

**MINUTES OF THE SPECIAL AND REGULAR MEETINGS OF THE
SANTA FE SPRINGS HOUSING SUCCESSOR AND CITY COUNCIL**

June 12, 2014

5:00 p.m.

1. CALL TO ORDER

Mayor Trujillo called the meetings to order at 5:13 p.m.

2. ROLL CALL

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

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, Assistant City Manager/Director of Finance; Mike Crook, Fire Chief; Anita Jimenez, Deputy City Clerk

SUCCESSOR AGENCY

UNFINISHED BUSINESS

3. Resolution No. SA-2014-003 – Approving a Long-Range Property Management Plan Pursuant to Health and Safety Code Section 34191.5

Recommendation: That the Successor Agency: 1). Hear a presentation on the draft Long-Range Management Plan; and 2). Adopt Resolution No. SA-2014-003, approving a Long-Range Property Management Plan Pursuant to Health and Safety Code Section 34191.5.

The City Manager reviewed the draft report and additional related information distributed to Council. He added that the property transfers are contentious with the State. The City maintains that they were transferred legally. Once the court makes a determination, it will be clear if the transfers will stand or if they will be reversed.

The City Attorney reviewed what the plan does and doesn't do. The City is required to submit this document. It must be approved by Successor Agency and the Oversight Board, and subsequently, the State. It took a great deal of time to compile the list of properties because this document contains historical data regarding acquisition date, cost of acquisition, intended purpose of use at the time of acquisition, etc. The determination as to which category each property falls into is defined in the law. Most of the properties listed on the City's LRPMP fall into the category of Government use. All of the remaining properties will be developed in the future. The objective is for Successor Agency to retain the ability to decide to whom the properties are to be sold and for what purpose they would be developed. It is in the City's best interest to retain as much local control as possible, with one exception. That is the property is adjacent to El Monte RV. It is too small to be developed independently. It makes the most sense to sell it to El Monte RV.

This document does not make any final decisions regarding price, ultimate use, or buyer.

The objective is to get State to agree with the categories we have listed, so that the City can move forward with development. The State will not scrutinize every deal and there should not be a need to go back to State for approval of each item. The law imposes a deadline for the State to approve all plans by December 31, 2014. There is an assumption is that there will be a cleanup of process and an extension of the approval deadline.

Councilmember Moore stated that he has a concern with valuing properties at zero, such as the Clarke Estate. The City Attorney stated that the State is looking for government properties that generate revenue. The City has been careful to emphasize the governmental purpose and utilization of the Clarke Estate. The facility does have a fee association with its use by patrons, but it does not generate a profit. Zero represents the net value because it costs more to operate than it generates in fees. The City Manager added that other cities' plans that listed property values at zero have been approved by State. The Consultant from Tierra West stated that the Clarke Estate is zoned for public use and the State cannot require that it be rezoned.

Councilmember Rounds pointed out that the State did not take the La Mirada Theater. The City Attorney stated that Santa Fe Springs does not own revenue generating properties that were purchased by Redevelopment Agency.

Councilmember Moore inquired as to the status of the Fulton Wells property. The City Attorney stated that it is an asset of Housing Successor and not in this plan. The Housing Successor receives \$120,000 -150,000/year from the lease. It is a 55-year lease. The Lakeland/Laurel property is also not part of this plan. It is also owned by Housing Successor.

The City Attorney stated that staff is recommending that the Council adopt the resolution including the additional properties.

Councilmember Rounds moved the approval of Item 3; Mayor Pro Tem Rios seconded the motion which passed by the following vote: In favor: Moore, Rounds, Sarno, Rios, Trujillo; Opposed: None.

CITY COUNCIL

4. CITY MANAGER REPORT
No report.

5. CONSENT AGENDA

Approval of Minutes

A. Minutes of the May 8, 2014 Regular City Council Meeting

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

Conference and Meeting Reports

B. Councilmember Moore's Attendance at the International Council of Shopping Centers (ICSC) Conference

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

- C. Councilmember Rounds' Attendance at the International Council of Shopping Centers (ICSC) Conference

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

- D. Councilmember Sarno's Attendance at the International Council of Shopping Centers (ICSC) Conference

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

- E. Mayor Trujillo's Attendance at the International Council of Shopping Centers (ICSC) Conference

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

Mayor Pro Tem Rios moved the approval of Items 5A, B, C, D, and E; Councilmember Moore seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo; Opposed – None.

