



**MINUTES OF THE MEETINGS OF THE  
HOUSING SUCCESSOR, SUCCESSOR AGENCY  
AND CITY COUNCIL**

**September 12, 2017**

**1. CALL TO ORDER**

Mayor Rounds called the meeting to order at 6:01p.m.

**2. ROLL CALL**

**Members present:** Councilmembers/Directors: Moore, Trujillo, and Zamora, Mayor Pro Tem/Vice Chair Sarno and Mayor/Chair Rounds.

**Members absent:** None

**HOUSING SUCCESSOR**

**3. CONSENT AGENDA**

**Approval of Minutes**

- a. Minutes of the August 10, 2017 of the Housing Successor Agency

**Recommendation:** That the Housing Successor approve the minutes as submitted.

It was moved by Mayor Pro Tem Sarno, seconded by Council Member Trujillo, approved Item No. 3A by the following vote:

**Ayes:** Moore, Trujillo, Zamora, Sarno, Rounds

**Nayes:** None

**SUCCESSOR AGENCY**

**4. CONSENT AGENDA**

**Approval of Minutes**

- a. Minutes of the August 10, 2017 Successor Agency Meeting

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

It was moved by Council Member Zamora, seconded by Mayor Pro Tem Sarno, approved Item No. 4a by the following vote:

**Ayes:** Moore, Trujillo, Zamora, Sarno, Rounds

**Nayes:** None

**CITY COUNCIL**

**5. CITY MANAGER REPORT**

Mayor Rounds introduced our new Interim City Manager, Don Powell.

Don Powell, Interim City Manager announced that the City Manager report will be given towards the end of the meeting with the rest of the executive team reports.

- 6.**
- a. Minutes of the August 10, 2017 Regular City Council Meeting  
**Recommendation:** That the City Council:
    - Approve the minutes as submitted.
  - b. Quarterly Treasurer's Report of Investments for the Quarter Ended June 30, 2017  
**Recommendation:** That the City Council:
    - Receive and file the report.
  - c. Fire Station Headquarters – HVAC Improvements – Final Payment  
**Recommendation:** That the City Council:
    - Approve the Final Payment (less 5% Retention) to Los Angeles Air Conditioning, Inc. of La Verne, California in the amount of \$252,700.00 for the subject project.
  - d. Community Development Block Grant (CDBG) Program Participating City Cooperation Agreement with the Community Development Commission of the County of Los Angeles – Amendment No. 1  
**Recommendation:** That the City Council:
    - Approve Amendment No. 1 to the Community Development Block Grant Program Participating City Cooperation Agreement with the Community Development Commission of the County of Los Angeles; and
    - Authorize the Mayor to execute Amendment No. 1.
  - e. Interim City Manager Professional Services Agreement  
**Recommendation:** That the City Council:
    - Receive and file the City of Santa Fe Springs Agreement Retaining Donald R. Powell as Interim City Manager.
  - f. Agreement for Professional Services with Keyser Marston Associates  
Agreement between the City of Santa Fe Springs and Keyser Marston Associates to conduct a hotel feasibility analysis for a proposed hotel located on the southwest corner of Norwalk Boulevard and Telegraph Road in the City of Santa Fe Springs  
**Recommendation:** That the City Council:
    - Approve an agreement between the City of Santa Fe Springs and Keyser Marston Associates to conduct a hotel feasibility analysis for a proposed hotel at Heritage Court located on the southwest corner of Norwalk Boulevard and Telegraph Road in the City of Santa Fe Springs.

