



APPROVED: 06/27/2019

MINUTES OF THE MEETINGS OF THE CITY COUNCIL

May 23, 2019

1. CALL TO ORDER

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

2. ROLL CALL

Members present: Councilmembers/Directors: Mora, Rodriguez, Zamora and Mayor/Chair Trujillo.

Members absent: Mayor Pro Tem/Vice Chair Rounds

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 April 23, 2019 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 Council Member Zamora, seconded by Council Member Rodriguez, approving Item No. 3A, and 3B, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Trujillo

Nayes: None

Absent: Rounds

WATER UTILITY AUTHORITY

4. CONSENT AGENDA

Approval of Minutes

- a. Minutes of the April 23, 2019 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 Mora, seconded by Council Member Rodriguez, approving Item No. 4A, 4B, & 4C, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Trujillo

Nayes: None

Absent: Rounds

HOUSING SUCCESSOR

5. **CONSENT AGENDA**

Minutes of the April 23, 2019 Housing Successor

Recommendation: That the Housing Successor:

- Approve the minutes as submitted.

It was moved by Council Member Rodriguez, seconded by Council Member Zamora, approving the minutes as submitted, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Trujillo

Nayes: None

Absent: Rounds

SUCCESSOR AGENCY

6. **CONSENT AGENDA**

Minutes of the April 23, 2019 Successor Agency

Recommendation: That the Successor Agency:

- Approve the minutes as submitted.

It was moved by Council Member Zamora, seconded by Council Member Mora, approving the minutes as submitted, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Trujillo

Nayes: None

Absent: Rounds

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
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.

It was moved by Council Member Rodriguez, seconded by Council Member Zamora, to 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 amendment 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, Trujillo
Nayes: None
Absent: Rounds

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

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:

- Receive and file the report.

c. Municipal Services Yard Underground Waste Oil Tank Removal – Final Payment

Recommendation:

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

It was moved by Council Member Zamora, seconded by Council Member Mora,

items 8a through 8c, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Trujillo

Nayes: None

Absent: Rounds

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

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.

It was moved by Council Member Zamora, seconded by Council Member Rodriguez, to 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, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Trujillo

Nayes: None

Absent: Rounds

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

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.

It was moved by Council Member Zamora, seconded by Council Member Mora, approving the 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 Gus Velasco Neighborhood Center, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Trujillo

Nayes: None

Absent: Rounds

11. Approval of Parcel Map No. 78240 – for 11201-11313 Carmenita Road

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.

It was moved by Council Member Mora, seconded by Council Member Rodriguez, to 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, by the following vote:

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

12. Slauson Avenue Overpass – Approval of Agreement with the County of Los Angeles

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.

It was moved by Council Member Rodriguez, seconded by Council Member Zamora, to 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, by the following vote:

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

13. Renewal of Underground Facilities License for Phibro-Tech, Inc.

Recommendation:

- Renew the Underground Facilities License for Phibro-Tech, Inc. to operate a pressurized sewer line along Burke Street east of Dice Road.

It was moved by Council Member Mora, seconded by Council Member Zamora, to renew the Underground Facilities License for Phibro-Tech, Inc. to operate a pressurized sewer line along Burke Street east of Dice Road, by the following vote:

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

14. Assessor's Parcel Number: 8007-001-909 – Purchase and Sale Agreement

Recommendation:

- Approve the Purchase and Sale Agreement to sell Assessor's 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.

It was moved by Council Member Zamora, seconded by Council Member Mora, to approve the purchase and sale agreement to sell Assessor's 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, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Trujillo

Nayes: None

Absent: Rounds

15. Award of contract to Revenue & Cost Specialists, LLC to prepare a Cost Allocation Plan and User Fee Study

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.

It was moved by Council Member Rodriguez, seconded by Council Member Zamora, to award a contract to Revenue & Cost Specialists, LLC to prepare Cost Allocation Plan and User Fee Study with a total not to exceed cost of \$32,500; and authorize the Mayor or designee to execute the contract to provide the services, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Trujillo

Nayes: None

Absent: Rounds

16. Request for Out-of-State Travel to attend the 2019 NEOGOV Connect Conference (User Conference)

Recommendation:

- Approve out-of-state travel for the Human Resources Analyst to attend the 2019 NEOGOV Connect Conference in Las Vegas, NV.

It was moved by Council Member Zamora, seconded by Council Member Rodriguez, to approve out-of-state travel for the Human Resources Analyst to attend the 2019 NEOGOV Connect Conference in Las Vegas, NV, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Trujillo

Nayes: None

Absent: Rounds

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

Mayor Trujillo recessed the meetings at 6:06 p.m.

Mayor Trujillo convened the meeting at 7:06 p.m.

City Attorney, Ivy M. Tsai provided a brief report on the closed session items; there was no action taken.

20. INVOCATION

Invocation was led by Council Member Mora.

21. PLEDGE OF ALLEGIANCE

Youth Leadership Advisory Committee led the Pledge of Allegiance.

22. INTRODUCTIONS

- Representatives from the Chamber of Commerce: Chamber CEO, Kathie Fink.

