



MINUTES OF THE MEETINGS OF THE CITY COUNCIL

January 24, 2019

1. CALL TO ORDER

Mayor Trujillo called the meeting to order at 6:02 p.m.

2. ROLL CALL

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

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.

PUBLIC FINANCING AUTHORITY

3. CONSENT AGENDA

Approval of Minutes

- a. Minutes of the December 13, 2018 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.

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

Ayes: Mora, Rodriguez, Zamora, Rounds, Trujillo

Nays: None

Absent: None

WATER UTILITY AUTHORITY

4. CONSENT AGENDA

Approval of Minutes

- a. Minutes of the December 13, 2018 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.

It was moved by Council Member Zamora, seconded by Mayor Pro Tem Rounds, approving Item No. 4A, 4B, & 4C, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Rounds, Trujillo

Nayes: None

Absent: None

5. PUBLIC HEARING

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.

The Public Hearing was open at 6:04 p.m.

There was no one present to speak on the item.

The Public Hearing was closed at 6:04 p.m.

It was moved by Council Member Zamora, seconded by Council Member Mora, approving Addendum No. 1 to the 2015 Urban Water Management Plan; and authorizing the Executive Director to submit Addendum No. 1 to 2015 Urban Water Management Plan to the California Department of Water Resources, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Rounds, Trujillo

Nayes: None

Absent: None

6. NEW BUSINESS

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.

It was moved by Council Member Zamora, seconded by Council Member Rodriguez, authorizing the Director of Public Works to issue a Request for Proposals (RFP) to prepare a Water Rate Study, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Rounds, Trujillo

Nays: None

Absent: None

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

It was moved by Mayor Pro Tem Rounds, seconded by Council Member Zamora, authorizing the Director of Public Works to Advertise a Request for Bids to Perform Packer Testing for Water Well No. 12, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Rounds, Trujillo

Nays: None

Absent: None

HOUSING SUCCESSOR

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

SUCCESSOR AGENCY

NEW BUSINESS

- 8. 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 City Council:

- 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.

It was moved by Mayor Pro Tem Rounds, seconded by Council Member Rodriguez, to adopt Resolution No. SA-2019-01; approving 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; approving the Third Amendment to the Settlement Agreement between the McGranahan and Carlson, SFSA, Breitburn and the Successor Agency; and approving 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, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Rounds, Trujillo
Nayes: None
Absent: None

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.

It was moved by Mayor Pro Tem Rounds, seconded by Council Member Rodriguez, to approve a general motion to waive full reading and approve Ordinances by title only pursuant to California Government Code Section 36934, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Rounds, Trujillo
Nayes: None
Absent: None

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.

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

Ayes: Mora, Rodriguez, Zamora, Rounds, Trujillo

Nayes: None

Absent: None

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.

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

Ayes: Mora, Rodriguez, Zamora, Rounds, Trujillo

Nayes: None

Absent: None

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.

It was moved by Council Member Zamora, seconded by Mayor Pro Tem Rounds, to approve the use agreement for athletic fields and facilities with Metropolitan Little League for the 2019 season and authorize the Mayor to execute and sign the use agreement with Metropolitan Little League, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Rounds, Trujillo

Nayes: None

Absent: None

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.

It was moved by Council Member Mora, seconded by Mayor Pro Tem Rounds, to

authorize the Mayor to execute an agreement with Hinderliter, de Llamas & Associates for sales, use and transactions tax audit and information services; and adopt Resolution No. 9620 authorizing the examination of sales, use and transactions tax records, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Rounds, Trujillo

Nayes: None

Absent: None

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.

It was moved by Council Member Zamora, seconded by Council Member Rodriguez, approving a salary modification for the Deputy Fire Marshal position, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Rounds, Trujillo

Nayes: None

Absent: None

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

Mayor Trujillo recessed the meetings at 6:15 p.m.

Mayor Trujillo convened the meeting at 7:02 p.m.

City Attorney, Yolanda Summerhill provided a brief report on the closed session item; there was no action taken.

17. INVOCATION

Invocation was led by Council Member Zamora.

18. PLEDGE OF ALLEGIANCE

The Youth Leadership Committee led the Pledge of Allegiance.

19. INTRODUCTIONS

- Representatives from the Chamber of Commerce: Debbie Baker from Simpson Advertising, Inc.

20. ANNOUNCEMENTS

The Youth Leadership Committee Members made the following announcements:

- Income Tax Preparation Assistance February 5 through April 11, 2019
- Got Rhythm, February 1, 2019 at 7p.m.
- Presidents' Day Penny Carnival, February 18, 2019 from 1p.m. to 4p.m.

21. CITY MANAGER AND EXECUTIVE TEAM REPORTS

- City Manager Raymond Cruz spoke about attending the New Mayors and Council Members Academy that was held last week in Sacramento.
- Public Works Director, Noe Negrete spoke about the Free Trees that were going to be made available to residents this spring.
- Planning Director, Wayne Morrell spoke about our outgoing City Attorney Yolanda Summerhill's accomplishments.
- Police Services Director, Dino Torres spoke about Coffee with a Cop that is scheduled for February 13, 2019 from 6:30pm to 8:00pm and the Costa Azul Senior Living Community Crime prevention event that is scheduled for February 8th at 2:00p.m.
- Fire Chief, Brent Hayward spoke about the recent fires.
- Finance Director, Travis Hickey spoke about attending 2019 Economic Outlook workshop that was presented by the Santa Fe Springs Chamber of Commerce.
- Director of Community Services, Maricela Balderas spoke about the homeless count.

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

23. APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

a. Advisory Committee Appointments

Laurie Rios, Richard Moore, Albert Hayes, and Francis Carbajal to the Heritage Arts Advisory Committee; Felix Miranda and Linda Vallejo to the Traffic Commission; Alan Avalos, Joseph Casillas, and Isaac Aguilar to the Youth Leadership Committee; Priscilla Rodriguez to the Parks & Recreation Committee; and Francis Carbajal to the Planning Commission

24. ORAL COMMUNICATIONS

Jason Gerros spoke during oral communications.

25. COUNCIL COMMENTS

No comments from Council Member Mora

Council Member Rodriguez thanked Fire Chief Brent Hayward and his staff for assisting a resident when they were suffering a mild heart attack.

Council Member Zamora spoke about Santa Fe High School Coach Mahlstedt passing away this morning from pancreatic cancer.

Mayor Pro Tem Rounds spoke about attending the League of California cities that was hosted last week for New Mayors and Council Members.

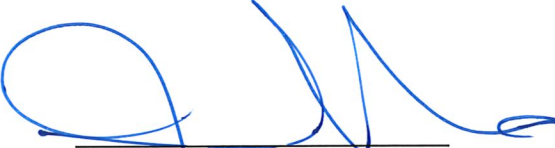
Mayor Trujillo spoke about attending the League of California cities, New Mayors and Council Members seminar. She also spoke about Santa Fe High School Coach Mahlstedt.

26. ADJOURNMENT

Mayor Trujillo adjourned the meeting at 7:57 p.m.

ATTEST:


Janet Martinez
City Clerk


Juanita Trujillo
Mayor


Date