



APPROVED: 7/23/2020

## MINUTES OF THE MEETINGS OF THE CITY COUNCIL

June 25, 2020

### 1. CALL TO ORDER

Mayor Rounds called the meeting to order via teleconference at 6:01 p.m.

### 2. ROLL CALL

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

**Members absent:** None

Janet Martinez, City Clerk announced that members of the Public Financing Authority and Water Utility Authority receive \$150 for their attendance at meetings.

### 3. PUBLIC COMMENTS

There was one resident who submitted comments to be read during Public Comments: Ralph Aranda.

#### PUBLIC FINANCING AUTHORITY

### 4. CONSENT AGENDA

- a. Minutes of the May 28, 2020 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.

It was moved by Councilmember Trujillo, seconded by Councilmember Zamora, to approve Item Nos. 4A and 4B, by the following vote:

**Ayes:** Rodriguez, Trujillo, Zamora, Mora, Rounds

**Nayes:** None

**Absent:** None

#### WATER UTILITY AUTHORITY

### 5. CONSENT AGENDA

- a. Minutes of the May 28, 2020 Water Utility 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 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.

It was moved by Mayor Pro Tem Mora, seconded by Councilmember Rodriguez, to approve Item Nos. 5A, 5B, and 5C, by the following vote:

**Ayes:** Rodriguez, Trujillo, Zamora, Mora, Rounds

**Nayes:** None

**Absent:** None

### **HOUSING SUCCESSOR**

**6. CONSENT AGENDA**

Minutes of the May 28, 2020 Housing Successor (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

It was moved by Councilmember Trujillo, seconded by Councilmember Rodriguez, to approve the minutes as submitted, by the following vote:

**Ayes:** Rodriguez, Trujillo, Zamora, Mora, Rounds

**Nayes:** None

**Absent:** None

### **SUCCESSOR AGENCY**

**7. CONSENT AGENDA**

Minutes of the May 28, 2020 Successor Agency (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

It was moved by Councilmember Rodriguez, seconded by Councilmember Zamora, to approve the minutes as submitted, by the following vote:

**Ayes:** Rodriguez, Trujillo, Zamora, Mora, Rounds

**Nayes:** None

**Absent:** None

### **CITY COUNCIL**

**8. CONSENT AGENDA**

- a. Minutes of the May 28, 2020 Regular City Council Meeting (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 and read Ordinance titles only, pursuant to California Government Code Section 36934.

- c. Resolution Nos. 9679 and 9680 – Approval of Engineer's Report (Fiscal Year 2020/21) in Conjunction with Annual Levy of Assessments for Street Lighting District No. 1 (Public Works)

**Recommendation:**

- Adopt Resolution No. 9679, approving the Engineer's Report (Fiscal Year 2020/21) in conjunction with the annual levy of assessments for Street Lighting District No. 1; and
- Adopt Resolution No. 9680, declaring the City of Santa Fe Springs' intention to provide for an annual levy and collection of assessments for Lighting District No. 1, and setting the public hearing for the Council meeting of July 23, 2020.

- d. Resolution Nos. 9681 and 9682 – Approval of Engineer's Report (Fiscal Year 2020/21) in Conjunction with Annual Levy of Assessment for Heritage Springs Assessment District No. 2001-1 (Hawkins Street and Palm Drive) (Public Works)

**Recommendation:**

- Adopt Resolution No. 9681, approving the Engineer's Report (Fiscal Year 2020/21) in conjunction with the annual levy of assessments for the Heritage Springs Assessment District No. 2001-01; and
- Adopt Resolution No. 9682 declaring the City of Santa Fe Springs' intention to provide for an annual levy and collection of assessments for Heritage Springs Assessment District No. 2001-01, and setting the public hearing for the Council meeting of July 23, 2020.

