

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

June 26, 2014

1. CALL TO ORDER

Mayor Trujillo called the meetings to order at 6:06 p.m.

2. ROLL CALL

Present: Councilmembers/Directors Moore, Rounds, Sarno, Mayor Pro Tem/ Vice Chair Rios, Mayor/Chair Trujillo

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

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

PUBLIC FINANCING AUTHORITY

3. CONSENT AGENDA

Approval of Minutes

- A. Minutes of the May 22, 2014 Regular Public Financing Authority Meeting

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

Monthly Report

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

Recommendation: That the Public Financing Authority receive and file the report.

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

WATER UTILITY AUTHORITY

4. CONSENT AGENDA

Approval of Minutes

- A. Minutes of the May 22, 2014 Regular Water Utility Authority Meeting

3A

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

Monthly Reports

- B. Monthly Report on the Status of Debt Instruments Issued through the Water Utility Authority

Recommendation: That the Water Utility Authority receive and file the report.

Councilmember Rounds moved the approval of Items 4A & B; Mayor Pro Tem Rios seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo: Opposed – None.

NEW BUSINESS

5. Destruction of Water Wells No. 4 and No. 309 – Final Payment

Recommendation: That the Water Utility Authority: 1). Appropriate \$125,000 from the Water CIP Fund for the Destruction of Water Wells No. 4 and No. 309 (511-397-W713) and; 2). Approve the Final Payment to General Pump Company, San Dimas California, in the amount of \$107,784.00 for the subject project.

Mayor Pro Tem Rios moved the approval of Item 5; Councilmember Moore seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo: Opposed – None.

6. Consultant Services for Water Well No. 1 Rehabilitation – Authorization to Advertise

Recommendation: That the Water Utility Authority authorize the Director of Public Works to Advertise for Consultant Services to Prepare Technical Specifications and Provide Project Coordination for Water Well No. 1 Rehabilitation.

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.

SUCCESSOR AGENCY

7. **CONSENT AGENDA**

Approval Minutes

- A. Minutes of the May 22, 2014 Regular Successor Agency Meeting

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

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

CITY COUNCIL

8. CITY MANAGER REPORT

A portion of the Lakeland Development property was sold this week to Goodman for \$23,600,000; of which \$8,000,000 will be used for environmental remediation; \$6,000,000 will go to property tax. It is unknown how much will be due to the City. The City's priority has been for the property to be cleaned up. The City Attorney added that an additional \$400,000 may come back to City from bankruptcy proceeding regarding this property.

The AQMD held a hearing today regarding tanks on Ridgeline property. We do not know the results of the hearing at this time. That portion of the Lakeland Development property may also be sold to Goodman.

The City will implement a City-wide ID badge program beginning Sept. 1.

The City manager thanked the staff of various departments for their assistance to the Fire Dept in the work done want to recognize the work of City staff and the work of the Fire Dept

9. CONSENT AGENDA

Approval Minutes

A. Minutes of the May 22, 2014 Regular City Council Meeting

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

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

ORDINANCE FOR PASSAGE

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 adopt 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 adopt Ordinance No. 1057.

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

PUBLIC HEARING/ORDINANCE FOR INTRODUCTION

11. ZONING TEXT AMENDMENT – Metal Buildings Requirements

Ordinance No. 1059 – An Ordinance of the City Council of the City of Santa Fe Springs, California, Amending Santa Fe Springs Municipal Code Title 15, Chapter 155: Zoning, and Adding New Subsection (3) to Section 155.461(A) of the City's Zoning Regulations Regarding Land Use Requirements for Metal Buildings

Recommendations: That the City Council: 1). Open the Public Hearing and receive any comments from the public regarding Zoning Text Amendment – Metal Building Requirements (Ordinance No. 1059), and thereafter close the Public Hearing; 2). Find that the proposed amendments to the text of the City Zoning Regulations are consistent with the City's General Plan; and, 3). Introduce for first reading the proposed amendments to the City Zoning Ordinance regarding land use requirements for metal buildings.

Mayor Trujillo opened the Public Hearing 6:14 p.m. There being no one wishing to speak, the Public Hearing was closed.

The City Attorney read the Ordinance by title and stated that the motion should be to waive further reading and introduce Ordinance No. 1059.

Mayor Pro Tem Rios moved the approval of Item 11; Councilmember Rounds seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo: Opposed – None.

