

**MINUTES OF THE SPECIAL MEETINGS
OF THE SANTA FE SPRINGS
PUBLIC FINANCING AUTHORITY
AND WATER UTILITY AUTHORITY
AND THE ADJOURNED MEETINGS OF THE
HOUSING SUCCESSOR, SUCCESSOR
AGENCY, AND CITY COUNCIL**

MARCH 26, 2013

1. CALL TO ORDER

Mayor Moore called the meetings to order at 5:11 p.m.

2. ROLL CALL

Present: Councilmembers González, Rios, Rounds, Mayor Pro Tem Trujillo, Mayor Moore

Also present: Thaddeus McCormack, City Manager; Steve Skolnik, City Attorney; Wayne Morrell, Director of Planning; Noe Negrete, Director of Public Works; Dino Torres, Director of Police Services; Maricela Balderas, Director of Community Services; Jose Gomez, Asst. City Manager/Director of Finance; Mike Crook, Fire Chief; Anita Jimenez, Deputy City Clerk

CITY COUNCIL

CLOSED SESSION

3. CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION

Initiation of litigation pursuant to subdivision (c) of Section 54956.9
One potential case

The Mayor recessed the meetings for the Closed Session item at 5:12 p.m.

The Mayor reconvened the meetings at 5:37 p.m. There was no report from the Closed Session.

The Deputy City Clerk announced that members of the Public Financing Authority and Water Utility Authority earn \$150 for their attendance at meetings.

The City Attorney reviewed the Public Comment protocol for members of the audience.

PUBLIC FINANCING AUTHORITY

4. CONSENT AGENDA

Approval of Minutes

- A. Minutes of the February 28, 2013 Regular Public Financing Authority Meeting

Recommendation: That the Public Financing Authority approve the minutes as submitted.

Councilmember Rios moved the approval of Item 4A; Mayor Pro Tem Trujillo seconded the motion which passed unanimously.

WATER UTILITY AUTHORITY

5. CONSENT AGENDA

Approval of Minutes

A. Minutes of the February 28, 2013 Regular Water Utility Authority Meeting

Recommendation: That the Water Utility Authority approve the minutes as submitted.

Councilmember Rounds moved the approval of Item 5A; Councilmember Rios seconded the motion which passed unanimously.

NEW BUSINESS

6. Presentation of Water Bond Refunding Options

Recommendation: That the Water Utility Authority consider the options presented for refunding of the existing 2003 Water Revenue Bonds.

Jose Gomez gave a presentation.

Councilmember González asked if Noe Negrete had anything to add to the water well construction needs. Mr. Negrete stated that he and Jose Gomez had gone over the needs for the next 5 years and took this into consideration when making the recommendations.

Councilmember González asked for an estimate of the City's water infrastructure needs. Mr. Negrete stated that the needs would come to about \$5 million, but added that unforeseen expenditures relating to maintenance could arise. The City Manager stated that this was part of the reasoning for setting aside \$750,000 in the water fund reserves.

The City Attorney recapped the three options: 1). Take no action; 2). Issue new bonds at a lower interest rate over the next 20 yrs; 3). Issue new bonds at a lower interest rate and add an additional 10 years. Staff is recommending either Option 2 or Option 3.

Councilmember González asked if all these monies must be spent on water projects. The City Attorney confirmed that they must. Councilmember González recommended that the Council go with option 3.

Councilmember Rounds asked how long after the "call date" of May 1, does the Council have to make their decision. Jose Gomez stated that they would have 90 days.

Councilmember Rounds asked if the money would be available right away, if the Council chose Option 3. Mr. Gomez stated that the funds would be available for any water CIP projects as soon as the transaction closed.

The City Attorney stated that if the Council directs staff to present the item at the April 11 meeting, the transactions should close in May. He added that none of these options put any General Fund monies at risk; this only applies to water funds.

Mayor Moore asked for clarification on the average bond rate. Mr. Gomez explained that the bonds could have different maturity dates, therefore the rates could vary.

Mayor Moore clarified that if the Council went with Option 3, the City would pay an additional \$5 million in interest.

The City Attorney stated that interest rates are at historic lows and rates could increase in the future.

Councilmember González stated that the City currently has extensive water infrastructure needs. The cost of borrowing is a factor, but the cost of borrowing in the future to deal with these needs may be greater.

