



APPROVED: 8/27/2020

## MINUTES OF THE MEETINGS OF THE CITY COUNCIL

July 23, 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 no one wishing to speak during Public Comments.

### PUBLIC FINANCING AUTHORITY

#### 4. CONSENT AGENDA

- a. Minutes of the June 25, 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 Zamora, seconded by Councilmember Trujillo, to approve Item Nos. 4A and 4B, by the following vote:

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

**Nays:** None

**Absent:** None

### WATER UTILITY AUTHORITY

#### 5. CONSENT AGENDA

- a. Minutes of the June 25, 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 Councilmember Rodriguez, seconded by Mayor Pro Tem Mora, to approve Item Nos. 5A, 5B, and 5C, by the following vote:

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

**Nays:** None

**Absent:** None

**NEW BUSINESS**

6. Appointment of City Representative to the Administrative Entity for the Southeast Water Coalition Joint Powers Authority (Public Works)

**Recommendation:**

- Appoint the Water Utility Services Manager, Jesse Sira, to serve as the primary representative to the Southeast Water Coalition Administrative Entity, Noe Negrete as the alternate representative, and Don Nguyen, Water Utility Supervisor, as second alternate representative, for the City of Santa Fe Springs effective July 23, 2020.

It was moved by Councilmember Trujillo, seconded by Councilmember Rodriguez, to appoint the Water Utility Services Manager, Jesse Sira, to serve as the primary representative to the Southeast Water Coalition Administrative Entity, Noe Negrete as the alternate representative, and Don Nguyen, Water Utility Supervisor, as second alternate representative for the City of Santa Fe Springs effective July 23, 2020, by the following vote:

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

**Nays:** None

**Absent:** None

7. Resolution No. 9687 – Board Member Appointment to the Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority (Public Works)

**Recommendation:**

- Adopt Resolution No. 9687 appointing Noe Negrete to serve as the primary Board Member and Jesse Sira, Don Nguyen, and Sarina Morales-Choate to serve as alternate Board Members representing the City of Santa Fe Springs with the Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority.

It was moved by Councilmember Rodriguez, seconded by Mayor Pro Tem Mora, to adopt Resolution No. 9687 appointing Noe Negrete to serve as the primary Board Member and Jesse Sira, Don Nguyen, and Sarina Morales-Choate to serve

as alternate Board Members representing the City of Santa Fe Springs with the Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority, by the following vote:

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

**Nayes:** None

**Absent:** None

### **HOUSING SUCCESSOR**

#### **8. CONSENT AGENDA**

Minutes of the June 25, 2020 Housing Successor (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

It was moved by Councilmember Zamora, seconded by Mayor Pro Tem Mora, to approve the minutes as submitted, by the following vote:

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

**Nayes:** None

**Absent:** None

### **SUCCESSOR AGENCY**

#### **9. CONSENT AGENDA**

Minutes of the June 25, 2020 Successor Agency (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

### **CITY COUNCIL**

#### **10. CONSENT AGENDA**

- a. Minutes of the June 25, 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.

It was moved by Councilmember Rodriguez, seconded by Councilmember Zamora, to approve Items Nos. 10A and 10B, by the following vote:

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

**Nayes:** None  
**Absent:** None

**PUBLIC HEARING**

**11. Confirmation of 2019/20 Weed Abatement Charges (City Clerk)**

**Recommendation:**

- Open the Public Hearing;
- Receive any comments from the public wishing to speak on this matter and thereafter close the Public Hearing;
- Confirm the charges listed in the Los Angeles County Agricultural Commissioner's 2019/20 Weed Abatement Assessment Roll and instruct the County Auditor to enter the amounts of these assessments against the respective parcels of land as they appear on the current assessment roll.

Mayor Rounds opened the Public Hearing at 6:06 p.m.

There was no one wishing to speak on Item No. 11.

Mayor Rounds closed the Public Hearing at 6:06 p.m.

