



AGENDA

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

**September 28, 2017
6:00 P.M.**

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

**William K. Rounds, Mayor
Jay Sarno, Mayor Pro Tem
Richard J. Moore, Councilmember
Juanita Trujillo, Councilmember
Joe Angel Zamora, Councilmember**

Public Comment: The public is encouraged to address City Council on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the City Council, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the City Clerk or a member of staff. City Council will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. City Council will hear public comment on matters not listed on the agenda during the Oral Communications period.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's Office. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Please Note: Staff reports, and supplemental attachments, are available for inspection at the office of the City Clerk, City Hall, 11710 E. Telegraph Road during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Thursday and every other Friday. Telephone (562) 868-0511.

1. **CALL TO ORDER**

2. **ROLL CALL**

Richard J. Moore, Councilmember
Juanita Trujillo, Councilmember
Joe Angel Zamora, Councilmember
Jay Sarno, Mayor Pro Tem
William K. Rounds, Mayor

PUBLIC FINANCING AUTHORITY

3. **CONSENT AGENDA**

Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the Public Financing Authority.

Approval of Minutes

- a. Minutes of the August 24, 2017, Public Financing Authority Meeting
Recommendation: That the Public Financing Authority approve the minutes as submitted.

Monthly Reports

- 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.
- c. Resolution PFA-2017-001– Adopting a Debt Management Policy for the City of Santa Fe Springs, the Santa Fe Springs Public Financing Authority, the Santa Fe Springs Water Utility Authority, and the Successor Agency to the Community Development Commission of the City of Santa Fe Springs
Recommendation: That the Public Financing Authority adopt City of Santa Fe Springs Resolution 9559, Santa Fe Springs Public Financing Authority Resolution PFA-2017-00, Establishing a Debt Management Policy for Each Agency

WATER UTILITY AUTHORITY

4. **CONSENT AGENDA**

Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the Water Utility Authority.

Approval of Minutes

- a. Minutes of the August 24, 2017, 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 City of Santa Fe Springs 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.

d. Resolution WUA-2017-001 – Adopting a Debt Management Policy for the City of Santa Fe Springs, the Santa Fe Springs Public Financing Authority, the Santa Fe Springs Water Utility Authority, and the Successor Agency to the Community Development Commission of the City of Santa Fe Springs

Recommendation: That the Water Utility Authority:

- Adopt City of Santa Fe Springs WUA-2017-001, Establishing a Debt Management Policy for Each Agency

SUCCESSOR AGENCY

5.

a. Resolution SA-2017-003 – Adopt a Resolution of the City Council of the City of Santa Fe Springs, Acting As the Successor Agency to the Community Development Commission of the City of Santa Fe Springs, Approving the Issuance of Refunding Bonds, Approving Related Documents, and Providing for Other Related Matters

Recommendation: That the Successor Agency:

Approve the proposed financing team and adopt the attached resolution approving the issuance of refunding bonds to refund outstanding bonds of the dissolved Community Development Commission, approve the execution of necessary financing documents and request Oversight Board approval for the issuance of refunding bonds.

b. Resolution SA-2017-004 – Adopting a Debt Management Policy for the City of Santa Fe Springs Successor Agency to the Community Development Commission of the City of Santa Fe Springs

Recommendation: That the Successor Agency:

Adopt Successor Agency Resolution SA-2017-004 Establishing a Debt Management Policy for Each Agency.

CITY COUNCIL

6.

CONSENT AGENDA

Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the City Council.

a. Minutes of the August 24, 2017 City Council Meetings

Recommendation: That the City Council:

- Approve the minutes as submitted.

b. AB1234 Conference Report

Pursuant to the requirements of AB1234, a report is required by any elected official attending a conference or seminar at the City's expense

Recommendation: That the City Council:

- Receive and file this report.

COUNCIL MEMBER REQUESTED ITEM

7. Cancellation of December 28, 2017 City Council Meeting

Recommendation: That the City Council:

- Approve the cancellation of the second meeting in December 2017.