It was moved by Council Member Trujillo, seconded by Council Member Moore, to approve items 6A through 6f, by the following vote:

**Ayes:** Moore, Trujillo, Zamora, Sarno, Rounds

**Nays:** None

## **PUBLIC HEARINGS**

### **7. Consideration of Appeal of Conditional Use Permit Case No. 783**

Council's review of the Planning Commission decision denying a conditional use permit for the operation and maintenance of a massage use at 11416 Washington Boulevard, in the Community Commercial (C4) Zone, and within the Washington Boulevard Redevelopment Project Area

**Recommendation:** That the City Council:

- Open the Public Hearing for those wishing to speak on these matters; and thereafter, close the Public Hearing;
- Consider an appeal of the Planning Commission's decision to deny the request for a Conditional Use Permit to allow the operation and maintenance of a massage use at 11416 Washington Boulevard;
- Adopt Resolution No. 9558 upholding the Planning Commission's decision denying CUP 783 for the operation of a massage establishment at 11416 Washington Boulevard.

There was a report given by Luis Collazo, Code Enforcement Officer.

Council Member Trujillo inquired if the officer that was present at the business location can provide further information.

Whittier Police Department Officer Brad White provided a brief report.

The Public hearing was opened at 6:18 p.m.

The following person spoke on the item: Business owner spoke in opposition of the statements made by staff.

Discussion ensued amongst Council and Mr. Biggs.

The Public Hearing closed at 6:32 p.m.

It was moved by Council Member Moore, seconded by Mayor Pro Tem Sarno, to adopt Resolution No. 9558 upholding the Planning Commission's decision denying CUP 783 for the operation of a massage establishment at 11416 Washington Boulevard, by the following vote:

**Ayes:** Moore, Trujillo, Zamora, Sarno, Rounds

**Nays:** None

### **8. Ordinance No. 1089: An Ordinance of the City Council of the City of Santa Fe Springs, California, Amending Santa Fe Springs Municipal Code, Chapter 15 (Land Use), Title 155 (Zoning), Section 155.003 (Definitions), Section 155.481 (Require Parking), and Section 155.637 (Mini-warehouses) of the City Zoning Regulations**

**Recommendation:** That the City Council:

- Open the Public Hearing and receive any comments from the public regarding proposed Ordinance No. 1089, and thereafter close the Public Hearing; and
- Waive further reading and introduce Ordinance No. 1089.

The Public hearing was opened at 6:37 p.m.

There were no speakers present.

The Public Hearing closed at 6:37 p.m.

It was moved by Council Member Moore seconded by Council Member Zamora, to introduce Ordinance No. 1089, by the following vote:

**Ayes:** Moore, Trujillo, Zamora, Sarno, Rounds

**Nayes:** None

9. General Rule Exemption – CEQA Guidelines §15061(b)(3) Zoning Text Amendment – Wireless Telecommunications Facilities Ordinance No. 1090: An ordinance of the City Council of the City of Santa Fe Springs, California, amending Santa Fe Springs Municipal Code Title 15 (Land Usage), Section 155 (Zoning), Sections 155.377 (Permitted, Accessory and Conditional Uses Freeway Overlay Zone) and 155.381 (Design Standards Freeway Overlay Zone), and adding Chapter 157 to Santa Fe Springs Municipal Code Title 15 (Land Usage) to establish a comprehensive set of regulations and standards for the permitting, placement, design, installation, operation and maintenance of wireless telecommunications facilities in all areas of the city

**Recommendation:** That the City Council:

- Open the Public Hearing and receive any comments from the public regarding proposed Ordinance No. 1090 and, thereafter, close the Public Hearing; and
- Find that the proposed amendments to the text of the City's Land Use Regulations are consistent with the City's General Plan; and
- Introduce for first reading the proposed amendments to the City Ordinance regarding wireless telecommunications facilities in all areas of the city.

The Public hearing was opened at 6:38 p.m.

There were no speakers present.

The Public Hearing closed at 6:38 p.m.

