

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

MAY 28, 2015

1. CALL TO ORDER

Mayor Rios called the meetings to order at 6:07 p.m.

2. ROLL CALL

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

The 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; Noe Negrete, Director of Public Works; Dino Torres, Director of Police Services; Maricela Balderas, Director of Community Services; Jose Gomez, Director of Finance/Asst. City Manager; Mike Crook, Fire Chief; Anita Jimenez, City Clerk

PUBLIC FINANCING AUTHORITY

3. CONSENT AGENDA

Approval of Minutes

A. Minutes of the April 23, 2015 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.

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

WATER UTILITY AUTHORITY

4. CONSENT AGENDA

Approval of Minutes

A. Minutes of the April 23, 2015 Water Utility Authority Meeting

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 (WUA)

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

- C. Status Update of Water-Related Capital Improvement Projects

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

Director Rounds moved the approval of Items 4A, B & C; Vice Chair Moore seconded the motion which passed by the following vote: In favor –Rounds, Sarno, Trujillo, Moore, Rios; Opposed – None.

UNFINISHED BUSINESS

5. Authorization of Water Rate Study – Contract Amendment No. 3

Recommendation: That the Water Utility Authority: 1). Approve Amendment No. 3 to the Contract with RAFTELIS Financial Consultants, Inc, in the amount of \$22,880, to complete the Water Rate Study; and 2). Authorize the Director of Public Works to execute Amendment 3.

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

NEW BUSINESS

6. Approval to Lease Water Rights to City of Cerritos

Recommendation: That the Water Utility Authority: 1). Approve the Water Right and Lease Agreement with the City of Cerritos; and 2). Authorize the Director of Public Works to execute the agreement along with all related documents transferring water rights.

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

7. Engineering Consultant Services for Water Well No. 1 Rehabilitation – Authorization to Request for Proposals

Recommendation: That the Water Utility Authority authorize the Director of Public Works to advertise for Engineering Consultant Services to design a volatile organic compound treatment system, prepare technical specifications, and provide project coordination for Water Well No. 1 rehabilitation.

The City Manager noted that a revised copy of the RFP had been given to Council which reflected changes made to the document. Noe Negrete explained that at the request of Mayor Pro Tem Moore, a pre-submittal meeting had been added as well as additions to the scope of services.

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

HOUSING SUCCESSOR

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

SUCCESSOR AGENCY

CLOSED SESSION

8. CONFERENCE WITH REAL PROPERTY NEGOTIATORS – Section 54956.8

Properties: North and South sides of Telegraph Road, East of Bloomfield Avenue (9.87 net acres known as MC&C III and 8.49 net acres known as MC&C IV)

Negotiating Parties: City Council, City Staff, McGranahan Carlson & Co. and potential buyers/developers

Under Negotiation: Price

Mayor Rios deferred this item to the end of the 6:00 o'clock meeting.

CITY COUNCIL

9. CITY MANAGER REPORT

The City Manager reported that the restaurant at Heritage Park has opened on a limited basis under the name of Lolita's Café. There is a dispute amongst the family members regarding the use of the name "El Tepeyac." It is possible that the name may change in the future. The official grand opening is planned later in June. Mayor Pro Tem Moore asked if the restriction is on us. The City Manager replied that the restriction is not on us, but we want to respect the family's wishes. The City Manager also reported that that some Mid-year budget modifications are being prepared for Council review. There is a need to reappoint Councilmembers to the subcommittees. Mayor Rios appointed Councilmembers Sarno and Trujillo to the Revenues/Fees Budget Subcommittee and Mayor Pro Tem Moore and Councilmember Rounds to the Events/Programs Budget Subcommittee. Lastly, the City Manager reported that he had lunch with former City Manager Don Powell who extended his best wishes to the Council and stated that he was impressed with the progress of the City despite the loss of redevelopment funding.

10. CONSENT AGENDA

Approval Minutes

A. Minutes of the April 23, 2015 City Council Meeting

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

Reports

B. Mayor Pro Tem Moore's Attendance of RECon 2015

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

C. Councilmember Rounds' Attendance of RECon 2015

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

D. Councilmember Trujillo's Attendance of RECon 2015

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

Councilmember Trujillo moved the approval of Items 10A, B, C, and D; Mayor Pro Tem Moore seconded the motion which passed by the following vote: In favor –Rounds, Sarno, Trujillo, Moore, Rios; Opposed – None. The City Manager stated that the Council made productive connections with prospective businesses including hotels and retail businesses.