ORDINANCE FOR INTRODUCTION

12. Ordinance No. 1060 – An Ordinance of the City of Santa Fe Springs Replacing Chapter 97 in its Entirety with a Revised Chapter 97 Regarding Environmental Protection

Recommendation: That the City Council waive further reading and introduce the Environmental Protection Ordinance No. 1060.

The City Attorney read the Ordinance by title and stated that the motion should be to waive further reading and introduce Ordinance No. 1060.

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

NEW BUSINESS

13. Resolution No. 9443 – Adoption of Annual Appropriation (GANN) Limit for Fiscal Year 2014-15

Recommendations: That the City Council adopt Resolution No. 9443 setting the appropriation limit for Fiscal Year 2014-15 (roll call vote required).

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

14. Resolution Nos. 9444 and 9445 – Approval of Engineer's Report (FY 2014/15) in Conjunction with Annual Levy of Assessments for Street Lighting District No. 1

Recommendations: That the City Council: 1). Adopt Resolution No. 9444, approving the

Engineer's Report (FY 2014/15) in conjunction with the annual levy of assessments for Street Lighting District No. 1; and 2). Adopt Resolution No. 9445, declaring the City of Santa Fe Springs' intention to provide for an annual levy and collection of assessments for Lighting District No. 1, and setting the Public Hearing for the Council meeting of July 24, 2014.

Noe Negrete presented the Engineer's Report. The assessment rate has not been raised since 1982. Because of changes to Prop 218, it is much more difficult to obtain approval for new or increased assessments. Thus, the City incurs more cost each year to provide the service. The City required to follow this process every year or forfeit the ability to collect the assessment. Councilmember Moore asked what the process is if we want to raise the rates. A ballot would be mailed to each property owner; it must be mailed back to us and received as a Yes vote. Any unreturned ballots are counted as No votes. Mr. Negrete added that this assessment only applies to commercial properties, not residences. Councilmember Moore asked if all property owners paid the fee. Jose Gomez stated that it becomes part of their property tax. Councilmember Moore asked if any bonds issued for this? The City Attorney stated that he did not believe so. Councilmember Moore asked how the City confirms that all assessments are being paid. Mr. Gomez stated that the County remits the payment to the City in bulk, so we don't know. Councilmember Moore stated that the City should determine if any bonds were issued and also make sure that all property owners are paying. The City Manager stated that a subcommittee could be appointed. Councilmember Rounds asked if all businesses are assessed the same amount? Mr. Negrete stated that there is a very complex calculation process that is used. Mr. Negrete stated that he could provide an average at the time the assessments are levied. Councilmember Moore asked why the proposed charges for distribution centers was zero. The City Attorney stated that the City does not have any distribution centers as defined in code. The consultant will be able to explain how businesses such as Mc Master - Carr and Vons are classified.

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

15. Resolution Nos. 9446 and 9447 – Approval Engineer's Report (FY 2014/15) in Conjunction with Annual Levy of Assessment for Heritage Springs Assessment District No. 2001-1 (Hawkins Street and Palm Drive)

Recommendations: That the City Council: 1). Adopt Resolution No. 9446, approving the Engineer's Report (FY 2014/15) in conjunction with the annual levy of assessments for the Heritage Springs Assessment District No. 2001-01; and 2). Adopt Resolution No. 9447, declaring the City of Santa Fe Springs' intention to provide for an annual levy and collection of assessments for Heritage Springs Assessment District No. 2001-01, and setting the Public Hearing for the Council meeting of July 24, 2014.

Mr. Negrete presented the Engineer's Report, and stated that the assessment rate has not been raised since 2001. The City Attorney added that the District was formed after Prop 218 went into effect. This was a negotiated deal with the developer who owned the entire area. Councilmember Moore asked if any street work would be done this year. Mr. Negrete stated that streets are in good condition.

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

16. Resolution Nos. 9448 and 9449 – Request for Parking Restrictions on Burke Street East of Sorensen Avenue and Sorensen Avenue South of Burke Street

Recommendations: That the City Council: 1). Adopt Resolution No. 9448, which would prohibit parking of vehicles weighing over 6,000 pounds on the north side of Burke Street from Sorensen Avenue to a point 575 feet east of the centerline of Sorensen Avenue; and 2). Adopt Resolution No. 9449, which would prohibit parking of vehicles weighing over 6,000 pounds on the on the east side of Sorensen Avenue from Burke Street to a point 940 feet south of Burke Street and implement a tow-away zone in the same area for vehicles that violate the restriction.

Councilmember Rounds moved the approval of Items 16, 17, and 18; Councilmember Moore seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo: Opposed – None.

