

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

**August 14, 2014
6:00 p.m.**

1. CALL TO ORDER

Mayor Trujillo called the meetings to order at 6:06 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, City Clerk

CITY COUNCIL

3. CITY MANAGER REPORT

The City Manager reported that Mayor Trujillo, Councilmember Rounds, and he attended the Chamber Workshop from August 8-10, in Indian Wells. The workshop provided valuable interaction between the Chamber and City staff.

Congresswoman Sanchez requested the use of office space in City Hall or another facility for County staff to answer questions or concerns regarding County issues.

4. CONSENT AGENDA

Approval of Minutes

A. Minutes of the July 10, 2014 Regular City Council Meeting

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

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

PUBLIC HEARING/ORDINANCE FOR INTRODUCTION

5. ZONING TEXT AMENDMENT – Private Educational and Recreational Uses

Ordinance No. 1058, an Ordinance of the City Council of the City of Santa Fe Springs, amending Section 155.183, Section 155.204, Section 155.213, Section 155.234, Section 155.243, Section 155.264, and Section 155.377 of Chapter 155 of the City's Municipal Code to include private uses of an educational or recreational nature as conditionally permitted uses in the following zones: ML, Limited Manufacturing Administration and Research Zone District; M-1, Light Manufacturing Zone District; M-2, Heavy Manufacturing Zone District; F-O-Z, Freeway Overlay Zone; and along the Telegraph Road Corridor. (City of Santa Fe Springs)

Recommendations: That the City Council: 1). Open the Public Hearing and receive any comments from the public regarding Zoning Text Amendment – Private Educational and Recreational Uses (Ordinance No. 1058), 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 at 6:08p.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. 1058.

Councilmember Rounds expressed his approval that the City is making accommodations to the Building Code to allow for new types of businesses so that residents don’t have to go to other cities to find them.

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

NEW BUSINESS

6. Resolution No. 9456 – Implement Phase I of the City’s Emergency Water Conservation Plan

Recommendation: That the City Council adopt Resolution No. 9456 implementing Phase I of the City’s Emergency Water Conservation Plan in order to comply with a mandate by the State of California.

Noe Negrete gave a presentation on the Water Conservation Plan.

The City Attorney stated that one issue regarding the 20% reduction mandate is that cities have already cut back on a voluntary bases, so the new mandate works against them because the State is using 2013 as the baseline. Progress may be based on State trends. He agreed that the current 23-year old plan needs to be renewed, but it may not be possible to complete by the deadline. He also agreed that the Phase One plans will not bring needed reduction.

The City Manager stated that 2013 was the low point of business licenses issuance in the City, so overall water usage by businesses has increased since then.

The City Attorney stated that not all residents of the City are City water customers, some get their water from other companies. The regulations that apply to cities may not be the same that are imposed on private water companies, and the City may not have control all customers.

Councilmember Moore asked about the progress on the Xeroscaping Ordinance. Wayne Morrell stated that staff should bring an ordinance to Council in about one month that will allow residents to replace their lawns with plant material.

The Mayor appointed Mayor Pro Tem Rios and Councilmember Rounds to a Water Subcommittee.

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

7. LED Crosswalk Installation at Orr & Day Road and Whiteland Street – Award of Contract

Recommendations: That the City Council: 1). Appropriate \$17,000.00 from the UUT Capital Improvement Project fund to LED Lighted Crosswalks (454-397-C353); 2). Accept the bids; and, 3). Award a contract to Select Electric Inc., Poway, California, in the amount of \$69,942.00.

Councilmember Rounds 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. Approval of Parcel Map No. 71888 – Promenade Shopping Center

Recommendations: That the City Council: 1). Approve Parcel Map No. 71888; 2). Find that Parcel Map No. 71888 together with the provisions for its design and improvement, is consistent with the City's General Plan; and, 3). Authorize the City Engineer and City Clerk to sign Parcel Map No. 71888.

Councilmember Moore moved the approval of Item 8; Mayor Pro Tem Rios seconded the motion.