ORDINANCE FOR PASSAGE

11. Urgency Ordinance No. 1065 – 2015 Water Conservation Regulations

Recommendation: That the City Council adopt Urgency Ordinance No. 1065 implementing the 2015 Water Conservation Regulations in order to comply with a mandate by the State of California.

The City Attorney read the ordinance by title and stated that urgency ordinances are only read once, must address an emergency, require 4 votes for passage, and go into effect immediately. The 16% reduction in water use requirement goes into effect on June 1, constituting an emergency.

The City Manager stated that the City has limited enforcement capacity due to the minimum number of staff. Therefore, an aggressive information campaign is planned to inform residents of the requirements. The City will be divided in half and allow only two days of watering per week per side.

Mayor Pro Tem Moore asked within what period of time the 16% reduction is required. Noe Negrete responded that it would be from June to April. Mayor Pro Tem Moore asked if the Council would get periodic reports. The City Manager replied that they would. The City Attorney stated that the City would be required to submit regular reports to the State.

Councilmember Rounds moved to waive further reading and adopt Urgency Ordinance No. 1065; Mayor Pro Tem Moore seconded the motion which passed by the following roll call vote: In favor –Rounds, Sarno, Trujillo, Moore, Rios; Opposed – None.

Mayor Pro Tem Moore thanked the subcommittee for their work on this project.

NEW BUSINESS

12. Resolution No. 9468 – Establishing the Civil Fine Amount for Administrative Citations Issued for Illegal Activities Related to Fireworks

Recommendation: That the City Council adopt Resolution No. 9468, which would establish the civil fine amount of \$1,000.00 for Administrative Citations issued for illegal activities related to fireworks.

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

The City Manager thanked the City Council for increasing the fine which he felt would assist enforcement efforts. Mayor Pro Tem Moore asked if the fines would be retained by the City

or go to Whittier Police Department. Dino Torres stated that the fines would be retained by the City.

13. Shuttle Bus Service Agreement – Whittier Union High School District

Recommendation: That the City Council: 1). Approve Amendment No. 1 to Agreement No. 07-4969 between Caltrans and the City that provides funding for Shuttle Bus Service to Santa Fe High School during reconstruction of the Florence Avenue Bridge over the Interstate 5 Freeway; 2). Approve an Agreement with Whittier Union High School District to provide Shuttle Bus Service to Santa Fe High School during the period of the reconstruction of the Florence Avenue Bridge over the Interstate 5 Freeway; 3). Authorize the Mayor to execute Amendment No. 1 to Agreement No. 07-4964; and 4). Authorize the Mayor to execute Shuttle Bus Service Agreement with Whittier Union High School District.

Councilmember Sarno asked if a route had been determined. Noe Negrete stated that draft routes have been identified, but more information regarding the location of students using the route is needed. Councilmember Sarno asked if the residents would be notified of the Shuttle Bus route. Mr. Negrete stated that they would be notified. Councilmember Trujillo asked when the shuttle service was scheduled to begin. Mr. Negrete stated in April 2016. Mayor Pro Tem Moore stated that at a meeting he attended, the information stated the construction would begin in late fall. Mr. Negrete added that a community information meeting was tentatively scheduled for June 10.

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

14. Interstate 5 Freeway Widening Water Main Relocation for the Florence Avenue Segment (Phase I) – Final Payment

Recommendation: That the City Council approve the Final Progress Payment (less 5% Retention) to Ferreira Coastal Construction Co. of Chino, California in the amount of \$140,115.75 for the subject project.

