



AGENDA

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

**March 28, 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 February 28, 2019 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 February 28, 2019 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.

NEW BUSINESS

5. Water Rate Study – Award of Contract

Recommendation: That the Water Utility Authority:

- Accept the Proposal to prepare a Water Rate Study;
- Award a Contract to Raftelis of Murrieta, California; and
- Authorize the Mayor to execute a contract with Raftelis in the amount of \$59,991.

6. Water Well No. 12 – Packer Testing – Award of Contract

Recommendation: That the Water Utility Authority:

- Appropriate \$612,000 from the Water Reserve Fund to Activity No. WT195001;
- Accept all Bids;
- Award a contract to Best Drilling and Pump, Inc. from Colton, California, in the amount of \$452,000 to perform Packer Testing for Water Well No. 12.; and
- Authorize the Mayor to sign a contract with Best Drilling to perform Packer Testing for Water Well No. 12.

HOUSING SUCCESSOR

7. **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 Housing Successor.

Minutes of the February 28, 2019 Housing Successor

Recommendation: That the Housing Successor:

- Approve the minutes as submitted.

NEW BUSINESS

8. Consideration of Entering Into an Exclusive Negotiating Agreement by and between the Housing Successor to the Community Development Commission of the City of Santa Fe Springs ("Housing Successor"), The Whole Child, a California nonprofit public benefit corporation, Habitat for Humanity of Greater Los Angeles, a California nonprofit public benefit corporation, and The Richman Group of California Development Company, LLC (jointly known as "Developer") to provide a specified period of time to negotiate a disposition and development agreement ("DDA") to develop an affordable mixed-use housing development on four distinct parcels (APN: 8011-011-906, 907, 912 and 8011-012-902) of land, located at the northeast and northwest corner of Laurel Avenue and Lakeland Road, in the City of Santa Fe Springs

Recommendation: That the Housing Successor:

- Authorize an Exclusive Negotiating Agreement (ENA) by and between the Housing Successor to the Community Development Commission of the City of Santa Fe Springs, The Whole Child, Habitat for Humanity of Greater Los Angeles, and The Richman Group of California Development Company, LLC, to provide a specified period of time to negotiate a disposition and development agreement ("DDA") to develop an affordable mixed-use housing development on four distinct parcels (APN: 8011-011-906, 907, 912 and 8011-012-902) of land, located at the northeast and northwest corner of

Laurel Avenue and Lakeland Road, in the City of Santa Fe Springs.

- Authorize the Mayor or designee to execute the ENA, in a form acceptable to the City Attorney, on behalf of the City.

SUCCESSOR AGENCY

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 Successor Agency.

Minutes of the February 28, 2019 Successor Agency

Recommendation: That the Successor Agency:

- Approve the minutes as submitted.

CITY COUNCIL

10. 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 February 28, 2019 Regular City Council Meetings

Recommendation: That the City Council:

- Approve the minutes as submitted.

b. 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 Ordinance by title only pursuant to California Government Code Section 36934.

PUBLIC HEARING

11. Adoption of Mitigated Negative Declaration

Consideration of an appeal of the Planning Commission's decision to approve Tentative Parcel Map No. 82567, Development Plan Approval Case No. 957-962, Recommendation of Zone Change Case No. 138, and Environmental Documents (Initial Study/Mitigated Negative Declaration) concerning the consolidation of twenty-eight (28) existing parcels that make up the subject property (APN's: 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, 8011-003-061, 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, and 8011-003-979), into a single parcel measuring ±8.68 acres. The project fronts on Telegraph to the South and Romandel to the North near the cross street of Freeman Ave to the East.

Recommendation: That the City Council:

- Consider the information presented in this report, in combination with the February 12, 2019 Planning Commission staff report and minutes, which

- collectively provide necessary background and context; and
- Open the Public Hearing and receive any comments from the public regarding these matters and, thereafter, close the Public Hearing; and
- Deny the appeal by Supporters Alliance For Environmental Responsibility (SAFER)
- Approve and adopt the proposed Mitigated Negative Declaration with Traffic Study and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), 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 that cannot be mitigated; and
- Approve Tentative Parcel Map No. 82567, and Development Plan Approval Case No. 957-962, subject to the conditions of approval as contained within the attached Resolution (114-2019); and
- If the City Council votes to ratify the Planning Commission's recommendation, a Public Hearing for the first reading of Ordinance No. 1100 (Zone Change Case No. 138) shall be conducted immediately following the consideration of appeal.

PUBLIC HEARING – ORDINANCE FOR INTRODUCTION

12. Adoption of Mitigated Negative Declaration
Ordinance No. 1100

An Ordinance of the City Council of the City of Santa Fe Springs, California, approving Zone Change Case No. 138 to change the zoning designation for an 8.68-acre property, from M-2 (Heavy Manufacturing) to M-2-PD (Heavy Manufacturing – Planned Development Overlay).