PUBLIC HEARINGS

6. Alcohol Sales Conditional Use Permit Case No. 36

Request for approval of Alcohol Sales Conditional Use Permit Case No. 36 to allow the operation and maintenance of an alcoholic beverage use involving the storage and warehouse distribution of alcoholic beverages at 12500 Slauson Avenue, Suite C-3, in the Heavy Manufacturing (M-2) Zone. (California Hi-Lites, Inc.)

Recommendation: That the City Council: 1). Open the Public Hearing and receive any comments from the public regarding Alcohol Sales Conditional Use Permit Case No. 36, and thereafter close the Public Hearing; and 2). Approve Alcohol Sales Conditional Use Permit Case No. 36, subject to a compliance review in one (1) year, to ensure that the use is still operating in strict compliance with the conditions of approval.

Dino Torres stated that there was an error in the recommendation of the original report. It should have read: Open the Public Hearing and receive any comments from the public regarding Alcohol Sales Conditional Use Permit Case No. 36, not Entertainment Conditional Use Permit.

Mayor Trujillo opened the Public Hearing at 5:40 p.m. There being no one wishing to speak, the Public Hearing was closed.

Councilmember Sarno moved the approval of Item 6; Councilmember Rounds seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo; Opposed – None.

7. Alcohol Sales Conditional Use Permit Case No. 37

Request for approval of Alcohol Sales Conditional Use Permit Case No. 37 to allow an alcohol beverage sales use for on-site consumption in association with an existing family

restaurant establishment doing business as Wing Stop in the C-4, Community Commercial, Zone at 13345 Telegraph Road, Unit M. (Luthra Wings, Inc.)

Recommendation: That the City Council: 1). Open the Public Hearing and receive any comments from the public regarding Alcohol Sales Conditional Use Permit Case No. 37, and thereafter close the Public Hearing; 2). That the City Council approve Alcohol Sales Conditional Use Permit Case No. 37, subject to a compliance review in one (1) year, to ensure that the use is still operating in strict compliance with the conditions of approval.

Dino Torres stated that there was an error in the recommendation of the original report. It should have read: Open the Public Hearing and receive any comments from the public regarding Alcohol Sales Conditional Use Permit Case No. 37, not Entertainment Conditional Use Permit.

Mayor Trujillo opened the Public Hearing at 5:40 p.m. There being no one wishing to speak, the Public Hearing was closed.

Mayor Pro Tem Rios moved the approval of Item 7; Councilmember Sarno seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo; Opposed – None.

8. Entertainment Conditional Use Permit Case No. 15

Request for approval of Entertainment Conditional Use Permit Case No. 15 to conduct and maintain an entertainment use involving live performances at a family restaurant known as Bruce's Restaurant located in the M-2, Heavy Manufacturing, Zone at 12623 Imperial Highway. (Bruce's Restaurant)

Recommendation: That the City Council: 1). Open the Public Hearing and receive any comments from the public regarding Entertainment Conditional Use Permit Case No. 15, and thereafter close the Public Hearing; and 2). That the City Council approve Entertainment Conditional Use Permit Case No. 15 subject to the conditions of approval contained within this report.

Mayor Trujillo opened the Public Hearing at 5:41 p.m. There being no one wishing to speak, the Public Hearing was closed.

Councilmember Rounds moved the approval of Item 8; Councilmember Moore seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo; Opposed – None.

NEW BUSINESS

11. Introduction and Discussion of City's Proposed Fiscal Years 2014-2015 and 2015-2016 Budget and Related Items

Recommendation: That the City Council provide Staff with direction regarding revenue and expenditure matters included in the Fiscal Years 2014-2015 and 2015-2016 Proposed Budget.