Councilmember Moore stated that he does not believe that the City will benefit from this division and that it would make more work for City staff. He stated that it is the property owner's intention to sell the parcels and leave the City. He asked who would have responsibility for the maintenance of the property. He added that the Council needs to have the CCRs provided to them with the agenda.

The City Manager agreed that the overall benefit is with the property owner, however the CCRs will keep maintenance in check and not add to our workload. Councilmember Moore asked who would enforce the CCRs. The City Manager stated that the Planning Department would be the enforcing entity.

Chris Nickelson of Milan Capital stated that the plan involves one main parcel and 5 small outer parcels. Control of the maintenance will remain with the owner of main parcel.

Councilmember Moore asked Mr. Nickelson if Milan's intention is to parcel out properties to sell them. Mr. Nickelson stated that they only plan to sell the 5 small parcels, not the entire property. Councilmember Moore stated that, during previous conversations, Milan agreed to improve the façade and landscaping, and asked if this was in writing? Mr. Nickelson stated that it was in their budget document and it could be added to the CCR if the City wished. Councilmember Moore stated that he is concerned about the quality of new stores that will go in the development. Councilmember Sarno asked if there has been any progress in the opening of the other stores. Mr. Nickelson stated that the meat market and bakery have opened and talks with Starbucks are in progress. He added that the 99 Cent Store is profitable and has an 8 year lease and that AutoZone is a well-known and profitable business. Councilmember Moore stated that he would have felt better if I hadn't read the exit strategy. Mr. Nickelson stated that Milan raised capital from a group of investors and an exit strategy is a necessary part of the strategy, although not their intention; Milan is not planning to sell the main property. They plan to maintain the property in prime condition.

Councilmember Sarno moved that this item be continued to the next meeting; Councilmember Moore seconded the motion which passed by the following vote: In favor: Moore, Rounds, Sarno, Rios, Trujillo; Opposed: None.

9. Fire Station No. 3 Roof Improvements (15517 Carmenita Road) – Award of Contract

Recommendations: That the City Council: 1). Appropriate \$28,000 from UUT Capital Improvement Project Fund to Fire Station No. 3 Roof Repair Improvements (454-397-C347), 2). Accept the bids; and 3). Award a contract to Best Contracting Services, Inc. of Gardena, California, in the amount of \$69,300.00.

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

10. Custodial Services – Authorization to Advertise

Recommendations: That the City Council: 1). Authorize the City Engineer to advertise for bids to provide custodial services; and 2). Authorize the City Engineer to extend the term of the contract with Merchants Building Maintenance, LLC to expire on October 31, 2014.

Noe Negrete announced a change in the Bid Schedule and provided a revised page to Council.

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

11. Request for Modification of Parking Restriction in front of 9200 Sorensen Avenue

Recommendation: That the City Council approve the removal of the "No Stopping Any

Time” parking restriction along the frontage of 9200 Sorensen Avenue, but retain parking restrictions adjacent to the two driveways at the subject address to maintain sight distance for motorists exiting the driveways onto Sorensen Avenue.

The City Manager stated that this item would be continued to the next meeting; the staff report misrepresented the action of the Planning Commission.

12. Soaring Dreams Plaza Restoration Project - Authorization to Advertise

Recommendation: That the City Council authorize the City Engineer to advertise for construction bids for the Soaring Dreams Plaza Restoration Project.

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

13. Approval of Memorandum of Understanding (MOU) between the City of Santa Fe Springs and the Santa Fe Springs Firefighters Association (SFSFFA)

Recommendations: That the City Council: 1) Approve the FY 2014-16 Memorandum of Understanding with the SFSFFA; and 2) Authorize the Mayor to Execute said Agreement.

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

The meetings were recessed at 6:40 p.m.

The Mayor reconvened the meetings at 7:09 p.m.

14. INVOCATION

Councilmember Moore gave the Invocation.

15. PLEDGE OF ALLEGIANCE

The Youth Leadership Committee led the Pledge of Allegiance.