Recommendation: That the City Council:

- Open the Public Hearing and receive any comments from the public regarding Ordinance No. 1100 and thereafter, close the Public Hearing; and
- Find that Zone Change Case No. 138 satisfies the criteria and conditions set forth in Section 155.829 et seq. of the City's Zoning Regulations for the granting of a change of zone.
- Find and determine that the subject Zone Change is consistent with the City's General Plan; and
- Approve and adopt the proposed Mitigated 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
- Introduce Ordinance No. 1100 and pass the first reading on Zone Change Case No. 138 to change the zoning designation for an 8.68-acre site, from M-2 (Heavy Manufacturing) to M-2-PD (Heavy Manufacturing – Planned Development Overlay).

NEW BUSINESS

13. FY 2017-18 Financial Year-End Review

Recommendation: That the City Council:

- Amend the fiscal year 2018-19 budget to authorize the transfer of \$173,700

from the General Fund to the Insurance Stabilization Fund.

- Amend the fiscal year 2018-19 budget to authorize the transfer of \$445,000 from the General Fund to the Employee Benefits Fund.
- Amend the fiscal year 2018-19 budget to authorize the transfer of \$1,000,000 from the General Fund to the Prefunded Capital Improvement Projects (CIP) Fund.
- Direct City staff to establish a General Fund reserve for unfunded liability contributions in the amount of \$1,000,000.
- Direct City staff to adjust the General Fund economic uncertainty reserve to \$1,000,000 and apply any remaining balance from the fiscal year 2017-18 year-end results to the General Fund unassigned reserve account.
- Direct City staff to apply the entire residual Water Fund balance from the fiscal year 2017-18 year-end results to the Water CIP Reserve Fund (approximately \$845,500).

14. Presentation and Consideration of the City's Comprehensive Annual Financial Report (CAFR) for the Fiscal Year ending June 30, 2018

Recommendation: That the City Council:

- Receive and file the City's Comprehensive Annual Financial Report (CAFR) for the Fiscal Year ending June 30, 2018.

15. Adoption of Ordinance No. 1099

An Ordinance of the City of Santa Fe Springs adopting Development Agreement No. 01-2019 by and between the City of Santa Fe Springs and General Outdoor Advertising

Recommendation: That the City Council:

- Adopt Ordinance No. 1099, to approve Development Agreement No. 01-2019 by and between the City of Santa Fe Springs and General Outdoor Advertising.

16. Adoption of Ordinance No. 1101 – Repealing Chapters 50 (Garbage and Refuse) and 119 (Recyclable Materials Dealer) and in Their Place Adopting a New Chapter 50 (Collection of Solid Waste and Recyclables)

Recommendation: That the City Council:

- Read by Title only, waive further reading and adopt Ordinance No. 1101.

17. Resolution No. 9624 – Rosecrans/Marquardt Avenue Grade Separation Overpass Project – Authorization to File an Application for Allocation of Section 190 Grade Separation Program Funds

Recommendation: That the City Council:

- Adopt Resolution No. 9624 authorizing filing an application for allocation of Section 190 Grade Separation Funds for the Rosecrans/Marquardt Avenue Grade Separation Overpass Project (Overpass Project); and
- Authorize the City Engineer to file an application for allocation of Section 190 Funds in the amount \$15 million for the Overpass Project.

18. Resolution No. 9625 – Request for Parking Restrictions during Certain Hours on

Sunshine Avenue between Greenstone Avenue and Shoemaker Avenue

Recommendation: That the City Council:

- Adopt Resolution No. 9625 to implement a parking restriction between the hours of 10:00 p.m. and 4:00 a.m. on the both sides of Sunshine Avenue from Greenstone Avenue to Shoemaker Avenue and implement a tow-away zone within the same limits for vehicles that violate the parking restriction.

19. Resolution No. 9626 - Ordering the Preparation of the Engineer's Report for FY 2019/20 in Conjunction with the Annual Levy of Assessments for Heritage Springs Assessment District No. 2001-01 (Hawkins Street and Palm Drive)

Recommendation: That the City Council:

- Adopt Resolution No. 9626, ordering the preparation of the Engineer's Report for FY 2019/20 in conjunction with the annual levy of assessments for Heritage Springs Assessment District No. 2001-01 (Hawkins Street and Palm Drive).

20. Resolution No. 9627 – Ordering the Preparation of the Engineer's Report for FY 2019/20 in Conjunction with the Annual Levy of Assessments for Street Lighting District No. 1

Recommendation: That the City Council:

- Adopt Resolution No. 9627, ordering the preparation of the Engineer's Report for FY 2019/20 in conjunction with the annual levy of assessments for Street Lighting District No. 1.