The City Manager recommended that the Council receive an overview of the Proposed Budget and recommended that a Study Session be scheduled for June 19.

Jose Gomez gave an overview of the Proposed Budget. Councilmember Moore asked what the reason was for the increase in departmental expenses. Mr. Gomez stated that it was mostly due to increased PERS costs.

12. Authorize the Disposal of Surplus Vehicles & Equipment by Way of Public Auction

Recommendation: That the City Council authorize the disposal of eight (8) surplus vehicles, and authorize the City Manager or his designee to proceed with the disposal of the vehicles by way of public auction.

Councilmember Rounds moved the approval of Item 12; Mayor Pro Tem Rios seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo; Opposed – None.

13. Fire Station No. 3 Roof Improvements (15517 Carmenita Road) - Authorization to Advertise

Recommendation: That the City Council: 1). Approve the Specifications; and 2). Authorize the City Engineer to advertise for construction bids.

Councilmember Moore moved the approval of Item 13; Councilmember Rounds seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo; Opposed – None.

14. Approval of Proposed Modifications to the Utility Users Tax (UUT) Funded Capital Improvement Plan (CIP) List

Recommendation: That the City Council: 1). Approve reallocating the following projects from UUT-Funded CIP Project List to the Bond Funded CIP Project List: Child Care Center Playground, Dog Park, Fire Station No. 4 - Roof Improvement/EOC, Fire Station Headquarters - Replace Generator, Police Services Center - Replace Generator; and 2). Approve adding the following projects to UUT- Funded CIP Project List: Bartley Avenue Street Improvements, Fire Station No. 4 Water/Plumbing Repairs & Landscape Improvements, Fire Station Headquarters – Parking Lot Slurry Seal.

The City Manager stated that staff worked with the Subcommittee (Sarno and Rounds) and received their recommendation to move items on the previously approved UUT project list to the Bond funded list. By moving bond-eligible projects to bond list, general funds can be utilized for additional projects. The UUT revenue increase has provided additional funds to utilize for these projects. The list is not prioritized. Staff will continue to work with the subcommittee to prioritize the projects and get additional direction if there are any changes in scope of the projects.

Councilmember Moore moved the approval of Item 14; Mayor Pro Tem Rios seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo; Opposed – None.

15. Approval of Bond-Funded Capital Improvement Plan (CIP) Project List

Recommendation: That the City Council approve the list of Bond-funded CIP projects recommended by the City Council CIP Subcommittee.

Councilmember Moore stated that he is concerned with the timing of Town Center Plaza landscaping and Town Center furniture purchase. He stated that these projects could wait until a more appropriate time; employees have not had a raise in some time, City streets still need repairs. The City Manager stated that would be considered when the list is prioritized. Councilmember Rounds stated that the point was well taken and would be considered. Councilmember Sarno added that this was a three-year plan and that many of the projects would not be scheduled for some time. The City Manager stated that the needs identified in Plaza were associated with a former project that included more amenities. Councilmember Moore stated that there should be a plan for street repairs in the future. The City Manager stated that Redevelopment funds can no longer be used for this purpose and the City's needs cost more than our current funding allows. A street needs assessment will be conducted to identify the worst streets.

Councilmember Moore moved the approval of Item 15; Councilmember Sarno seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo; Opposed – None.

ORDINANCE FOR PASSAGE

9. Ordinance No. 1056/Zone Change Case No. 135

A request by the applicant, Mission Linen Supply, to change the zoning designation for the properties located at 11904 and 11920 Washington Boulevard within the Washington Boulevard Redevelopment Project Area from M-1-BP, Light Manufacturing– Buffer Parking to M-1, Light Manufacturing.

Note: The Zone Change request is being processed in conjunction with Tentative Parcel Map 72616, a request to consolidate four contiguous parcels (APN: 8169-002-003, 8169-002-004, 8169-002-006 and 8169-002-024) into one lot. (Mission Linen Supply).

