



MINUTES OF THE MEETINGS OF THE CITY COUNCIL

September 28, 2017

1. CALL TO ORDER

Mayor Rounds called the meeting to order at 6:00 p.m.

2. ROLL CALL

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

Members absent: None

Janet Martinez, City Clerk announced that the Members of the Public Financing Authority and Water Utility Authority receive \$150 for their attendance at meetings.

Mayor Rounds announced that closed session item no. 17 was going to be discussed prior to the consent agenda items.

Mayor Rounds recessed the meetings at 6:01 p.m.

PUBLIC FINANCING AUTHORITY

3. CONSENT AGENDA

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.

Mayor Rounds announced that item 3C would be pulled to be discussed at the next Study Session.

It was moved by Council Member Zamora, seconded by Mayor Pro Tem Sarno, approving Item No. 3A and 3B, by the following vote:

Ayes: Moore, Trujillo, Zamora, Sarno, Rounds

Nayes: None

WATER UTILITY AUTHORITY

4. CONSENT AGENDA

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 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.

Mayor Rounds announced that item 4D would be pulled to be discussed at the next Study Session.

It was moved by Council Member Moore, seconded by Council Member Trujillo, approving Item No. 4A, 4B, & 4C, by the following vote:

Ayes: Moore, Trujillo, Zamora, Sarno, Rounds

Nayes: None

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.

Mayor Rounds announced that item 5B would be pulled to be discussed at the next Study Session.

It was moved by Council Member Trujillo, seconded by Council Member Zamora, approving Resolution No. SA-2017-003, by the following vote:

Ayes: Moore, Trujillo, Zamora, Sarno, Rounds

Nayes: None

CITY COUNCIL

6. CONSENT AGENDA

- 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.

It was moved by Council Member Trujillo, seconded by Council Member Zamora, approving item no. 6A & 6B, by the following vote:

Ayes: Moore, Trujillo, Zamora, Sarno, Rounds

Nayes: None

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.

It was moved by Council Member Moore, seconded by Mayor Pro Tem Sarno, approving the cancellation of the second meeting in December 2017, by the following vote:

Ayes: Moore, Trujillo, Zamora, Sarno, Rounds

Nayes: None

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:

- Open the Public Hearing for those wishing to speak on these matters; and thereafter, close the Public Hearing; and
- Find that the proposed Modification Permits, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's Modification Permit request meets the criteria set forth in Sections 155.695 of the City's Zoning Regulations for the granting of a Modification in nonresidential zones; and
- Find that the proposed Modification Permits is within the scope of the Initial Study/Mitigated Negative Declaration which was previously prepared for the construction of two billboard signs (one static and one digital); therefore, additional environmental analysis is not necessary to meet the requirements of the California Environmental Quality Act (CEQA); and
- Approve of Modification Permit Case No. 1280 and 1281, subject to the conditions of approval as contained within this staff report; and
- Waive further reading and introduce Ordinance No. 1091, allowing certain amendments to Development Agreement 02-2016, to reflect the change to the height and setback requirements allowed by Modification Permit Case No. 1280 & 1281.

Mayor Rounds opened the Public Hearing at 6:40 p.m.

Mark Cudler from Bulleting Displays spoke in regards to the item.

Mayor Rounds closed the Public Hearing at 6:41 p.m.

It was moved by Council Member Moore, seconded by Mayor Pro Tem Sarno, approving as staff recommended, by the following vote:

Ayes: Moore, Trujillo, Zamora, Sarno, Rounds

Nayes: None

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:

- Open the Public Hearing for those wishing to speak on these matters; and thereafter, close the Public Hearing; and
- Find that the proposed Modification Permit, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's Modification Permit request meets the criteria set forth in Sections 155.695 of the City's Zoning Regulations for the granting of a Modification in nonresidential zones; and
- Find that the proposed Modification Permit is within the scope of the Initial Study/Mitigated Negative Declaration which was previously prepared for the construction of two billboard signs (one static and one digital); therefore, additional environmental analysis is not necessary to meet the requirements of the California Environmental Quality Act (CEQA); and
- Approve Modification Permit Case No. 1282, subject to the conditions of approval as contained within this staff report; and
- Waive further reading and introduce Ordinance No. 1091, allowing certain amendments to Development Agreement 02-2016, to reflect the change to building setback requirements allowed by Modification Permit Case No. 1282.