The City Manager stated that, historically, we have not increased parking restrictions, but these businesses have outgrown their current areas and need additional space for customers.

17. Resolution No. 9450 – Request for Parking Restriction on Arctic Circle East of Shoemaker Avenue

Recommendation: That the City Council adopt Resolution No. 9450, which would prohibit parking of vehicles weighing over 6,000 pounds on the north side of Arctic Circle from Shoemaker Avenue to a point 855 feet east of the centerline of Shoemaker Avenue and implement a tow-away zone in the same area for vehicles that violate the restriction.

See Item 16.

18. Resolution No. 9451 – Request for Parking Restriction on Marquardt Avenue South of Excelsior Drive

Recommendations: That the City Council adopt Resolution No. 9451, which would prohibit parking of vehicles weighing over 6,000 pounds on the east side of Marquardt Avenue from Excelsior Drive to a point 330 feet east of the centerline of Excelsior Drive and implement a tow-away zone in the same area for vehicles that violate the restriction.

See Item 16.

19. LED Crosswalk Installation at Orr and Day Road and Whiteland Street – Authorization to Advertise

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

Mayor Pro Tem Rios moved the approval of Item 19; Councilmember Sarno seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo: Opposed – None.

20. Fire Station Headquarters Parking Lot Slurry Seal (11300 Greenstone Avenue) – Award of Contract

Recommendations: That the City Council: 1). Accept the bids; and 2). Award a contract to Century Paving, Inc. of La Mirada, California, in the amount of \$29,346.30.

Councilmember Rounds moved the approval of Item 20; Councilmember Sarno seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo: Opposed – None.

21. Abandonment of the Carmenita Underpass Underground Storage (UST) Tank – Award of Contract

Recommendations: That the City Council: 1). Appropriate \$35,000 from the General Fund to Abandonment of the Carmenita Underpass Underground Storage Tank to complete the funding for this project (110-397-9003-4400-CRMUST); 2). Accept the bids; and, 3). Award a Contract to Petro Builders, Inc., Santa Fe Springs, in the amount of \$24,453.

Councilmember Moore moved the approval of Item 21; Councilmember Sarno seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo: Opposed – None.

22. Consultant Services for an American with Disabilities Act (ADA) Self-Evaluation and Transition Plan - Award of Contract

Recommendations: That the City Council: 1). Award a Contract to Disability Access Consultants (DAC), of Oroville, California in the amount not to exceed \$38,465 to provide Consultant Services for an American with Disabilities Act Self-Evaluation and Transition Plan and; 2). Authorize the Director of Public Works to execute the Professional Services Agreement.

Councilmember Sarno moved the approval of Item 22; Councilmember Moore seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo: Opposed – None.

23. Gridley Road Pavement Rehabilitation from Clarkman Street to Davenrich Street Final Payment

Recommendation: That the City Council approve the Final Progress Payment (less 5% Retention) to Sequel Contractors, Inc., of Santa Fe Springs, California, in the amount of \$225,059.54 for the subject project.

Councilmember Sarno moved the approval of Item 23; Mayor Pro Tem Rios seconded the motion which passed by the following vote: In favor – Moore, Sarno, Rios, Trujillo; Opposed – None; Abstained – Rounds

24. Contract Amendment with AECOM for the Valley View Avenue Grade Separation

Recommendations: That the City Council authorize the Director of Public Works to execute Contract Amendment No. 1 with AECOM to eliminate Resident Engineer Services from the agreement dated November 9, 2011 for the Valley View Avenue Grade Separation Project.

Councilmember Moore moved the approval of Item 24; Mayor Pro Tem Rios seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo: Opposed – None.

25. Resident Engineer Services for the Valley View Avenue Grade Separation Project

Recommendations: That the City Council: 1). Award a contract in the amount of \$264,855.28 to PreScience Corporation to provide Resident Engineer Services (Project and Construction Management) for the Valley View Avenue Grade Separation Project; and 2). Approve the Professional Services Agreement and authorize the Director of Public Works to execute the agreement with PreScience Corporation.

Councilmember Moore moved the approval of Item 25; Councilmember Rounds seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo: Opposed – None.

26. Fire Department Vehicle Repair and Maintenance Services Agreement Between the Cities of Compton and Santa Fe Springs

Recommendation: That the City Council approve the agreement between the cities of Compton and Santa Fe Springs for the continued Vehicle Repair and Maintenance Services for Fire Department Apparatus for Fiscal Year 2014-15.