- e. Approval of Parcel Map No. 82732 – Located at 13900 Carmenita Road (Public Works)

**Recommendation:**

- Approve Parcel Map No. 82732;
- Find that Parcel Map No. 82732 together with the provisions for its design and improvement, is consistent with the City's General Plan; and
- Authorize the City Engineer and City Clerk to sign Parcel Map No. 82732.

- f. Status update for the appeal of a denial involving an application for a Conditional Use Permit (CUP Case No. 795), five (5) Zone Variances (ZV Case Nos. 82 and 84-87) and a Development Agreement (DA 01-2020), filed by Becker Boards, on a parcel located at 13539 Freeway Drive (APN: 8069-016-006) (Planning)

**Recommendation:**

- Receive and file the report.

It was moved by Councilmember Zamora, seconded by Councilmember Trujillo, to approve Items Nos. 8A through 8F, by the following vote:

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

#### **ORDINANCE FOR ADOPTION**

9. Ordinance No. 1110 – An ordinance of the City of Santa Fe Springs Amending Sections 155.003 (Definitions), 155.644 (Accessory Dwelling Units) and 155.644.1 (Junior Accessory Dwelling Units) of Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code Relating to the Construction of Accessory Dwelling Units and Junior Accessory Dwelling Units in the A-1, Light Agricultural; R-1, Single-Family Residential; and R-3, Multi-Family Residential, Zones. (City of Santa Fe Springs) (Planning)

**Recommendation:**

- Adopt Ordinance No. 1110.

It was moved by Councilmember Rodriguez, seconded by Councilmember Trujillo, to adopt Ordinance No. 1110, by the following vote:

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

#### **NEW BUSINESS**

10. Landscape Maintenance Services: Approval of Contract Amendment Three (Public Works)

**Recommendation:**

- Approve Contract Amendment Three extending contract with Complete Landscape Care, Inc. to July 31, 2020; and
- Authorize the Mayor to execute Amendment Three.

It was moved by Councilmember Rodriguez, seconded by Councilmember Trujillo, to approve Contract Amendment Three extending contract with Complete Landscape Care, Inc. to July 31, 2020, and authorize the Mayor to execute the agreement, by the following vote:

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

11. Resolution No. 9683 – Authorizing the Publication of Notice to Sell a Franchise to Park Water Company for Maintenance and Operation of Pipelines in City Streets (Public Works)

**Recommendation:**

- Approve Resolution No. 9683 setting the date of July 23, 2020 for the public hearing on the granting of a franchise to Park Water Company.

It was moved by Councilmember Zamora, seconded by Councilmember Rodriguez, to approve Resolution No. 9683 setting the date of July 23, 2020 for the public hearing on the granting of a franchise to Park Water Company, by the

following vote:

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

**12. Resolution No. 9674 – Adoption of Annual Appropriation (GANN) Limit for Fiscal Year 2020-21 (Finance)**

**Recommendation:**

- Adopt Resolution No. 9674 setting the appropriation limit for Fiscal Year 2020-21.

It was moved by Mayor Pro Tem Mora, seconded by Councilmember Rodriguez, to adopt Resolution No. 9674 setting the appropriation limit for Fiscal Year 2020-21, by the following vote:

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

**13. Adoption of City's Fiscal Year 2020-21 Operating Budget (Finance)**

**Recommendation:**

- Adopt the fiscal year 2020-21 City Budget as detailed in the proposed budget document and adjusted as discussed in this report, including the actions as set forth herein.

City Manager Ray Cruz provided an update on the finalized operating budget. He stated that \$10,000 were added to the L.A CADA budget, and an error was fixed that addressed the funding at the Lakeland and Laurel site.

It was moved by Councilmember Zamora, seconded by Mayor Pro Tem Mora, to adopt the fiscal year 2020-21 City Budget as detailed in the proposed budget document and adjusted as discussed in this report, including the actions as set forth herein, by the following vote:

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

**14. Adoption of the City's FY 2020-21 Investment Policy (Finance)**

**Recommendation:**

- Adopt the Investment Policy for FY 2020-21.