Recommendation: That the City Council: 1). Find that Zone Change Case No. 135 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; 2). Find that Zone Change Case No. 135 involving the proposed Change of Zone from M-1-BP, Light Manufacturing-Buffer Parking zone to M-1, Light Manufacturing zone is consistent with the City's General Plan; 3). Find that the 3.009± acres property is suitable for the requested Change of Zone from M-1-BP, Light Manufacturing-Buffer Parking to M-1, Light Manufacturing; and 4). Adopt Ordinance No. 1056 and pass its final reading on Zone Change Case No. 135.

The City Attorney read the Ordinance by title and stated that the motion should be to waive further reading and adopt Ordinance No. 1056.

Councilmember Rounds moved the approval of Item 9; Mayor Pro Tem Rios seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo; Opposed – None.

ORDINANCE FOR INTRODUCTION

10. Ordinance No. 1057 – An Ordinance of the City of Santa Fe Springs Repealing Chapter 101 of the City Code (Local Regulation of Sex Offenders)

Recommendation: That the City Council waive further reading and introduce Ordinance No. 1057 which repeals Chapter 101 of the City Code pertaining to local regulation of sex offenders.

The City Attorney read the Ordinance by title and stated that the motion should be to waive further reading and introduce Ordinance No. 1057.

Councilmember Moore asked the City Attorney's opinion on this item. The City Attorney stated that there has not been much cause to use the ordinance and that so much legal action existed relating to this ordinance, it would be in the City's best interest to repeal the ordinance. Whittier Police Captain Barr agreed. The City Manager stated that Jessica's Law still in force.

Councilmember Sarno moved the approval of Item 10; Councilmember Rounds seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo; Opposed – None.

16. Authorize the Purchase of Digital Recorders and Dictation/Transcription Equipment for the Santa Fe Springs Policing Team

Recommendation: That the City Council: 1). Approve utilizing existing funds from the City's General Fund reserve to purchase digital recorders and dictation/transcription equipment and software from Versatile Information Products Inc., in the amount of \$17,344.24; and 2). Authorize the Director of Purchasing Services to issue the purchase order as needed to facilitate the purchase of digital recorders and dictation/transcription equipment and software from Versatile Information Products Inc.

Councilmember Moore moved the approval of Item 16; Mayor Pro Tem Rios seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo; Opposed – None.

17. Law Enforcement Agreement Between Cities of Whittier and Santa Fe Springs

Recommendation: That the City Council approve the attached Law Enforcement Agreement Between the Cities of Whittier and Santa Fe Springs.

Councilmember Rounds asked if the agreement was for a five-year term. The City Manager stated that it was.

Councilmember Sarno moved the approval of Item 17; Councilmember Moore seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo; Opposed – None.

18. Overview of the Pan Pacific Fiber, Inc. Fire Incident

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

Chief Crook gave an overview of the fire incident. Councilmember Moore asked if the company was in violation of any City ordinances. Chief Crook stated that they had more material stacked than the Fire Dept would have liked. He added that the delay in reporting the fire added to the amount of damage that occurred. The City Manager stated that he was impressed by the collaboration of resources and commended the Santa Fe Springs Firefighters, Whittier Police Dept, and the City's Public Works staff.

Mayor Trujillo recessed the meetings at 6:30 p.m.

CLOSED SESSION

19. CONFERENCES WITH LABOR NEGOTIATORS

(Section 54957.6)

Agency Designated Representatives: City Manager, Assistant City Manager/Director of Finance, Human Resources Manager, City Attorney

Employee Organizations: Santa Fe Springs City Employees' Association and Santa Fe Springs Firefighters' Association

20. CONFERENCES WITH LABOR NEGOTIATORS

(Section 54957.6)

Agency Designated Representatives: City Manager, City Attorney, Labor Negotiator (Chris Birch)

Employee Organization: Santa Fe Springs Executive, Management and Confidential Employees' Association

21. PUBLIC EMPLOYMENT

Section 54957

Title: City Attorney

Mayor Trujillo reconvened the meetings at 7:21 p.m.

22. INVOCATION

Councilmember Rounds gave the Invocation.