Mayor Pro Tem Rios moved the approval of Item 26; Councilmember Sarno seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo: Opposed – None.

27. Authorization to Renew Café Libro Concession Agreement with Tierra Mia Coffee Company

Recommendation: That the City Council authorize the Director of Finance and Administrative Services to execute a one-year agreement with Tierra Mia Coffee Company to provide concession services in the Café Libro area of the City Library.

Councilmember Rounds moved the approval of Item 27; Mayor Pro Tem Rios seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo: Opposed – None.

Councilmember Moore asked if this was the same rate as the previous year. The City Manager stated that it was the same as last year, but lowered from initial rate of \$500. Councilmember Moore asked if the City audited their books. Jose Gomez stated that the City does verify their profit margin.

UNFINISHED BUSINESS

28. Adoption of Fiscal Years 2014-15 and 2015-16 Budget and Related Items, Including Actions as Set Forth in the Recommendations Contained Herein

Recommendation: That the City Council adopt the Fiscal Years 2014-15 and 2015-16 Budget and Related Items, including the actions as set forth herein.

Councilmember Sarno moved the approval of Item 28; Councilmember Moore seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo: Opposed – None.

CLOSED SESSION

29. 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

30. 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

Mayor Trujillo recessed the meetings at 6:43 p.m.

Mayor Trujillo reconvened the meetings at 7:17 p.m.

There was no report from the Closed Session.

31. **INVOCATION**

Mayor Pro Tem Rios gave the Invocation.

32. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Paul Legarreta.

INTRODUCTIONS

- 33.** Representatives from the Chamber of Commerce
None

- 34.** Representatives from the Youth Leadership Committee
Paul Legarreta introduced himself.

ANNOUNCEMENTS

- 35.** Paul Legarreta of the Youth Leadership Committee made the Community Announcements.

PRESENTATIONS

- 36.** Presentation to Milestone Event Celebrants
Publicity Specialist Julie Herrera announced the recipients. The Mayor presented certificates to the honorees.

- 37.** Proclaiming July 2014 as "Parks and Recreation Month" in Santa Fe Springs

Director of Recreation Services Carole Joseph introduced Park & Recreation Committee members who received the proclamation from the Mayor.

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

- 38.** Committee Re-Appointments
The Mayor reappointed all members who expressed interest in serving on the respective committees.

- 39.** Committee Appointments

None.

40. ORAL COMMUNICATIONS

Oral Communications were opened at 7:45 p.m. Paul Nakamura and Yoko expressed their appreciation for the City's part in the dedication of the Paul T. Nakamura building. They thanked the City for the proclamation they received. Paul, a former City resident and employee, was an army medic who died in the line of service.

Oral Communications were closed at 7:57 p.m.

41. EXECUTIVE TEAM REPORTS

Wayne Morrell – The Villages complex, 540 units, has been completed after 9 years. The Art tiles on boundary wall have been lit. Demolition work to make way for a new 50-unit condo complex on Jersey Avenue has begun. Construction should begin shortly.

Noe Negrete – A preconstruction meeting for I-5/Florence segment will be held. Verizon cables and water line relocation will begin next. Gas and power lines have been moved.

Dino Torres – The Low-Cost Pet Vaccination Clinic will be held July 16.

Mike Crook thanked the City Council on behalf of the Fire Department for support in loss of Firefighter Armando Mora, Jr.

Jose Gomez – thanked the City Council budget subcommittees for their hard work.

Maricela Balderas – The Parks & Recreation Get Acquainted picnics will be held this Saturday at all City parks. Sister City Young Ambassador students depart for Germany on July 6 for 3 weeks.

Councilmember Moore thanked Wayne Morrell assisting businesses in the City.

Councilmember Rounds stated that in less than 20 hours he will be retired from the Los Angeles County Sanitation Districts after 41 years.

Mayor Trujillo reminded the audience that food trucks will be at Little Lake Park on Thursdays throughout the summer.

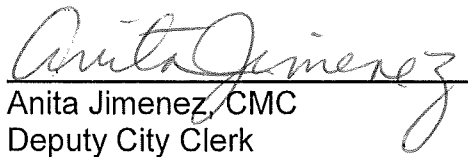
42. ADJOURNMENT

At 8:04 p.m., the meetings were adjourned in memory of Ed Madrid, uncle of Gloria Duran.



Juanita Trujillo, Mayor

ATTEST:



Anita Jimenez, CMC
Deputy City Clerk

7-24-14
Date