It was moved by Mayor Pro Tem Sarno, seconded by Council Member Moore, to introduce for first reading the proposed amendments to the City Ordinance regarding wireless telecommunications facilities in all areas of the city, by the following vote:

**Ayes:** Moore, Trujillo, Zamora, Sarno, Rounds

**Nayes:** None

**URGENCY ITEM ADDED TO AGENDA**

Fiestas Patrias Vendor Matter

**Recommendation:** That the City Council:

- Provide retroactive approval of the Fiestas Patrias Contracts with Maura Zamarripa (Sound and Lighting) and with Hector Dominguez for Entertainment

Mayor Rounds announced that it was brought to the attention of the city that there was an item that required immediate action.

Mayor Pro Tem Sarno requested a quote for Fiestas Patrias for next year, which includes sound, lighting and setup.

Council Member Zamora requested a copy of a breakdown of what the cost was for the performers for the last 2 years.

City Manager Done Powell noted the information will be provided to Council as requested.

It was moved by Council Member Moorek, seconded by Mayor Pro Tem Sarno, to approve item, by the following vote:

**Ayes:** Moore, Trujillo, Zamora, Sarno, Rounds  
**Nays:** None

**NEW BUSINESS**

**10. 2018 Art Fest Event Consultant Services – Authorization to Advertise Request for Proposals**

**Recommendation:** That the City Council:

- Authorize the Director of Community Services to request proposals to retain a consultant to provide professional services for the 2018 SFS Art Fest event.

Council Member Moore recommended to not go out for RFP on this item and continue with the same vendor, since the current vendor has done a great job and the prices are lower than most contractors.

Community Services Director Maricela Balderas inquired whether Council would like the professional services agreement to be brought forward for their approval at the first meeting of October.

Council Member Moore agreed to bring the item to the first meeting of October. He also recommended having staff propose a two-year agreement, instead of a 1-year agreement.

Ms. Balderas noted the item would be brought forward in October.

It was moved by Council Member Moore, seconded by Council Member Trujillo, to authorize the Director of Community Services to request proposals to retain a

consultant to provide professional services for the 2018 SFS Art Fest event by the following vote:

**Ayes:** Moore, Trujillo, Zamora, Sarno, Rounds

**Nayes:** None

11. Water Well No. 12 Engineering Design Services for Water Treatment System – Contract Amendment No. 2

**Recommendation:** That the City Council:

- Approve Contract Amendment No. 2 with CIVILTEC Engineering, Inc. (Civiltec), in the amount of \$25,612.00 for additional design services; and
- Authorize the Public Works Director to execute Contract Amendment No. 2.

It was moved by Council Member Moore, seconded by Mayor Pro Sarno, to approve contract amendment no. 2 with CIVILTEC Engineering, Inc. (Civiltec), in the amount of \$25,612.00 for additional design services; and authorize the Public Works Director to execute Contract Amendment No. 2, by the following vote:

**Ayes:** Moore, Trujillo, Zamora, Sarno, Rounds

**Nayes:** None

12. Custodial Services – Authorization to Issue a Request for Bids

**Recommendation:** That the City Council:

- Authorize the City Engineer to Issue a Request for Bids to provide Custodial Services; and
- Authorize the City Engineer to extend the Custodial Services Contract with Merchants Building Maintenance, LLC on a month-to-month basis until the City Council awards a new contract for Custodial Services.

It was moved by Council Member Trujillo, seconded by Council Member Zamora, to authorize the City Engineer to issue a request for bids to provide Custodial Services; and authorize the City Engineer to extend the Custodial Services Contract with Merchants Building Maintenance, LLC on a month-to-month basis until the City Council awards a new contract for Custodial Services, by the following vote:

**Ayes:** Moore, Trujillo, Zamora, Sarno, Rounds

**Nayes:** None

13. On-Call Professional Engineering Services – Residential South Streets Improvement Design-Year 1 (Harvest Avenue) – Contract Amendment No. 1

**Recommendation:** That the City Council:

- Amend the adopted Capital Improvement Program for FY 2012/15 to include Harvest Avenue Street Improvements (Darcy Street to Longworth Avenue);
- Accept the Proposal; and
- Authorize the Director of Public Works to execute Contract Amendment No. 1 with Fountainhead in the amount of \$15,825.00 for the design of Harvest Avenue Street Improvement.