Mayor Moore asked if the City would be required to complete the projects within a specific time period. The City Attorney stated that the time frame would be about 3 years.

The City Attorney clarified that the Council could not take action at this time, but that the Council should give direction to staff so that the item could be presented to both the Public Financing Authority and the Water Utility Authority.

Councilmember González moved that the Council go with Option 3; Mayor Pro Tem Trujillo seconded the motion which passed by the following roll call vote:

Ayes: González, Rios, Rounds, Trujillo, Moore

Noes: None

Absent: None

HOUSING SUCCESSOR

There were no items on the Housing Successor agenda for this meeting.

SUCCESSOR AGENCY

7. CONSENT AGENDA

Approval Minutes

A. Minutes of the February 28, 2013 Regular Successor Agency Meeting

Recommendation: That the Successor Agency approve the minutes as submitted.

Councilmember Rounds moved the approval of Item 7A; Councilmember González seconded the motion which passed unanimously.

CITY COUNCIL

8. CITY MANAGER REPORT

The City Manager wished everyone a Happy Easter.

NEW BUSINESS

9. Consideration of Appeals of: Development Plan Approval Case No. 862 and Zone Variance Case 71 (Amendment No. 1); Alcohol Sales CUP Case No. 57; CUP Case No. 721, and; CUP Case No. 738

Recommendation: That the City Council consider the subject appeals and take one of the actions listed in Section 155.866 of the City Code.

Mayor Moore recommended that Council approve and ratify the action taken by the Planning Commission. Councilmember Rounds moved the approval of Option A; Councilmember Rios seconded the motion which passed unanimously.

10. CONSENT AGENDA

Approval Minutes

- A. Minutes of the February 28, 2013 Regular City Council Meeting

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

Mayor Pro Tem Trujillo moved the approval of Item 10A; Councilmember Rios seconded the motion which passed unanimously.

PUBLIC HEARING/ORDINANCE FOR INTRODUCTION

11. Ordinance No. 1042 - Zone Change Case No. 131

Request for approval to change the zoning designation for three existing parcels at 9830 Jersey Avenue (APN: 8005-002-059), 9841 Alburtis Avenue (APN: 8005-002-016) and 9851 Alburtis Avenue (APN: 8005-002-058) from ML, Limited Manufacturing Administration and Research, Zone to R-3-PD, Multiple-Family Residential - Planned Development, Zone. (Keana Development, LLC)

Recommendation: That the City Council: 1). Open the Public Hearing and receive any comments from the public regarding Zone Change Case No. 131 and, after receiving all public comments, thereafter close the Public Hearing; 2). Find that Zone Change Case No. 131 satisfies the criteria and conditions set forth in Section 155.825 et seq of the City Code for the granting of a Change of Zone; 3). Find that Zone Change Case No. 131 involving the proposed Change of Zone from ML, Limited Manufacturing Administration and Research, Zone to R-3-PD, Multiple-Family Residential – Planned Development, Zone is consistent with the City's General Plan as amended by General Plan Amendment Case No. 23; 4). Find that the 2.67± acres property is suitable for the requested Change of Zone from ML, Limited Manufacturing Administration and Research to R-3-PD, Multiple-Family Residential –

Planned Development; and 5). Introduce Ordinance No. 1042 and pass its first reading on Zone Change Case No. 131.

The City Attorney read Ordinance 1042 by title. He stated that Item 11 is a companion item to Item 12. Due to a concern about the sequence of actions, he recommended taking simultaneous action.

Mayor Moore opened the Public Hearing for Items 11 and 12 at 6:18 p.m.
The Deputy City Clerk stated that no cards or correspondence had been received.

Jeannette Pisone – 9820 Jersey Ave, SFS, Business owner, spoke in favor of the item.

Mayor Moore closed the Public Hearing at 6:21 p.m.

Mayor Pro Tem Trujillo moved to approve the recommendations listed in Items 11 and 12; Councilmember Rounds seconded the motion which passed by the following roll call vote:

Ayes: González, Rios, Rounds, Trujillo, Moore

Noes: None

Absent: None

Councilmember González asserted that adding businesses creates revenue for the City whereas adding residences adds long-term costs to the City. He stated that he is also concerned about density issues and asked if they had been addresses. Wayne Morrell stated that the project plans meet the City standards for density.