23. PLEDGE OF ALLEGIANCE

The Youth Leadership Committee led the Pledge of Allegiance.

INTRODUCTIONS

24. Representatives from the Chamber of Commerce

Larry Clanton of Cosby Oil

25. Representatives from the Youth Leadership Committee
Members introduced themselves. Felipe Rangel thanked the City Council for the opportunity to serve on the Committee.

26. **ANNOUNCEMENTS**

Wendy Meador introduced the Chamber scholarship recipients. Youth Enrichment Fund – Aleena Argot, Santa Fe High School, Andrew Farmer, Santa Fe High School, Bianca Gomez, Santa Fe High School, and Joshua Rojo, Santa Fe High School; Powell Grant – Daniel Pureco, Santa Fe High School; Destiny Scholarship – Felipe Rangel, Santa Fe High School.

The Youth Leadership Committee made the Community Service Announcements.

PRESENTATIONS

27. 2014 Teachers of the Year
St. Paul High School Principal Kate Aceves introduced St. Paul Teacher of the Year, Colleen Benson.
Ada Nelson School Principal Marla Duncan introduced Rancho-Santa Gertrudes Teacher of the Year, Monica Quiroz.
28. St. Paul High School Girls Softball Team
Head Coach Jim Maier introduced the team and assistant coaches.
29. Recognize and Acknowledge the Gymnastic Program, Coaches, and Gymnasts
Head Coach Shari Sanchez introduced the coaches and gymnasts.
30. Every 15 Minutes
Program Coordinator Rick Brown gave a presentation on the program. The Mayor presented awards to the participating organizations.
31. Proclaiming World Elder Abuse Awareness Day
Manuel Cantu introduced active seniors Gloria and Ed Duran who accepted the proclamation.
32. Introduction of New Santa Fe Springs Department of Fire-Rescue Environmental Protection Inspector I Kevin Yang and Part Time Fire Housing Inspector Leah Snyder

Krista King and Tom Hall introduced the new employees.

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSION

33. Designation of Voting Delegate/Alternate for the League of California Cities Annual Conference – September 3-5, 2014, Los Angeles

Mayor Trujillo appointed herself as voting delegate and the City Manager as the alternate.

34. Committee Appointments
None.

35. ORAL COMMUNICATIONS

The Mayor opened Oral Communications at 8:53 p.m. There being no one wishing to speak, Oral Communications were closed.

36. EXECUTIVE TEAM REPORTS

Wayne Morrell reported that the Planning Commission approved an ordinance for metal buildings and one for recreational activities in industrial areas. Both ordinances will come before the Council soon.

Mike Crook gave an update on Sidewalk CPR and MDA fundraising.

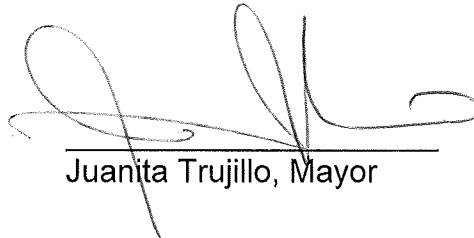
Jose Gomez reported that the State Controller's audit was complete.

Maricela Balderas reported that the Art Fest drew approximately 2,000 visitors and 190 artists showed their work.

Councilmember Sarno and Mayor Trujillo reported that Petr Petrov who is coached by SFS Boxing Coach Danny Zamora won another fight and thanked Santa Fe Springs in his victory speech.

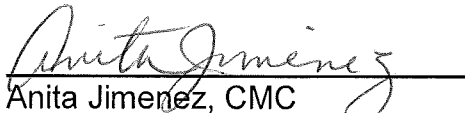
37. ADJOURNMENT

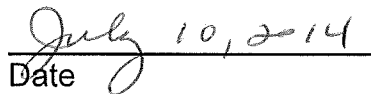
At 8:59 p.m., Mayor Trujillo adjourned the meetings to Thursday, June 19 at 5:00 p.m.



Juanita Trujillo, Mayor

ATTEST:



Anita Jimenez, CMC
Deputy City Clerk

Date