmember Rounds moved to approve the Consent Agenda, including Item Nos. 14-A, 14-B, 14-C, 14-D and 14-E. Councilmember Serrano seconded the motion, which carried unanimously.

PUBLIC HEARING

15. Resolution No. 9194 – Public Hearing for City of Santa Fe Springs Lighting District No. 1 (FY 2009/2010)

Recommendation: That the City Council conduct the public hearing and if protests of less than 50% of the area of assessable land within the Lighting District are received, adopt Resolution No. 9194 confirming the diagram and assessment and providing for annual assessment levy.

Mayor Gonzalez opened the Public Hearing and invited interested parties to come forward to address the Council.

City Clerk Barbara Earl stated that no written protests had been received.

Mayor Gonzalez closed the Public Hearing.

Councilmember Velasco moved to approve Resolution No. 9194. Councilmember Serrano seconded the motion, which carried unanimously.

ORDINANCE FOR INTRODUCTION /PASSAGE

16. Ordinance No. 999 – An Ordinance Enacting and Adopting Supplement 13 to the Code of Ordinances for the City of Santa Fe Springs and Declaring an Emergency

Recommendation: That the City Council waive further reading, introduce and adopt Ordinance No. 999.

City Attorney Skolnik read Ordinance No. 999 by title as follows: An Ordinance Enacting and Adopting Supplement 13 to the Code of Ordinances for the City of Santa Fe Springs and Declaring an Emergency.

Councilmember Serrano moved to waive and adopt Ordinance No. 999. Councilmember Rounds seconded the motion, which carried by the following roll call vote:

AYES: Putnam, Rounds, Serrano, Velasco, Gonzalez

NOES:

ABSENT:

ABSTAIN:

NEW BUSINESS

18. Resolution No. 9193 – Pertaining to Litigation over Unconstitutional Diversion of Local Share of Motor Fuel (Gas) Tax

Recommendation: That the City Council adopt Resolution No. 9193 and direct the City Clerk to send copies to the Governor, Senator Calderon, Assemblyman Mendoza, the League, and various other interested parties that care about traffic safety; and direct the City Attorney to take all necessary steps to cooperate with the League of California Cities with regard to its coordinated efforts supporting potential litigation against the State of California pertaining to the diversion of the City’s share of “gas tax.”

Mayor Pro Tem Putnam moved to approve Resolution No. 9193. Councilmember Rounds seconded the motion, which carried unanimously.

ADJOURNMENT/RECESS

Chairperson/Mayor Gonzalez, at 8:25 p.m., adjourned the Public Financing Authority Meeting and recessed the Community Development Commission and City Council Meetings to go into Closed Session.

City Manager Latham requested that Council not take action on Item No. 17 until after the Closed Session.

COMMUNITY DEVELOPMENT COMMISSION

CLOSED SESSION

10. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Property: 13443 E. Freeway Drive

Negotiating Parties: Staff and Property/Business Owner

Under Negotiation: Terms of Agreement

CITY COUNCIL

13. **CLOSED SESSION**

CONFERENCE WITH LABOR NEGOTIATOR

Agency Negotiator: City Manager

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

CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION

Significant exposure to litigations pursuant to subdivision (b) of Section 54956.9:
One potential case

RECONVENE

Chairperson/Mayor Gonzalez, at 11:43 p.m., reconvened the Community Development and City Council Meetings.

UNFINISHED BUSINESS

17. Adoption of Fiscal Year 2009-10 City Budget Including Actions and Contingencies as Set Forth in the Recommendations Contained Herein

Recommendation: That the City Council adopt the FY 2009-10 City Budget, and, in doing so, approve the related actions and contingencies.

Vice-Chairperson/Mayor Pro Tem Putnam moved to adopt the Fiscal Year 2009/10 City Budget as proposed, including the actions and contingencies. Commissioner/Councilmember Serrano seconded the motion, which carried by the following roll call vote:

AYES: Putnam, Rounds, Serrano, Velasco, Gonzalez
NOES:
ABSENT:
ABSTAIN:

ADJOURNMENT

Chairperson/Mayor Gonzalez, at 11:45 p.m., adjourned the Community Development Commission and City Council Meetings in the memories of Thelma Argabright, mother-in-law of Public Works Director Don Jensen; and Mike Romero, long-time member of the Good Neighbor Club.

Luis M. Gonzalez
Chairperson/Mayor

ATTEST:

Barbara Earl, CMC, City Clerk