Greg Nordbak of the project team stated that originally 62 units were planned, but the number had been reduced to 50 units. He stated that all the tenants had been noticed and that only Ms. Pisone chose to attend tonight's meeting and spoke in favor of the project. Parking for tenants and guests is included on the property.

Mayor Pro Tem Trujillo stated that she agreed that there would be some costs, but also felt that the project could bring other benefits to the City.

Councilmember Rounds stated that he had been on the Planning Commission when the project was first presented and felt that all of the concerns have been mitigated. He added that this project was in what is basically a residential area and believed that it would improve the neighborhood.

Councilmember Rios stated that she was also on the Planning Commission in 2009 when the project was first presented and recalled the concerns that had been raised. She stated that the opposition to the project had abated. As a former Planning Commissioner, Mayor Moore agreed.

12. PUBLIC HEARING

Resolution No. 9408 - General Plan Amendment No. 23

Request to amend the Land Use Map of the City's General Plan from the existing land use designation of "Business Park" to "Multi-Family Residential" on three existing parcels at 9830 Jersey Avenue (APN: 8005-002-059), 9841 Alburtis Avenue (APN: 8005-002-016) and 9851 Alburtis Avenue (APN: 8005-002-058). (Keana Development, LLC)

Recommendation: That the City Council: 1). Open the Public Hearing and receive any comments from the public regarding General Plan Amendment Case No. 23 and, after receiving all public comments, thereafter close the Public Hearing; and 2). Adopt Resolution No. 9408, approving General Plan Amendment Case No. 23, a request to amend the Land Use map of the City's General Plan from the existing land use designation of "Business Park" to "Multi-Family Residential" on three existing parcels at 9830 Jersey Avenue (APN: 8005-002-059), 9841 Alburtis Avenue (APN: 8005-002-016) and 9851 Alburtis Avenue (APN: 8005-002-058).

See Item 11.

NEW BUSINESS

13. FY 2012-13 Midyear Budget Review and Modifications

Recommendation: That the City Council approve the proposed revenue and expenditure adjustments as detailed in Attachments A, B, and C.

Jose Gomez gave a presentation.

Mayor Moore asked if the two-year budget would coincide with employee MOUs. The City Manager stated that it would not, but added that the budget could be adjusted to reflect any changes due to the MOUs at a later date. Mayor Moore stated that he was concerned about the budget not coinciding with MOUs. The City Manager stated that it is labor intensive to prepare the budget every year, but acknowledged that it was up to the Council to decide.

Councilmember González encouraged the Council to go with a one-year budget in order to keep a finger on the pulse of the economy. Councilmember González asked for an explanation of the increased payment to the JPIA. The City Manager stated that JPIA has changed how they assess and recoup costs. The transition into the new process created a gap in fees collected. The City had the option of making payments, but at the previous Council meeting, the Council approved a balloon payment in order to save the interest.

Councilmember Rounds moved the approval of Item 13; Councilmember González seconded the motion which passed by the following roll call vote:

Ayes: González, Rios, Rounds, Trujillo, Moore

Noes: None

Absent: None

14. Interstate 5 Freeway Widening Project – Approval of Contribution Agreement with the State Department of Transportation (Caltrans)

Recommendation: That the City Council authorize the Mayor to execute District Agreement No. 07-4964 between the State Department of Transportation and City of Santa Fe Springs for the implementation of traffic mitigation measures on the I-5 Freeway Widening Project.

Councilmember Rounds moved the approval of Item 14; Councilmember Rios seconded the motion which passed unanimously.

15. Engineering Design Services for Santa Fe Springs City Hall, South Section Heating, Ventilation, and Air Conditioning System Upgrade – Award of Contract

Recommendation: That the City Council: 1). Appropriate \$48,234.00 from the Capital Improvement Plan Reserve Fund to the Engineering Design Services for Santa Fe Springs City Hall, South Section Heating, Ventilation, and Air Conditioning (HVAC) System Upgrade Project; 2). Award a contract to Dahl, Taylor and Associates, Inc. in the amount of \$48,234.00; and, 3). Authorize the Director of Public Works to execute the agreement.

Councilmember González moved the approval of Item 15; Councilmember Rounds seconded the motion which passed unanimously.

16. Six-Month Response Time Study Regarding the Closure of Fire Station #2

Recommendation: That the City Council approve the recommendation by the Fire Chief to re-open Fire Station #2 as detailed in the report.