It was moved by Councilmember Rodriguez, seconded by Councilmember Trujillo, to adopt the Investment Policy for FY 2020-21, by the following vote:

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

15. Consideration of Entering Into an Exclusive Negotiating Agreement (ENA) by and Between the City of Santa Fe Springs, a Municipal Corporation ("City") and Westland Real Estate Group, a California Limited Liability Company ("Developer") for the Development of the ±4.02-acre Property (APN: 8009-007-930) Located on the South Side of Telegraph Road, East of Heritage Park Drive and West of Norwalk Boulevard, Santa Fe Springs, CA 90670 (Planning)

**Recommendation:**

- Authorize Entering Into an Exclusive Negotiating Agreement by and Between the City of Santa Fe Springs, a Municipal Corporation ("City") and Westland Real Estate Group, a California Limited Liability Company ("Developer") for the Development of the ±4.02-acre Property (APN: 8009-007-930) located on the south side of Telegraph Road, east of Heritage Park Drive and West of Norwalk Boulevard), Santa Fe Springs, CA 90670
- Authorize the Mayor or designee to execute the ENA, in substantially the same form, and acceptable to the City Attorney, on behalf of the City.

It was moved by Councilmember Zamora, seconded by Mayor Pro Tem Mora, to authorize Entering Into an Exclusive Negotiating Agreement by and Between the City of Santa Fe Springs, a Municipal Corporation ("City") and Westland Real Estate Group, a California Limited Liability Company ("Developer") for the Development of the ±4.02-acre Property (APN: 8009-007-930) located on the south side of Telegraph Road, east of Heritage Park Drive and West of Norwalk Boulevard), Santa Fe Springs, CA 90670, authorize the Mayor or designee to execute the ENA, in substantially the same form, and acceptable to the City Attorney, on behalf of the City, by the following vote:

**Ayes:** Rodriguez, Trujillo, Zamora, Mora, Rounds

**Nayes:** None

**Absent:** None

16. **CITY MANAGER AND EXECUTIVE TEAM REPORTS**

- City Manager, Ray Cruz spoke about the originally predicted 11 percent investment loss by CalPERS, and also reported that the CalPERS CFO recently announced that it would actually be a 5 ½ percent loss. He also spoke about the demonstration on June 12, 2020 which was led by a young man who worked alongside city officials to organize the event and commended him for it. He also commented on the work of the Santa Fe Springs California Highway Patrol station assisting the City of Whittier Police Department with the protests and demonstrations. The City of Whittier held an appreciation luncheon at the Santa Fe Springs station.
- Director of Public Works, Noe Negrete provided an update on the Florence Widening Project. He stated that most of the concrete work has been finished and the installation of signals will begin soon. He also spoke about the City Hall West Parking Lot project, which he expected to bring back for authorization to advertise in August.
- Director of Planning, Wayne Morrell spoke about the I-5 widening project and how it has impacted the demolition of the Motel 6. He reported that City staff has met with the owners

of Tom's Truck Center about possibly incorporating the former Motel 6 site onto the Tom's Truck Center property. He also spoke about the economic development projects occurring in the city with Westland Real Estate Group, Spectrum Development Group, and Coast to Coast Commercial Real Estate Group.