It was moved by Mayor Pro Tem Mora, seconded by Councilmember Rodriguez, to confirm the charges listed in the Los Angeles County Agricultural Commissioner's 2019/20 Weed Abatement Assessment Roll and instruct the County Auditor to enter the amounts of these assessments against the respective parcels of land as they appear on the current assessment roll, by the following vote:

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

**PUBLIC HEARING**

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

**Recommendation:**

- Open the Public Hearing and receive any comments from the public regarding the appeal of the denial by the Planning Commission of Conditional Use Permit Case No. 795, Zone Variance Case Nos. 82 and 84-87 and Development Agreement 01-2020, and thereafter close the public hearing; and
- Consider the information presented in this report and any public testimony obtained through this Public Hearing, in combination with the February 12, 2020 Planning Commission staff report, approved minutes, adopted resolution, and previous presentations provided by Staff and Joseph White, which collectively provide the necessary background and

- context; and
- Find that the applicant's CUP request does not meet the necessary criteria set forth in §155.716 of the City's Zoning Ordinance for the granting of a Conditional Use Permit; and
- Find that the applicant's project does not meet the necessary finding set forth in §155.384 (C) of the City's Zoning Ordinance for the granting of a Conditional Use Permit for a billboard project; and
- Find that the applicant has not adequately demonstrated that the required conditions for approval of a Variance can be found for the subject billboard project, as set forth in §155.675 of the City of Santa Fe Springs Zoning Ordinance; and
- Uphold the Planning Commission's decision and deny Conditional Use Permit Case No. 795; Zone Variance Case No. 82, Zone Variance Case Nos. 84-87; and Development Agreement No. 01- 2020; and
- Find and determine that pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, the project is Exempt from CEQA since no project is being recommended for approval at this time; and
- Adopt Resolution No. 9686, which incorporates the City Council findings and actions regarding this matter.

Planning Director, Wayne Morrell informed staff of a request by the applicant to postpone the item to the September 24, 2020 Council Meeting due to the conditions and impact of COVID-19.

Mayor Rounds asked Council if they had any recommendations or options to bring forward.

Councilmember Trujillo asked what the recommendation is from staff in regards to the status and urgency of this item.

Director of Planning, Wayne Morrell stated that he does not see a harm in conceding to the request of the applicant to postpone the item to the September 24, 2020 meeting. City Manager Raymond R. Cruz agreed with Wayne Morrell.

Mayor Rounds opened the Public Hearing at 6:14 p.m.

Mark Rosen spoke during Public Hearing.

It was moved by Councilmember Trujillo, seconded by Councilmember Zamora, to continue the Public Hearing item to the meeting of September 24, 2020, by the following vote:

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

## **PUBLIC HEARING**

**13. Resolution No. 9688 – Levy Annual Assessments for City of Santa Fe Springs Lighting District No. 1 (FY 2020/21) (Public Works)**

**Recommendation:**

- Open the Public Hearing;
- Receive any comments from the public wishing to speak on this matter and thereafter close the Public Hearing;
- Adopt Resolution No. 9688 confirming the diagram and assessment, and providing for annual assessment levy; and
- Authorize the Director of Finance to execute all documents necessary with the County of Los Angeles in order to process the collection of assessments related to Lighting District No. 1 for FY 2020/21.

Mayor Rounds opened the Public Hearing at 6:17 p.m.

There was no one wishing to speak on Item No. 13.

Mayor Rounds closed the Public Hearing at 6:17 p.m.