23. ANNOUNCEMENTS

The Youth Leadership Committee Members made the following announcements:

- Pop-Trivia Showdown, Friday, May 24, 2019 at 3:30PM
- Children's Day, Saturday, June 1, 2019 at 12PM
- Get Acquainted at the Parks, Thursday, June 13, 2019 at 5:00PM

24. CITY MANAGER AND EXECUTIVE TEAM REPORTS

- City Manager, Raymond Cruz, spoke about meeting with the Finance Department the past few weeks, along with all five (5) Council Members to discuss the city budget. He added that he plans to have the budget listed on the agenda for June 2019. He also

spoke about having the honor of being one of the Santa Fe Springs High School senior project judges.

- Assistant Municipal Services Manager, Heleo Espinoza, spoke about celebrating last week's National Public Works event in conjunction with the Arbor Tree Celebration at St. Pius School.
- Planning Director, Wayne Morrell spoke about Craft Ramen Hiro Nori that will be coming soon to the City. In addition, spoke about another area, formerly known as the "Big Lots" site, which will be replaced by Planet Fitness. He spoke about the Rite Aid at the market place, the area available for another potential business. Lastly, he spoke about ReCON, the largest global retail real estate convention that is 3 days long and held in Las Vegas, NV. It gives the opportunity for many municipalities to attend and promote their city in order to bring in new businesses. He noted this is the second year Santa Fe Springs had a booth, which was successful last year as they brought in Jersey Mike's and Sonic Restaurants.
- Director of Police Services, Dino Torres spoke about 1) Members of the public safety will be participating in the Special Olympics Torch run on June 6 at 4:30 pm.; 2) Police Services Block Party that will be held Saturday June 8th from 12PM to 2PM at Lakeview Park; and 3) Provided an updated report on the crime calls for the Promenade Plaza.
- Fire Chief Brent Hayward spoke about 1) MDA "Fill the Boot" 2019 campaign, which raised a total of \$22,205; 2) Alisa Ann Ruch Burn Foundation Relay which raised a total of \$40,100, where there were 21 different agencies present, including Santa Fe Springs very own Mayor Trujillo; and 3) Spoke about the recent animal rescues.
- Director of Finance Services, Travis Hickey spoke about working on the budget and thanked his colleagues and Council for their assistance. He noted that Lana Dich, Account Manager spoke about attending a training held in Los Angeles; noted there are 20,000 people that attended this event.
- Director of Community Services, Maricela Balderas spoke about 1) Summer movies and concert series which will start on June 7th and will alternate between concert and movies; 2) Noted summer is kicking off starting Monday, June 10th; 3) Parks and Rec will have their annual training on June 7th that will have some ice breakers which will be mandatory training for all Parks and Recreation staff, includes summer hires.

25. PRESENTATIONS

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

26. APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

a. Advisory Committee Appointments

No appointments were made.

27. ORAL COMMUNICATIONS

Follow Up Report: Director of Police Services, Dino Torres provided an update on an Oral Communication item brought to Council on May 9, 2019.

New Comments: Daniel Cutrone spoke in regards to Whittier Police Department.

28. COUNCIL COMMENTS

Council Member Mora congratulated Paul Nakamura on receiving the Citizen of the Year Award as well as congratulated the bookmark winners. He thanked the Public Works Department for all their help and acknowledged for having the Public Works celebration. He also spoke about attending ReCON. He noted that he was happy to see how knowledgeable Planning Staff were on planning information. Lastly, he spoke about the Whittier Police Candidate Program for police officers. He requested to have the Whittier Police Candidate Program officers who attended the local high schools to be recognized at a future City Council meeting.


Council Member Rodriguez congratulated Paul Nakamura; noted attending battle of the books, and thanked Joyce; attended last night's award ceremony at SFS HS; Noted that women's club awarded 8 scholarships to students; thanked Michael Aguilar, as he attended women's club; looking forward to block party on June 8th; thanked public works for a great job.

Council Member Zamora acknowledged Paul Nakamura, thanked him and his family for being part of the community, and acknowledged all volunteers. He also congratulated the bookmark winners. He stated that he attended the Santa Fe Springs High School banquet and also spoke about being a judge at Santa Fe Springs High School. He talked about attending Contract Cities, explained the purpose of Contract Cities and who attends those meetings such as State Assembly members and county supervisors. Lastly, he spoke about attending "On the Front Line of Homelessness", and how it relates to current homeless issues that are occurring in the surrounding cities. Noted that the City of Santa Fe Springs is looking for a homeless center.

Mayor spoke about Paul Nakamura, thanked him for his volunteer work. She also spoke about attending the Southern California Association of Governments and noted that the hot topic was the emissions that the residents have created within the city and about the number of cars and the proposals they had on using electronic vehicles. In addition, they had college students attending the conference to provide presentations on alternate equipment options for cities to use that are friendly to the environment.

29. ADJOURNMENT

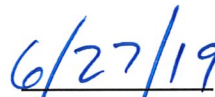
Mayor Trujillo adjourned the meeting at 8:20 p.m. in memory of Rita Holmes, Laurence Romero and Felee Cutrone.



Juanita Trujillo
Mayor

ATTEST:



Janet Martinez
City Clerk

Date