It was moved by Mayor Pro Tem Sarno, seconded by Council Member Zamora, amend the adopted Capital Improvement Program for FY 2012/15 to include Harvest Avenue Street Improvements (Darcy Street to Longworth Avenue); accept the proposal; and authorize the Director of Public Works to execute Contract Amendment No. 1 with Fountainhead in the amount of \$15,825,00 for the design of Harvest Avenue Street Improvement, by the following vote:

**Ayes:** Moore, Trujillo, Zamora, Sarno, Rounds

**Nayes:** None

**14. Engineering Design Services – Florence Avenue Widening Project – Award of Contract**

**Recommendation:** That the City Council:

- Amend the Adopted Capital Improvement Program for FY 2012/15 to include the Florence Avenue Widening project.
- Accept the Proposals;
- Award a Contract to Anderson Penna from Newport Beach, California in the amount of \$234,263.00 for the design of the Florence Avenue Widening project; and
- Authorize the Mayor to execute the agreement with Anderson Penna.

It was moved by Council Member Zamora, seconded by Mayor Pro Tem Sarno, to amend the adopted Capital Improvement Program for FY 2012/15 to include the Florence Avenue Widening project; accept the proposals; award a contract to Anderson Penna from Newport Beach, California in the amount of \$234,263.00 for the design of the Florence Avenue Widening project; and authorize the Mayor to execute the agreement with Anderson Penna, by the following vote:

**Ayes:** Moore, Trujillo, Zamora, Sarno, Rounds

**Nayes:** None

**CLOSED SESSION**

**15. PUBLIC EMPLOYMENT**

(Pursuant to California Government Code Section 54957(b)(1))

TITLE: City Manager

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***Mayor Rounds recessed the meetings at 6:54 p.m.***

***Mayor Rounds convened the meeting at 7:26 p.m.***

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**16. INVOCATION**

Invocation was led by Council Member Zamora

**17. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Launa Limas and Brooklyn Gomez, 5<sup>th</sup> Graders from Rancho Santa Gertrudes to lead the Pledge of Allegiance.

**18. INTRODUCTIONS**

- Chamber of Commerce Representatives: Jennifer Bevington from Bicycle Hotel & Casino and Chamber CEO Kathie Fink.

**19. ANNOUNCEMENTS**

The Youth Leadership Committee Members made the following announcements:

- Controlling the Road to College, Wednesday, September 27, 2017 at 6PM
- September Sing Fling, Thursday, September 14, 2017 at 12PM
- Harry Houdini, Friday, October 6, 2017 at 7PM

**20. PRESENTATIONS**

- a. Presentation to Milestone Event Celebrants

**APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS**

**21. Committee Appointments**

Council Member Moore appointed Jazmine to the Youth Leadership Advisory Committee.

Council Member Trujillo appointed Karla Cardinas to the Youth Leadership Advisory Committee.

**22. Mayor's Appointment to Successor Agency Oversight Board**

Mayor Rounds appointed Finance Director Jose Gomez to the Successor Agency Oversight Board.

**23. ORAL COMMUNICATIONS**

The following individuals spoke during oral communications: Lucille Marrujo, Santa Fe Springs resident.

**24. EXECUTIVE TEAM REPORTS**

- Mike Crook, Fire Chief spoke in regards to the strike team coming back from the 12 days; 2) delegate from Navajoa came by the station last week; 3) Relay for Life "Potatoe Bake" raised \$3,222 for relay for life.
- Alex Tong, Director of Technologies spoke about 1) Council Chamber AV system, we are about 95% done, the 5% left is adjusting the system to work like the way we are expecting to work (including getting apple products to run properly in the system and the HD cable TV box) 2) Council Conference Room AV system, we are about 90% done. There again, we have adjustments to do the system 3) When both of these rooms are good to go, we will start the RFP process for the Gus Velasco Neighborhood Center.