INTRODUCTIONS

16. Representatives from the Chamber of Commerce
None present.

17. Representatives from the Youth Leadership Committee
Members introduced themselves.

18. ANNOUNCEMENTS

The Youth Leadership Committee made the Community Service Announcements.

PRESENTATIONS

19. 2014 Beautification Awards Program Recipients
Jeannie Madrid announced the Business and Residential winners of the program.
20. Introduction of German Exchange Students and Chaperones
Supervisor Michelle Smith introduced Chaperones Regina Fischer and Florian Meyer and the exchange students. Ms. Fischer expressed the gratitude of the members for this experience.
- Mayor Trujillo introduced Michael Iezza who recently completed his Eagle Scout project at Heritage Park. He extended an invitation to the Council to his Court of Honor.
- Tom Murray of Complete Landscape Care presented awards from the California Landscape Corporation that they received for the care of Heritage Park and the Clarke Estate to the City Council.

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

21. Committee Appointments
None.

22. ORAL COMMUNICATIONS

The Mayor opened Oral Communications at 7:57 p.m.

Jeannette Espinoza, SFS resident, spoke regarding the volume of the music from the Clarke Estate.

Annette Gustavson, SFS resident, spoke regarding the volume of the music from the Clarke Estate.

Oral Communications were closed at 8:05 p.m.

23. EXECUTIVE TEAM REPORTS

Wayne Morrell reported on improvements to Cherie's Donuts. He gave an update on the Telegraph & Jersey 50-unit townhome development. The Union 76 gas station on Telegraph & Alburdis will be made into a gas station and mini-mart.

Noe Negrete reported on lighting improvements to the Activity Center.

Railroad crossings on Florence and Pioneer will be repaired beginning Aug. 25-Aug 26 with a full closure to Florence on those dates. Pioneer improvements will follow, but dates have not been confirmed. Mayor Trujillo asked if the schools were notified. Mr. Negrete stated that staff will notify the schools when the dates are confirmed.

Mr. Negrete announced that he and his wife adopted the three children that have been living with them.

Dino Torres reported that school begins next week. During the first weeks, warnings will be issued, then tickets will follow.

Chief Crook reported that the Fire Dept responded to a request to send Firefighters to the Deer Fire in Montecito. He thanked those that participated in the Potato bake which earned \$2,380.

Jose Gomez reported that the IT department is finishing up the installation of fiber optic at all City facilities.

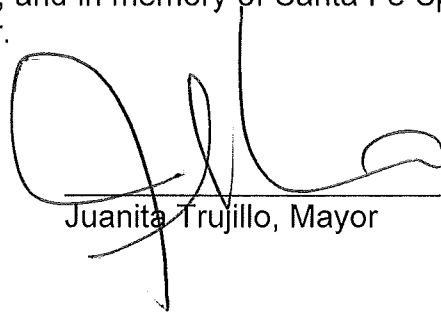
Maricela Baldersas, reported that CareMore, on behalf of Juanita Trujillo, gave the City a \$25,000 sponsorship to fund the Fiestas Patrias. CareMore will have an informational booth at the Fiestas.

Mayor Pro Tem Rios complemented the Fire Chief on the potato bake and Armando Mora, Jr. scholarship.

Juanita thanked Joyce Ryan for her assistance at the Meet the Mayor event.

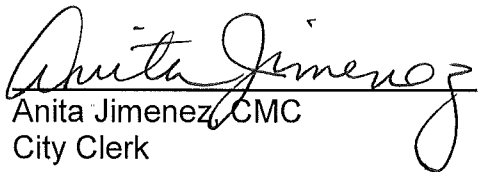
24. ADJOURNMENT

At 8:15 p.m., Mayor Trujillo adjourned the meetings in memory of Josephine Vega, mother-in-law of former employee Armida Rosario, and in memory of Santa Fe Springs residents Rosa Arias and Domingo Cruz Aguilera, Sr.



Juanita Trujillo, Mayor

ATTEST:



Anita Jimenez, CMC
City Clerk

Sept. 11, 2014
Date