PUBLIC HEARING

8. Modification Permit (MOD) Case No. 1280, Modification Permit Case No. 1281 & Amendment to Development Agreement 02-2016: A request for a Modification of Property Development Standards to increase the maximum height related to the subject digital billboard from 50' to 60'; and MOD 1281: A request for a Modification of Property Development Standards to allow a reduction of the required side yard setback related to the subject digital billboard from 25'-0" to 9'-7", for property located at 13750 Firestone Boulevard, in the M-2 FOZ, Heavy Manufacturing – Freeway Overlay, Zone; and proposed amendments to Development Agreement 02-2016 to change height and setback requirements and ensure consistency with the Modification Permit. (LeFiell Manufacturing Company).

Recommendation: That the City Council:

9. Modification Permit (MOD) Case No. 1282 & Amendment to Development Agreement 02-2016: A request for a Modification of Property Development Standards to allow a reduction to the required building setback related to the subject static billboard from 25'-0" to 7'-8" on property located at 13700 Firestone Boulevard, in the M-2 FOZ, Heavy Manufacturing – Freeway Overlay, Zone; and proposed amendments to Development Agreement 02-2016 to the change to building setback requirements and ensure consistency with the Modification Permit. (LeFiell Manufacturing Company).

Recommendation: That the City Council:

OLD BUSINESS – ORDINANCE FOR PASSAGE

10. 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:

- Waive further reading and adopt Ordinance No. 1089.

11. Ordinance No. 1090: Zoning Text Amendment – Wireless Telecommunications Facilities
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:

- Waive further reading and adopt Ordinance No. 1090.

NEW BUSINESS

12. Los Nietos Park Activity Center Floor Resurfacing-Authorization to Advertise for Construction Bids

Recommendation: That the City Council:

- Approve the Specifications; and
- Authorize the City Engineer to advertise for construction bids.

13. Interstate 5 Freeway Widening Water Main Relocation for the Florence Avenue Segment (Phase II) – Contract Change Order No. 1

Recommendation: That the City Council:

- Approve Contract Change Order No. 1 with G.J. Gentry General Engineering, Inc. (GGE), in the amount of \$87,760.85; and
- Authorize the Public Works Director to execute Contract Change Order No. 1.

14. Greenleaf Avenue Street Rehabilitation – Authorization to Advertise for Construction Bids

Recommendation: That the City Council:

- Approve the Plans and Specifications; and
- Authorize the City Engineer to advertise for construction bids.

15. Resolution No. 9559 – Adopting a Debt Management Policy for the City of Santa Fe Springs, the Santa Fe Springs Public Financing Authority, the Santa Fe Springs Water Utility Authority, and the Successor Agency to the Community Development Commission of the City of Santa Fe Springs

Recommendation: That the City Council:

Adopt City of Santa Fe Springs Resolution 9559 Establishing a Debt Management Policy for Each Agency

CLOSED SESSION

16. PUBLIC EMPLOYMENT EVALUATION
(Pursuant to California Government Code Section 54957(b)(1))
TITLE: Interim City Manager

CLOSED SESSION

17. PUBLIC EMPLOYEE APPOINTMENT
(Pursuant to California Government Code Section 54957(b)(1))
TITLE: City Manager

CLOSED SESSION

18. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Property: APN 8009-007-915 for the property located at the Southwest corner of Telegraph Road and Norwalk Boulevard
(Pursuant to California Government Code Section 54956.8)
Negotiating Parties: Don Powell
Under Negotiation: Price and Terms for the Sale of Property

Items 19 – 28 will occur in the 7:00 p.m. hour.

19. INVOCATION

20. PLEDGE OF ALLEGIANCE

21. INTRODUCTIONS

- Representatives from the Chamber of Commerce

22. ANNOUNCEMENTS

23. PRESENTATIONS

- a. Proclaiming October 4, 2017 as "Walk to School Day"
- b. Proclaiming the Month of October 2017 as "Breast Cancer Awareness Month"
- c. Proclaiming the Month of October 2017 as "Community Planning Month"
- d. Proclaiming October 8-14, 2017 as "Fire Prevention Week"

24. APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

- a. Committee Appointments

25. ORAL COMMUNICATIONS

This is the time when comments may be made by interested persons on matters not on the agenda having to do with City business.

26. CITY MANAGER'S AND EXECUTIVE TEAM REPORTS

27. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted at the following locations; Santa Fe Springs City Hall, 11710 Telegraph Road; Santa Fe Springs City Library, 11700 Telegraph Road; and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.



Janet Martinez, CMC
City Clerk

September 21, 2017

Date