Chief Crook gave a presentation. He stated that he would deliver a follow-up report to the City Council in six months.

Gloria Duran spoke in favor of re-opening the station.

The Council commended Chief Crook on his report.

Mayor Pro Tem Trujillo moved the approval of Item 16; Councilmember Rios seconded the motion which passed unanimously.

17. Resolution No. 9406 – Ordering the Preparation of the Engineer's Report for FY 2013/14 in Conjunction with the Annual Levy of Assessments for Street Lighting District No. 1

Recommendation: That the City Council adopt Resolution No. 9406 ordering the preparation of the Engineer's Report for FY 2013/14 in conjunction with the annual levy of assessments for Street Lighting District No. 1.

Councilmember Rounds moved the approval of Items 17 and 18; Councilmember González seconded the motion which passed unanimously.

18. Resolution No. 9407 – Ordering the Preparation of the Engineer’s Report for FY 2013/14 in Conjunction with the Annual Levy of Assessments for Heritage Springs Assessment District No. 2001-01 (Hawkins Street and Palm Drive)

Recommendation: That the City Council adopt Resolution No. 9407, ordering the preparation of the Engineer’s Report for FY 2013/14 in conjunction with the annual levy of assessments for Heritage Springs Assessment District No. 2001-01 (Hawkins Street and Palm Drive).

See Item 17.

19. National Pollutant Discharge Elimination Systems (NPDES) – Municipal Permit Status Update

Recommendations: This report is for informational purposes only and does not require any action by the Council.

Mayor Moore postponed this item to the next meeting.

20. **INVOCATION**

Mayor Pro Tem Trujillo gave the Invocation.

21. **PLEDGE OF ALLEGIANCE**

The Pledge was led by Councilmember González.

INTRODUCTIONS

22. Representatives from the Youth Leadership Committee

No members of the Youth Leadership Committee were present.

23. Representatives from the Chamber of Commerce

The Mayor introduced Joanne Klemm of Comet Employment Agency, and Chamber CEO Kathie Fink.

24. **ANNOUNCEMENTS**

The Mayor called on Maricela Balderas for community announcements.

PRESENTATIONS

25. Presentation to Milestone Event Celebrants

Julie Herrera introduced Gilbert and Janie Aguirre who were recognized for celebrating their 53rd wedding anniversary.

26. Recognition of Public Safety Officer Darryl Pedigo

Dino Torres introduced Darryl Pedigo and relayed the incidents that led to his recognition. Mr. Torres stated that Darryl had received the Silver Shield Award for his actions as well.

Mayor Moore thanked the Whittier Police officers for their involvement in this situation.

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

27. Committee Appointments

Mayor Pro Tem Trujillo appointed Timothy Legarreta to the Youth Leadership Committee.

28. ORAL COMMUNICATIONS

Mayor Moore opened Oral Communications at 7:24 p.m.

Gilbert Aguirre spoke in favor of re-opening Fire Station.

Mayor Moore closed Oral Communications at 7:25 p.m.

EXECUTIVE TEAM REPORTS

Wayne reported LAEDC stats cite home sales up by 1% since last February and an increase of 1.1% in retail sales.

Councilmember Rios thanked Carole Joseph for the fantastic Tiny Tot Graduation.

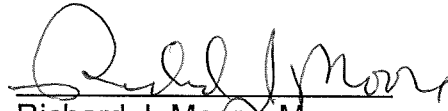
Councilmember Rounds congratulated the Aguirres. He thanked Chief Crook and Jose Gomez for their excellent reports.

Mayor Pro Tem Trujillo congratulated the Aguirres.

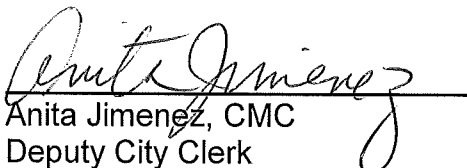
Councilmember González congratulated the Aguirres. He requested that the next agenda include an option for the one-year or two-year budget.

29. ADJOURNMENT

At 7:30 p.m., Mayor Moore adjourned the Public Financing Authority and Water Utility Authority meetings. The Housing Successor, Successor Agency, and City Council meeting were adjourned to Thursday, April 11 at 6:00 p.m.


Richard J. Moore, Mayor

ATTEST:


Anita Jimenez, CMC
Deputy City Clerk

4-11-13
Date