- Director of Police Services, Dino Torres spoke about the dedicated traffic enforcement that was put on hiatus for the past 2 years will be reinstated again in July of this year.
- Fire Chief Brent Hayward provided an update on the number of confirmed COVID-19 cases in Los Angeles County and surrounding cities. He also spoke about the completion of the CUPA Audit, which is an audit that is completed every 3 years for the certified/unified program agency. Lastly, he wished everyone a happy and safe 4<sup>th</sup> of July and noted that there has been an increase of calls regarding illegal fireworks.
- Director of Finance and Administrative Services, Travis Hickey spoke about the new fiscal year beginning on July 1<sup>st</sup> and thanked Finance staff for their assistance in completing the annual budget. He wished everyone a happy 4<sup>th</sup> of July and thanked the Director of Technology Services for his assistance at the meeting.
- Director of Community Services, Maricela Balderas spoke about the distribution of the July 4<sup>th</sup> Party Packs at local parks this coming weekend. She also highlighted Parks and Rec Month and the Virtual Soccer Program which kicked-off on June 22<sup>nd</sup>. She spoke about registration being open for the second session of the Virtual Summer Camp. She also announced the launch of the Library's Curbside Pickup service opening to great success. She also spoke about the summer reading program and literacy program being launched online. She also announced that Heritage Park opened for passive recreation on June 22 and also highlighted that Virtual Bingo has entered its third week on Zoom. Lastly, she provided an update on the Band Wheel's conservation at the Sculpture Garden and also provided an update on the increase of followers on the City's social media pages.

## **17. COUNCIL COMMENTS**

Councilmember Rodriguez thanked City staff for all that they do and gave special thanks to medical personnel and first responders. She thanked fellow councilmembers for their donations towards the Allen House for Father's Day and wished everyone a happy and safe 4<sup>th</sup> of July.

Councilmember Trujillo thanked staff and first responders for all of their hard work.

Councilmember Zamora also thanked staff for their hard work. He acknowledged the hard work that first responders do and thanked all of those in attendance over Zoom. He also asked if today's meeting could be adjourned in memory of Josh Teutschman.

Mayor Pro Tem Mora spoke about attending the appreciation luncheon for California Highway Patrol officers and welcomed new employee Jesse Sira to the City. He also

thanked Community Services for stepping up their efforts in providing their services over Zoom. He thanked City staff and wished everyone a happy 4<sup>th</sup> of July. Lastly, he mentioned that resources are still available via SASSFA for those in need and to contact the Gus Velasco Neighborhood Center for more information.

Mayor Rounds thanked staff for their commitment in putting the budget together. He also thanked fellow councilmembers in taping a special message for 4<sup>th</sup> of July and asked everyone to complete their Census responses. He expressed his excitement for the upcoming projects in the City and also acknowledged the assistance of the local CHP office to the Whittier Police Department during the demonstrations. Lastly, he thanked all of the City employees for their hard work.

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**CLOSED SESSION**

**18. THREAT TO PUBLIC SERVICES OR FACILITIES**

(Pursuant to California Government Code Section 54957)

**Consultation with:** Fire Chief, Police Chief and Captain, Director of Police Services, City Attorney

**CLOSED SESSION**

**19. CONFERENCE WITH LABOR NEGOTIATORS**

(Pursuant to California Government Code Section 54957.6)

**Agency Designated Representatives:** City Manager, Director of Finance, Human Resources Manager, Labor Negotiator

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

**CLOSED SESSION**

**20. CONFERENCE WITH LABOR NEGOTIATORS**

(Pursuant to California Government Code Section 54957.6)

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

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

**CLOSED SESSION**

**21. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**

Initiation of litigation pursuant to Government Code Section 54956.9(d)(4): Two Cases

***Mayor Rounds recessed the meeting at 6:49 p.m.***

***Mayor Rounds reconvened the meeting at 9:06 p.m.***

**22. CLOSED SESSION REPORT**

City Attorney, Ivy M. Tsai provided a report on the closed session item: Direction was given to staff and no reportable action was taken.



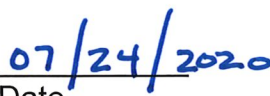
**23. ADJOURNMENT**

Mayor Rounds adjourned the meeting at 9:07 p.m. in memory of John Pulice, Josh Teutschman, and former Councilmember Ronald S. Kernes.

**ATTEST:**

  
\_\_\_\_\_  
Janet Martinez  
City Clerk

  
\_\_\_\_\_  
William K. Rounds  
Mayor

  
\_\_\_\_\_  
Date