It was moved by Councilmember Rodriguez, seconded by Mayor Pro Tem Mora, to adopt Resolution No. 9688 confirming the diagram and assessment, and providing for annual assessment levy, and authorize the Director of Finance to execute all documents necessary with the County of Los Angeles in order to process the collection of assessments related to Lighting District No. 1 for FY 2020/21, by the following vote:

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

**Nayes:** None

**Absent:** None

**PUBLIC HEARING**

**14. Resolution No. 9689 – Levy Annual Assessments for Heritage Springs Assessment District No. 2001-1 (Hawkins Street and Palm Drive) FY 2020/21 (Public Works)**

**Recommendation:**

- Open the Public Hearing;
- Receive any comments from the public wishing to speak on this matter and thereafter close the Public Hearing;
- Adopt Resolution No. 9689 confirming the diagram and assessment, and providing for annual assessment levy; and
- Authorize the Director of Finance to execute all documents necessary with the County of Los Angeles in order to process the collection of assessments related to Heritage Springs Assessment District No. 2001-1 (Hawkins Street and Palm Drive) for FY 2020/21.

Mayor Rounds opened the Public Hearing at 6:18 p.m.

There was no one wishing to speak on Item No. 14.

Mayor Rounds closed the Public Hearing at 6:18 p.m.

It was moved by Councilmember Zamora, seconded by Mayor Pro Tem Mora, to adopt Resolution No. 9689 confirming the diagram and assessment, and providing for annual assessment levy, and authorize the Director of Finance to execute all documents necessary with the County of Los Angeles in order to process the collection of assessments related to Heritage Springs Assessment District No. 2001-1 (Hawkins Street and Palm Drive) for FY 2020/21, by the following vote:

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

**Nayes:** None

**Absent:** None

### **PUBLIC HEARING**

**15.** Ordinance No. 1113 – Public Hearing for Granting a Franchise to Park Water Company for Maintenance and Operation of Pipelines in City Streets (Public Works)

**Recommendation:**

- Open the Public Hearing noted in Resolution No. 9683;
- Receive any comments from the public wishing to speak on this matter and thereafter close the Public Hearing; and
- Introduce Ordinance No. 1113, which would grant a franchise to Park Water Company.

Mayor Rounds opened the Public Hearing at 6:19 p.m.

There was no one wishing to speak on Item No. 15.

Mayor Rounds closed the Public Hearing at 6:19 p.m.

It was moved by Councilmember Trujillo, seconded by Mayor Pro Tem Mora, to introduce Ordinance No. 1113 which would grant a franchise to Park Water Company, by the following vote:

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

**Nayes:** None

**Absent:** None

### **NEW BUSINESS**

**16.** Introduction of An Ordinance Amending Chapter 110 (Regulation of Certain Businesses) Of Title XI (Business Regulations) And Chapter 130 (General Provisions) Of Title XIII (General Offenses) Of the Santa Fe Springs Municipal Code To Establish A Sidewalk Vending Program (Police Services)

**Recommendation:**

- Find that the adoption of this Ordinance is not a “project” under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21065, and that it is exempt from the provisions of CEQA pursuant to CEQA Guidelines (14 Cal. Code. Regs. § 15000, et seq.) Section 15061(b)(3) (because it can be seen with certainty that the adoption of this Ordinance will not have an effect on the environment) such

that no environmental review under CEQA is required.

- Introduce for first reading, by title only, Ordinance No. 1098 amending Section 110.50 of Chapter 110 (Regulation of Certain Businesses) of Title XI (Business Regulations) and amending Section 130.08 and repealing the Subchapter entitled Pushcart Vendors (Sections 130.9 through 130.16) of Chapter 130 (General Provisions) of Title XIII (General Offenses) of the Santa Fe Springs Municipal Code and Replacing it with a new Subchapter entitled Sidewalk Venders (Sections 130.9 Through 130.17) relating to Sidewalk Vending.