- Don Powell, Interim City Manager added that the previous day at 5PM a letter of support for SB783 was sent on behalf of the City Council.
- Maricela Balderas, Director of Community Services spoke about the 2017 Fiestas Patrias was a huge success, noted the event was well received by the community with an estimated attendance of 3,000 participants throughout the night.; the entertainment kicked off with Kimberly Garcia and concluded with Hector Dominguez singing on horseback; Sonora Santanera was a great addition this year to commemorate the 50<sup>th</sup> anniversary of Fiestas Patrias in the City; there were 7 food trucks that provided a variety of food options as well as the Bomberos Cantina; the children's crafts area was a big hit. The kids were able to make ponchos and decorate pottery; The event included an ambience of various Distrito Federal items and 50 years of photos displayed at the Library of previous Fiestas events; thanked City Council, Whittier Police Department and Fire Rescue for their Honor Guard presentation; Lastly, a special thanks to all the departments who assisted in making this a memorable event for our community; spoke about lakeview park campout, noted the Club at Town Center Hall is hosting a campout this weekend at Lakeview Park; the campout is open to youth ages 13-18 years with a signed waiver; the event starts on Friday evening, September 15 and runs through Saturday morning, September 16; Staff has planned games and activities for the youth and will also be showing a movie. This is a free event and food will be provided.
- Mr. Powell noted that Janice Hahn might have funds available for the park.
- Dino Torres, Director of Police services spoke about the upcoming coffee with a cop, Thursday, September 14, 2017 at 9:00 a.m. to 10:30 a.m.
- Wayne Morrell, spoke about the city's website there is an economic development area to find any information related to properties within SFS. 2) Also there is a series of business testimonials for Santa Fe Springs 3) also a thumb drive at city with all the business information 4) city was awarded as the All America City for the most business friendly city.
- Noe Negrete, Public Works Director announced that the Omni Art Piece was donated back to the City from Mastercard, it was installed on the Pioneer frontage in the front of the aquatic center. He thanked Eddie Ramirez, Al Fuentes, Joe Rodriguez, Bill and Eric Borunda for their roles in the installation. He also spoke about speaking with Mr. Powell to discussing setting up an infrastructure tour, where Council can visit the sites of upcoming critical water and street projects. Public Works will be working with Mr. Powell to setup the date and time of the tour.

The following comments were made by the City Council:


- Council Member Zamora spoke in regards to the Fiestas Patrias, thanked staff and spoke about the business expo taking place tomorrow.
- Council Member Moore thanked staff for leading a good event of Fiestas Patrias,
- Mayor Pro Tem Sarno thanked staff for the fiestas patrias for the potatoe bake event. Welcome back Don Powell to the City.
- Council Member Trujillo thanked staff for Fiestas Patrias, also spoke about 9/11 and reminded citizens to thank the fire fighters for all their hard work. Welcome back Don Powell to the City.
- Don Powell made a few comments on the Fiestas Patrias.
- Council Member Trujillo announced that both her and Joe angel will be at Navajoa

and Bill will be in Sacramento.

- Mayor Rounds announced that he will be in Sacramento tomorrow for the annual League of California Cities meeting.

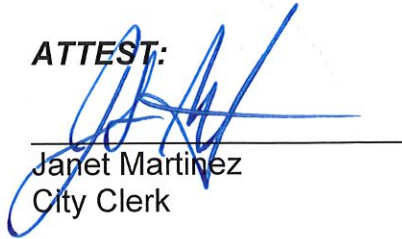
**ADJOURNMENT**

25. Mayor Rounds adjourned the meeting at 8:15 p.m.



William K. Rounds  
Mayor

**ATTEST:**

  
Janet Martinez  
City Clerk

  
Date