21. Resolution No. 9628 – Approving the Renewal of the General Services Agreement Between the City of Santa Fe Springs and the County of Los Angeles

Recommendation: That the City Council:

- Approve the renewal of the General Services Agreement between the City of Santa Fe Springs and the County of Los Angeles for a five year period commencing on July 1, 2019, and in so doing, authorize the Mayor to execute the agreement documents.

22. Resolution No. 9629 – Authorizing the Publication Notice to Sell a Franchise to Golden State Water Company for Maintenance and Operation of Pipelines in City Streets

Recommendation: That the City Council:

- Adopt Resolution No. 9629 and set the date of April 25, 2019 for the public hearing to grant a franchise to Golden State Water Company.

23. Santa Fe Springs Road Street Improvements Project – Authorization to Allocate Proposition C Local Return Funds

Recommendation: That the City Council:

- Authorize the Director of Public Works to Allocate \$661,923 of Proposition C Local Return Funds to the Santa Fe Springs Road Street Improvements Project.

24. On-Call Tree Maintenance Services – Contract Amendment No. 1

Recommendation: That the City Council:

- Renew the On-Call Tree Maintenance Services Agreement with West Coast Arborists, Inc. for an additional two years, effective April 14, 2019; and
- Authorize the Director of Public Works to execute Contract Amendment No. 1 with West Coast Arborist for On-Call Tree Maintenance Services.

25. Request Approval to Donate a Department of Fire-Rescue Used Vehicle to the City of Navajoa Fire Department

Recommendation: That the City Council:

- Authorize the donation of a used Environmental Pickup with Service Bed to the City of Navajoa Fire Department.

26. 2019 Aloha Festival – Request for Funding

Recommendation: That the City Council:

- Provide staff direction regarding the request by the Ho'oilina Foundation to fund the City's associated costs for the Aloha Festival.

27. Abigail Barraza Foundation (ABF) – Request for an Increase in Funding for Events under Community Promotion and Community Organization Support Budget Accounts

Recommendation: That the City Council:

- Provide staff direction regarding the request by Abigail Barraza Foundation (ABF) for an increase in funding for events under the Community Promotion and Community Organization Support budget accounts associated with all events outlined within this report.

CLOSED SESSION

28. PUBLIC EMPLOYMENT

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

TITLE: City Manager Evaluation

CLOSED SESSION

29. CONFERENCE WITH LABOR NEGOTIATORS

(Pursuant to California Government Code Section 54957.6)

Unrepresented Employee: City Manager

CLOSED SESSION

30. REAL PROPERTY NEGOTIATIONS

(Pursuant to California Government Code Section 54956.8)

Property: APN: 8008-029-900 for the property located at 11760 Telegraph Road, Santa Fe Springs, CA 90670

Agency Negotiator: Director of Planning

Negotiation Parties: USPS

Under Negotiation: Terms for the lease renewal

CLOSED SESSION

31. CONFERENCES WITH LABOR NEGOTIATORS

(Pursuant to California Government Code Section 54957.6)

City of Santa Fe Springs
Regular Meetings

March 28, 2019

Agency Designated Representatives: City Manager, Director of Finance, Human Resources Manager, City Attorney

Employee Organizations: Santa Fe Springs City Employees' Association and Santa Fe Springs Firefighters' Association

CLOSED SESSION

32. CONFERENCES WITH LABOR NEGOTIATORS

(Pursuant to California Government Code Section 54957.6)

Agency Designated Representatives: City Manager, City Attorney, Labor Negotiator

Employee Organization: Santa Fe Springs Executive, Management and Confidential Employees' Association

Items 33 – 42 will occur in the 7:00 p.m. hour.

33. INVOCATION

34. PLEDGE OF ALLEGIANCE

35. INTRODUCTIONS

- Representatives from the Chamber of Commerce

36. ANNOUNCEMENTS

37. CITY MANAGER'S AND EXECUTIVE TEAM REPORTS

38. PRESENTATIONS

- Introduction of New Finance and Administrative Services Employee, Human Resources Assistant, Brianna Esquivias
- Proclamation – Declaring the month of March as "American Red Cross Month" in Santa Fe Springs
- Proclamation – Declaring the month of April 2019, as "DMV/Donate Life Month" in Santa Fe Springs
- Proclamation – Declaring April 7-13, 2019 as "National Volunteer Week" in Santa Fe Springs
- Proclamation – Declaring April 7-13, 2019 as "National Library Week" in Santa Fe Springs

39. APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

- Advisory Committee Appointments

40. 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.

41. COUNCIL COMMENTS

42. ADJOURNMENT

City of Santa Fe Springs
Regular Meetings

March 28, 2019

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

March 21, 2019
Date