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

15. Consideration of Appeal of Development Plan Approval (DPA) Case Nos. 887-889, Tentative Parcel Map (TPM) No. 73063, and Environmental Documents (EIR/SCH #2014101063)

Development Plan Approval (DPA) Case Nos. 887, 888, 889: DPA Case No. 887: to allow the construction of an approximately 404,000 sq. ft. concrete tilt-up building (Building 1); DPA Case No. 888: to allow the construction of an approximately 506,000 sq. ft. concrete tilt-up building (Building 2); and DPA Case No. 889: to allow the construction of an approximately 300,000 sq. ft. concrete tilt-up building (Building 3) on the approximately 54-acre subject site located at 12345 Lakeland Rd (APNs: 8009-022-053, 054, 055, 056, 057, 058; 8009-022-029, 030, 031 & portion of 8009-022-056), within the M-2, Heavy Manufacturing, Zone and also within the Consolidated Redevelopment Project Area. (Goodman Santa Fe Springs SPE LLC).

Tentative Parcel Map (TPM) No. 73063: to allow the approximately +/-54-acre subject site to be subdivided into four (4) separate parcels: 729,053 sq. ft. (Proposed Parcel 1), 1,007,093 sq. ft. (Proposed Parcel 2), 560,665 sq. ft. (Proposed Parcel 3), and 85,867 (Proposed Parcel 4) on the approximately 54-acre subject site located at 12345 Lakeland Road (APNs: 8009-022-053, 054, 055, 056, 057, 058; 8009-022-029, 030, 031 & portion of 8009-022-056), within the M-2, Heavy Manufacturing, Zone and also within the Consolidated Redevelopment Project Area. (Goodman Santa Fe Springs SPE LLC).

Environmental Document: Environmental Impact Report Prepared. The City, acting as the Lead Agency, prepared a Draft Environmental Impact Report (SCH #2014101063) for the proposed development of the approximately 54-acre site with a new logistics center (DPA 887-889) and also the proposed subdivision of the project site (TPM 73063). The EIR was presented to the Planning Commission for their consideration concurrently with the related entitlements for the project.

Recommendation: That the City Council: 1). Open the Public Hearing for those wishing to speak on this matter, and thereafter close the Public Hearing; 2). Consider an appeal of the Planning Commission's decision to approve Development Plan Approval (DPA) Case Nos. 887-889, Tentative Parcel Map (TPM) No. 73063, and Environmental Documents (EIR/SCH #2014101063); and 3). Take one of the actions listed in Section 155.866 of the City Code.

The City Attorney stated that an appeal against the Planning Commission decision regarding the above referenced cases had been filed by the Briggs Law Corporation on behalf of their clients CREED-21 and the Inland Oversight Committee, but the appeal as filed originally did not contain any details. He added that today, the City Clerk received a more detailed letter outlining a number of objections pertaining to the Environmental Impact Report (EIR); he further noted that each Council member had been provided with a copy of the letter. He stated that the Council cannot consider any new evidence without setting the matter for a de novo hearing at a later date, but indicated that the Council should consider this letter because rather than containing inadmissible new evidence, the letter argues that the evidence before the Planning Commission does not support the decision. He reiterated the Council's options per the City Code: 1. Approve and ratify the action of the Planning Commission; 2. Refer the matter back to the Planning Commission with or without instructions for further proceedings; or 3. Set the matter for hearing by itself. The City Attorney concluded his remarks by stating that the City's environmental consultant, Mark Blodgett, has reviewed the Briggs letter and does not believe that there is any merit to any of the contentions in the letter.

Mayor Rios opened the Public Hearing open at 6:31 p.m. Lang Cottrell, of Goodman Birtcher, stated that they were disappointed, but not surprised by the filing of this appeal. He stated that it is Briggs' mode of operation to file boilerplate objections. He stated that Goodman Birtcher is very confident in the process they have gone through, and urged the Council to move this forward and affirm the Planning Commission's decision. He stated that if a law suit is filed, Goodman Birtcher will be obligated to indemnify the City and defend the litigation.

There being no one else wishing to speak, the Public Hearing was closed at 6:35 p.m.

Councilmember Sarno made a motion to approve and ratify the action of the Planning Commission; Councilmember Trujillo seconded the motion which passed by the following roll call vote: In favor –Rounds, Sarno, Trujillo, Moore, Rios; Opposed – None.

Mayor Rios recessed the meetings for the Closed Session at 6:37p.m.

Mayor Rios reconvened the meetings at 7:05 p.m. There was no report from the Closed Session.

