



AGENDA

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

**January 24, 2019
6:00 P.M.**

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

**John Mora, Councilmember
Annette Rodriguez, Councilmember
Joe Angel Zamora, Councilmember
William K. Rounds, Mayor Pro Tem
Juanita Trujillo, Mayor**

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**

John Mora, Councilmember
Annette Rodriguez, Councilmember
Joe Angel Zamora, Councilmember
William K. Rounds, Mayor Pro Tem
Juanita Trujillo, 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.

- a. Minutes of the December 13, 2018 Public Financing Authority
Recommendation: That the Public Financing Authority:
 - Approve the minutes as submitted.
- 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.

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.

- a. Minutes of the December 13, 2018 Water Utility Authority
Recommendation: That the Water Utility Authority:
 - Approve the minutes as submitted.
- 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.

PUBLIC HEARING

5. 2015 Urban Water Management Plan – Adopt Addendum No. 1

Recommendation: That the Water Utility Authority:

- Open the Public Hearing and hear from anyone wishing to speak on the matter and thereafter close the Public Hearing; and
- Approve Addendum No. 1 to the 2015 Urban Water Management Plan; and
- Authorize the Executive Director to submit Addendum No. 1 to 2015 Urban Water Management Plan to the California Department of Water Resources.

NEW BUSINESS

6. Water Rate Study – Authorization to Issue a Request for Proposals

Recommendation: That the Water Utility Authority:

- Authorize the Director of Public Works to issue a Request for Proposals (RFP) to prepare a Water Rate Study.

7. Water Well No. 12 – Packer Testing – Authorization to Advertise for Bids

Recommendation: That the Water Utility Authority:

- Authorize the Director of Public Works to Advertise a Request for Bids to Perform Packer Testing for Water Well No. 12.

HOUSING SUCCESSOR

There were no items submitted to be approved by the Housing Successor Agency

SUCCESSOR AGENCY

8. **NEW BUSINESS**

Second Amendment to Purchase and Sale Agreement with PPF Industrial, LLC for properties located on the southeast corner of Bloomfield and Telegraph Road and north side of Telegraph Road east of Bloomfield, and amendments to Settlement Agreement and Property Disposition Agreement between the Successor Agency, McGranahan Carlson and Company, and Breitburn Energy Company

Recommendation: That the Successor Agency:

- Adopt Resolution No. SA-2019-01
- Approve the Second Amendment to the Purchase and Sale Agreement with PPF Industrial, LLC for two (2) properties located on the southeast corner of Bloomfield and Telegraph Road and on the north side of Telegraph Road to the east of Bloomfield;
- Approve the Third Amendment to the Settlement Agreement between the McGranahan and Carlson, SFSA, Breitburn and the Successor Agency; and
- Approve the Third Amendment to the Property Disposition Agreement between the Successor Agency to the City of Santa Fe Springs Redevelopment Agency, McGranahan and Carlson, and Breitburn.

CITY COUNCIL

9. 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.

General Motion to Waive Full Reading and Approve Ordinance by Title Only Pursuant to California Government Code Section 36934

Recommendation: That the City Council approve a general motion to waive full reading and approve Ordinances by title only pursuant to California Government Code Section 36934.

ORDINANCE OF ADOPTION

10. Ordinance No. 1097 – Adoption of Negative Declaration

An Ordinance of the City of Santa FE Springs adopting a Development Agreement (Development Agreement No. 01-2018) by and between the City of Santa Fe Springs and Outdoor Associates, LLC.

Recommendation: That the City Council:

- Adopt the proposed Negative Declaration which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and
- Adopt Ordinance No. 1097, an ordinance of the City of Santa Fe Springs adopting a Development Agreement (Development Agreement No. 01-2018) by and between the City of Santa Fe Springs and Outdoor Associates, LLC.

11. Bus Stop Request – Authorization to Allow Los Angeles County to Operate a Shuttle and Stop at 11819 Burke Street in Santa Fe Springs

Recommendation: That the City Council:

- Formally request that the County of Los Angeles operate a shuttle service within the City of Santa Fe Springs and stop in front of 11819 Burke Street in the City of Santa Fe Springs.

12. Renewal of Use Agreement for Athletic Fields and Facilities with Metropolitan Little League

Recommendation: That the City Council:

- Approve the Use Agreement for Athletic Fields and Facilities with Metropolitan Little League for the 2019 season.
- Authorize the Mayor to execute and sign Use Agreement with Metropolitan Little League.

13. Approval of Agreement with Hinderliter, de Llamas & Associates for Sales, Use and Transactions Tax Audit and Information Services

Recommendation: That the City Council:

- Authorize the Mayor to execute an agreement with Hinderliter, de Llamas & Associates for sales, use and transactions tax audit and information services.
- Adopt Resolution No. 9620 authorizing the examination of sales, use and

transactions tax records.

14. Approval of Salary Modification for the Deputy Fire Marshal Position

Recommendation: That the City Council:

- Approve a salary modification for the Deputy Fire Marshal position.

CLOSED SESSION

15. PUBLIC EMPLOYMENT

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

TITLE: City Manager Evaluation

CLOSED SESSION

16. REAL PROPERTY NEGOTIATIONS

(Pursuant to California Government Code Section 54956.8)

Property: Two (2) properties located at the southwest corner of Bloomfield and Telegraph Road and north side of Telegraph Road east of Bloomfield and more particularly described by Assessor's Parcel Numbers 8011-002-901, 8011-002-902, 8011-002-903, 8011-003-955, 8011-003-956, 8011-003-957, 8011-003-958, 8011-003-959, 8011-003-960, 8011-003-961, 8011-003-962, 8011-003-963, 8011-003-964, 8011-003-965, 8011-003-966, 8011-003-967, 8011-003-968, 8011-003-969, 8011-003-970, 8011-003-971, 8011-003-972, 8011-003-973, 8011-003-974, 8011-003-975, 8011-003-976, 8011-003-977, 8011-003-978, 8011-003-979, 8011-018-900, 8011-018-901, 8011-018-902, 8011-018-903, 8011-018-904, 8011-018-905, and 8011-018-906.

Agency Negotiator: City Manager, City Attorney, Finance Director and Planning Director

Negotiation Parties: PPF Industrial, LLC

Under Negotiation: Price and Terms for the Sale of Property

Items 17 – 26 will occur in the 7:00 p.m. hour.

17. INVOCATION

18. PLEDGE OF ALLEGIANCE

19. INTRODUCTIONS

- Representatives from the Chamber of Commerce

20. ANNOUNCEMENTS

21. CITY MANAGER'S AND EXECUTIVE TEAM REPORTS

22. PRESENTATIONS

- a. Proclamation declaring February 2019 as "Heart Health Month" in the City of Santa Fe Springs
- b. Proclamation declaring the Month of January 2019 as "Cervical Health Awareness Month" in the City of Santa Fe Springs

City of Santa Fe Springs
Regular Meetings

January 24, 2019

23. APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

a. Advisory Committee Appointments

24. 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.

25. COUNCIL COMMENTS

26. 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

January 18, 2019
Date