



# AGENDA

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

**May 23, 2019  
6:00 P.M.**

Council Chambers  
11710 Telegraph Road  
Santa Fe Springs, CA 90670

**John Mora, Council Member  
Annette Rodriguez, Council Member  
Joe Angel Zamora, Council Member  
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 April 23, 2019 Public Financing Authority (City Clerk)

**Recommendation:**

- 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) (Finance)

**Recommendation:**

- 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 April 23, 2019 Water Utility Authority (Public Works)

**Recommendation:**

- 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) (Finance)

**Recommendation:**

- Receive and file the report.

- c. Status Update of Water-Related Capital Improvement Projects (Public Works)

**Recommendation:**

- Receive and file the report.

**HOUSING SUCCESSOR**

**5. 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 April 23, 2019 Housing Successor (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

**SUCCESSOR AGENCY**

**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 Successor Agency.*

Minutes of the April 23, 2019 Successor Agency (City Clerk)

**Recommendation:** That the Successor Agency:

- Approve the minutes as submitted.

**7. NEW BUSINESS**

Third 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 Fourth amendments to Settlement Agreement and Property Disposition Agreement between the Successor Agency, McGranahan Carlson and Company, and Breitburn Energy Company (Planning)

**Recommendation:**

- Approve the Third 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 Fourth Amendment to the Settlement Agreement between the McGranahan and Carlson, SFSA, Breitburn and the Successor Agency; and
- Approve the Fourth 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**

**8. 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 April 23, 2019 Regular City Council Meetings (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

b. General Motion to Waive Full Reading and Read Ordinance by Title Only Pursuant to California Government Code Section 36934 (City Clerk)

**Recommendation:**

- Approve a general motion to waive full reading of ordinances and read titles only, pursuant to California Government Code Section 36934.

c. Municipal Services Yard Underground Waste Oil Tank Removal – Final Payment (Public Works)

**Recommendation:**

- Approve the Final Payment (less 5% Retention) to OFRS, Inc. of Signal Hill, California in the amount of \$15,887.00.

**NEW BUSINESS**

9. Consideration of New Ground Lease Agreement Between the City of Santa Fe Springs (Landlord) and the United States Postal Services (Tenant) for the real property located at 11760 Telegraph Road, Santa Fe Springs, California 90670 (Planning)

**Recommendation:**

- Approve the New Ground Lease Agreement between the City of Santa Fe Springs (Landlord) and the United States Postal Services (Tenant) for the real property at 11760 Telegraph Road, Santa Fe Springs, California 90670; and
- Authorize the Mayor or designee to execute the New Ground Lease Agreement between the City of Santa Fe Springs (Landlord) and the United States Postal Services (Tenant), for real property at 11760 Telegraph Road, Santa Fe Springs, California 90670.

10. Amendment Number One to Lease Agreement between the City of Santa Fe Springs and The Whole Child (TWC) for use of modular building located at the Gus Velasco Neighborhood Center (Community Services)

**Recommendation:**

- Approve Amendment Number One to Lease Agreement between the City of Santa Fe Springs and The Whole Child to extend the lease term by one year and to adjust the monthly rent for use of the modular building located at the Gus Velasco Neighborhood Center.

11. Approval of Parcel Map No. 78240 – for 11201-11313 Carmenita Road (Public Works)

**Recommendation:**

- Approve Parcel Map No. 78240;
- Find that Parcel Map No. 78240 together with the provisions for its design and improvement, is consistent with the City's General Plans; and
- Authorize the City Engineer and City Clerk to sign Parcel Map No. 78240.

12. Slauson Avenue Overpass – Approval of Agreement with the County of Los Angeles (Public Works)  
**Recommendation:**
- Approve the Agreement with the County of Los Angeles for the construction and maintenance of the Slauson Avenue Overpass; and
  - Authorize the Mayor to execute the Agreement.
13. Renewal of Underground Facilities License for Phibro-Tech, Inc. (Public Works)  
**Recommendation:**
- Renew the Underground Facilities License for Phibro-Tech, Inc. to operate a pressurized sewer line along Burke Street east of Dice Road.
14. Assessor's Parcel Number: 8007-001-909 – Purchase and Sale Agreement (Public Works)  
**Recommendation:**
- Approve the Purchase and Sale Agreement to sell Assessor' Parcel Number: 8007-001-909 to Mr. and Mrs. Rosalez for the sale price of \$256,000; and
  - Authorize the Mayor to execute the Purchase and Sale Agreement and Grant Deed.
15. Award of contract to Revenue & Cost Specialists, LLC to prepare a Cost Allocation Plan and User Fee Study (Finance)  
**Recommendation:**
- Award a contract to Revenue & Cost Specialists, LLC to prepare a Cost Allocation Plan and User Fee Study with a total not to exceed cost of \$32,500.
  - Authorize the Mayor or designee to execute the contract to provide the services.
16. Request for Out-of-State Travel to attend the 2019 NEOGOV Connect Conference (User Conference) (Finance)  
**Recommendation:**
- Approve out-of-state travel for the Human Resources Analyst to attend the 2019 NEOGOV Connect Conference in Las Vegas, NV.

**CLOSED SESSION**

17. CONFERENCE WITH LABOR NEGOTIATORS  
(Pursuant to California Government Code Section 54957.6)  
Unrepresented Employee: City Manager

**CLOSED SESSION**

18. CONFERENCES WITH LABOR NEGOTIATORS  
(Pursuant to California Government Code Section 54957.6)  
**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**

**19. 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 20 – 29 will occur in the 7:00 p.m. hour.**

**20. INVOCATION**

**21. PLEDGE OF ALLEGIANCE**

**22. INTRODUCTIONS**

- Representatives from the Chamber of Commerce

**23. ANNOUNCEMENTS**

**24. CITY MANAGER'S AND EXECUTIVE TEAM REPORTS**

**25. PRESENTATIONS**

- Introduction of New Santa Fe Springs Department of Fire-Rescue Firefighter Candidates
- Proclaiming May 19-25, 2019 as "National Public Works Week"
- Recognition of Santa Fe Springs City Library 2019 Bookmark Contest Winners
- Lake Center Middle School 8<sup>th</sup> Grade Students 2019 Washington D.C. Trip (Submitted by PIO)
- Recognition of 2019 Santa Fe Springs Older American Award Recipient – Mr. Paul Nakamura

**26. APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS**

- Advisory Committee Appointments

**27. ORAL COMMUNICATIONS**

- Follow-up Public Comments

*Staff will provide an update on any comments or concerns brought forward to the City Council at a previous meeting during oral communications*

- New Public Comments

*This part of the meeting is for the public to speak about anything within the City's jurisdiction. The Brown Act does not allow the Council to take action on items not on the agenda, but City staff may provide an update on the following meeting.*

***City of Santa Fe Springs***  
***Regular Meetings***

***May 23, 2019***

**28. COUNCIL COMMENTS**

**29. 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.*

  
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Janet Martinez, CMC  
City Clerk

May 16, 2019  
Date