16. INVOCATION

Mayor Pro Tem Moore gave the Invocation.

17. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by the Youth Leadership Committee.

INTRODUCTIONS

18. Representatives from the Chamber of Commerce

Jeff Winkler, BreitBurn Energy and Rick Landis, Santa Fe Springs Swap Meet

19. Representatives from the Youth Leadership Committee

Members introduced themselves.

20. ANNOUNCEMENTS

The Youth Leadership Committee made the Community Announcements.

PRESENTATIONS

21. Older American Recognition Award Recipient - Presentation

Maritza Sosa-Nieves introduced recipient Peggy Radoumis and spoke about some of Mrs. Radoumis' volunteer work.

22. 2015 SFS ART FEST - Recognition of Event Sponsors and Featured Artists

Ed Ramirez introduced the sponsors and artists and showed a video of the event. Samantha Marques from Assemblymember Ian Calderon's office thanked the Council, artists, and sponsors.

Maricela Balderas and the City Council acknowledged the extraordinary leadership and creativity of Ed Ramirez in coordinating the Art Fest.

23. Santa Fe Springs 2015 Youth Citizenship Award Recipients

Wayne Bergeron introduced the recipients and highlighted some of their accomplishments.

24. Proclaiming May 2015 as Lupus Awareness Month in Santa Fe Springs

The City Clerk read the proclamation which was presented to Alejandra Rodriguez by Mayor Rios.

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

25. Committee Appointments

None.

26. ORAL COMMUNICATIONS

Mayor Rios opened Oral Communications at 8:03 p.m. Ron Beilke, Santa Fe Springs, President of the Villages homeowners association, gave a petition signed by residents of the Villages regarding the inequities of the Miro apartment homeowners' association dues

compared to other homeowners in the Villages. The City Manager stated that City is trying to meet with the developers of Miro to address this issue. David Pulley, Santa Fe Springs, President of the Camillia homeowners association in the Villages, addressed the same issue. There being no one else wishing to speak, Oral Communications were closed at 8:12 p.m.

27. EXECUTIVE TEAM REPORTS

Noe Negrete reported on Public Works Week events at Rancho Santa Gertrudes School, included the planting of a tree.

Wayne Morrell reported on the RECon Convention in Las Vegas.

Dino Torres reported that the Coffee with a Cop event on May 15, coffee with a cop had a good turnout.

Mike Crook reported that the firefighters raised \$34,000 for the Muscular Dystrophy fundraiser, Fill the Boot. On June 4, the Fire-Rescue Dept will host free hands-only CPR training. The Burn Survivors Relay will pass through Santa Fe Springs on June 10.

Jose Gomez reported that the City received a check for \$55,000 as part of a class action law suit against Office Depot.

Steve Skolnik stated that Office Depot had a practice of overcharging companies, but an employee blew the whistle.

Maricela Balderas reported that 300 guests attended the Library's "Bringing Literature to Life" on May 15. The Library is collaborating with Santa Fe High School on a program that encourages students to read over the summer.

Councilmember Sarno commented that over the past year and a half, the City has hosted several events and activities that have highlighted the cooperation among the Councilmembers and that of the staff in various departments. He congratulated the Council and staff on these successful outcomes.

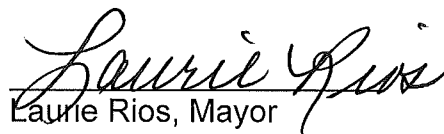
Mayor Pro Tem Moore thanked Wayne Morrell for the effort he put forth in coordinating meetings with vendors at RECon. He thanked Capt. Bar for his support of Coffee with a Cop.

Councilmember Trujillo reiterated the praise for Wayne Morrell's efforts in coordinating meetings with the vendors. She stated that this was one of the most productive trips to RECon she has experienced.

Councilmember Rounds also commended Wayne Morrell and agreed with Councilmember Sarno about the increased cooperation.

28. ADJOURNMENT

At 8:25 p.m., Mayor Rios adjourned the meetings in memory of longtime residents Ramiro Martinez and Ed Lipock.


Laurie Rios, Mayor

ATTEST:


Anita Jimenez, CMC
City Clerk

10-26-15
Date