Mayor Rounds opened the Public Hearing item at 6:42 p.m.

There were no speakers present.

Mayor Rounds closed the Public Hearing item at 6:42 p.m.

It was moved by Mayor Pro Tem Sarno, seconded by Council Member Moore as staff recommended, by the following vote:

Ayes: Moore, Trujillo, Zamora, Sarno, Rounds

Nayes: None

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.

It was moved by Council Member Moore, seconded by Council Member Trujillo to waive further reading and adopt Ordinance No. 1089, by the following vote:

Ayes: Moore, Trujillo, Zamora, Sarno, Rounds

Nayes: None

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.

It was moved by Council Member Zamora, seconded by Council Member Moore, to waive further reading and adopt Ordinance No. 1090, by the following vote:

Ayes: Moore, Trujillo, Zamora, Sarno, Rounds

Nayes: None

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.

It was moved by Council Member Moore, seconded by Council Member Zamora, to approve the Specifications; and authorize the City Engineer to advertise for construction bids, by the following vote:

Ayes: Moore, Trujillo, Zamora, Sarno, Rounds

Nayes: None

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.

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

Ayes: Moore, Trujillo, Zamora, Sarno, Rounds

Nays: None

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.

It was moved by Council Member Trujillo seconded by Council Member Zamora, to approve the plans and specifications; and authorize the City Engineer to advertise for construction, by the following vote:

Ayes: Moore, Zamora, Sarno, Rounds

Nays: None

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

Item No. 15 was pulled from the agenda.

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

Mayor Rounds recessed the meetings at 6:47 p.m.

Mayor Rounds convened the meeting at 7:31 p.m.

CLOSED SESSION REPORT

City Attorney Yolanda Summerhill reported that there were no actions taken for the closed session items.

19. INVOCATION

Invocation was led by Council Member Moore.

20. PLEDGE OF ALLEGIANCE

Raylene Perez, 5th grade student from Jersey Avenue Elementary School led the Pledge of Allegiance.

21. INTRODUCTIONS

- Representatives from the Chamber of Commerce: Den Berkenfield, CBRE and Kathie Fink, Chamber CEO.

22. ANNOUNCEMENTS

The Youth Leadership Committee Members made the following announcements:.

- Southern California Teen Coalition Rocktober, Friday, October 6, 2017 at 4p.m.
- 20 Magical Years of Harry Potter, Saturday, October 7, 2017 at 2p.m.
- Fashion Friday, Friday, October 20, 2017 at 5p.m.

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

Council Member Zamora appointed Gloria Madrid to the Senior Citizen Committee.

25. ORAL COMMUNICATIONS

Butch Redman spoke during oral communications.

26. EXECUTIVE TEAM REPORTS

- Mike Crook, Fire Chief provided an update on the Fire Department: 1) he first spoke about Eight (8) Fire Rescue personnel that were assigned to the Canyon Incident located in Orange County. Personnel responded to the incident shortly after it started, Monday, September 25th, and were immediately assigned to structure protection on Skyline Drive. The fire had burned over 2000 acres and as of 7:30 a.m. and it is 45% contained; 2) Second, a reminder the Santa Fe Springs Fire Rescue Open House will take place on Sunday, October 15th from 8:00am to 2:00pm at Fire Station Four. As in years past, the Rotary Club will be holding its annual Car Show in the Town Center/Post Office parking lot during the same time. The firefighters association will be serving complimentary hotdogs, conducting station tours, and displaying equipment. The Rotary Club car show is free to get in and they will have food trucks and a beer garden 3) third, in September of last year, the City was reassessed for their Public Protection Classification (PPC) rating also known as the Insurance Services Office (ISO) rating. The Department of Fire Rescue leads this re-assessment and the rating is a combination of the fire department equipment and operations (50%), fire dispatch services (10%), and the City water system (40%). The City was able to maintain its Class 2 rating. Nationally, we rank in the top 1,342 out of 48,632 Fire Departments, 2.7%. 4) Personnel in the Department of Fire Rescue will wearing the Department pink t-shirt during the month of October to bring awareness and recognition to National Breast Cancer Awareness month. Department personnel will be participating in the Relay for Life event tomorrow evening. The firefighters will be making and serving carne asada tacos to raise money for the American Cancer Society.
- Jose Gomez, Finance Director/Assistant City Manager provided an update on the SPRING system. Noted that personnel are being trained to prepare the launch of the system for next year.
- Maricela Balderas, Community Services Director announced spoke about the Library Services Division receiving \$51,000 grant awarded by the California State Library. The grant program called "Tech To Go", will be allowing the Library to purchase Chromebooks and hotspots for use by local students at Jersey Avenue School and Lake Center Middle School The pilot program will allow parents of these students to check out technology to help their children get ahead in school. This grant award would be brought to the next Council Meeting. She also spoke about the summer aquatic program that begins on June 12th and runs through Sunday, October 1st. Programming includes both private and group swim lessons, water aerobics, lap swim, recreation swim, swim team and junior lifeguards. In addition to these programs, the aquatic center was available for private reservations. She noted that over the course of the program 840 participates enrolled in swim classes, 49 in youth team and 17 youth in junior guards and

private lessons. She announced that the Activity Center would be closed due to the Haunted House and the new gym floor renovation. The Activity Center will be closed beginning on October 4, 2017 and will remain closed through mid-December. Last, she spoke about looking into having a satellite office at Town Center for 2 and half days a week. This will allow her to be more accessible to the Parks and Recreation and Library Staff.

- Dino Torres, Director to Police Services spoke in regards to SEAACA program called Pets 4 Troops.
- Captain Aviv Barr spoke in regards the type of crimes that occur during the following months, especially during the holidays. He provided tips on how to avoid these crimes.
- Wayne Morrell, Director of Planning spoke in regards to the National Community Planning Month Smart Gardening Workshop taking place on October 14, 2017 from 9:15 a.m. to 11:00 a.m. at the at the Community Gardens. He also announced that the Los Angeles County Economic Development Corporation (LAEDC) today announced the finalists for its 2017 Most Business-Friendly City in Los Angeles County Award. The Cities Compton, Downey, Inglewood, Lakewood and Long Beach were the finalist for the population of 68,000. As for the cities of Arcadia, Azusa, Monrovia, Rosemead and Santa Fe Springs are finalists in the population under 68,000 category. One winner from each category. He also added that one winner from each category will be announced live at the 22nd Annual Eddy Awards on Thursday, November 9th, at the new Intercontinental Hotel.
- Noe Negrete, Director of Public works spoke in regards to the Reservoir Anti-Nitrification Mixer, he stated that the water utility staff installed the mixer on September 16, 2017 and there have been positive documented results that have benefit the mixer; He also spoke in regards to the Sycamore Trees in the City, he noted most of them have been infested with bugs and 81 trees are currently being treated to try to save them; last, he spoke in regards to a Claim/lawsuit that Norwalk and Santa Fe Springs was involved that related to two (2) individuals that were killed crossing the street in the border line of Norwalk and Santa Fe Springs. He stated that Santa Fe Springs was not found responsible since one staff member had taken appropriate safety measures, however, Norwalk did not follow those measures and was found responsible.

The following comments were made by the City Council:

- Mayor Pro Tem thanked staff for their hard work and also spoke about the Relay event.
- Council Member Trujillo thanked for all the employees hard work and said that she will be attending the Relay for Life event.
- Council Member Moore thanked Wayne Morrell for taking care of the permit issue; requested to place an item on next agenda to add the "Excused Absences" back for approval.
- Council Member Zamora thanked the Women's club for hosting the symphony concert. He also thanked staff for all their hard work. Last, he provided an update on visiting the City's Sister City Navojoa.

ADJOURNMENT

Mayor Rounds adjourned the meeting at 8:30 p.m. in memory of John William Tyler, Isabel Gutierrez and Denise Bar.

ATTEST:



Janet Martinez
City Clerk



William K. Rounds
Mayor

10/26/17
Date