It was moved by Councilmember Rodriguez, seconded by Councilmember Trujillo, to find that the adoption of this Ordinance is not a "project" under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21065, and that it is exempt from the provisions of CEQA pursuant to CEQA Guidelines (14 Cal. Code. Regs. § 15000, et seq.) Section 15061(b)(3) (because it can be seen with certainty that the adoption of this Ordinance will not have an effect on the environment) such that no environmental review under CEQA is required, and introduce for first reading, by title only, Ordinance No. 1098 amending Section 110.50 of Chapter 110 (Regulation of Certain Businesses) of Title XI (Business Regulations) and amending Section 130.08 and repealing the Subchapter entitled Pushcart Vendors (Sections 130.9 through 130.16) of Chapter 130 (General Provisions) of Title XIII (General Offenses) of the Santa Fe Springs Municipal Code and Replacing it with a new Subchapter entitled Sidewalk Venders (Sections 130.9 Through 130.17) relating to Sidewalk Vending, by the following vote:

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

**Nayes:** None

**Absent:** None

**17. Approve an Independent Audit Services Agreement with White Nelson Diehl Evans, LLP for Fiscal Years 2019-20 through 2021-22 with Optional Renewals for Fiscal Years 2022-23 and 2023-24 (Finance)**

**Recommendation:**

- Authorize the Mayor to execute a professional services agreement with the firm of White Nelson Diehl Evans, LLP (WNDE) to perform the City's annual independent audit for Fiscal Years 2019-20 through 2021-22 with optional renewals for Fiscal Years 2022-23 and 2023-24.

It was moved by Mayor Pro Tem Mora, seconded by Councilmember Rodriguez, to authorize the Mayor to execute a professional services agreement with the firm of White Nelson Diehl Evans, LLP (WNDE) to perform the City's annual independent audit for Fiscal Years 2019-20 through 2021-22 with optional renewals for Fiscal Years 2022-23 and 2023-24, by the following vote:

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

**Nayes:** None

**Absent:** None



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

- City Manager, Raymond R. Cruz provided an update on the estimated rate of return on the CalPERS portfolio. He reported positives and negatives on the updated report and stressed the volatility of the economy due to the pandemic. He also expressed concerns on the City's unfunded liability which will lead to annual increased costs for employee pensions should the CalPERS board lower the discount rate later this year. He also spoke about the closing of Triangle Distributing Company due to low sales and end of distribution rights with Anheuser Busch. The City's Planning Director is looking into the best possible use of the property to benefit the community.
- Municipal Services Manager, Kevin Periman spoke about the failure of a soffit at the Aquatic Center. He reported that staff is contacting contractors for an estimate on repairs and that the roof is also being inspected for any repairs which may be included in this project.
- Director of Planning, Wayne Morrell spoke about the proclamation signed by the City Manager which allows for outdoor dining within the City. He also spoke about the television segment which featured Mike Thompson's RV within the City.
- Director of Police Services, Dino Torres spoke about the participation of the Public Safety Officers alongside the Community Services staff to congratulate the Santa Fe High School graduating class.
- 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 an upcoming blood drive at Town Center Hall on August 6<sup>th</sup> which is almost at capacity with the available blood donor slots.
- Director of Finance and Administrative Services, Travis Hickey spoke about the great work done by the Human Resources Department in support staff during the pandemic.
- Director of Community Services, Maricela Balderas spoke about the popularity of the Virtual Summer Camp, which will be adding an additional week due to demand. She also reported the end of the successful Summer Meals Program. She also talked about the Parks and Recreation Scavenger Hunt which will encourage residents to visit the City parks and parkettes. She reported the Virtual Soccer Program is doing well and provided a brief video presentation on the matter. She also reported that the Backpack Distribution Program will be providing additional items this year due to the students learning from home due to the pandemic. Lastly, she reported that the City will be having its first drive-in movie at Little Lake Park on July 31<sup>st</sup>, with additional dates on August 7<sup>th</sup> and 14<sup>th</sup>. She was also happy to announce that employee Carlos Mendoza has returned to work.

**19. COUNCIL COMMENTS**

Councilmember Rodriguez thanked Maricela Balderas for the updates on the community programs. She also lamented the closure of Triangle Distributing due to current events. She thanked staff for providing useful information regarding COVID-19 precaution measures and highlighted the 35 year anniversary of her marriage.

Councilmember Trujillo congratulated Councilmember Rodriguez on her anniversary and highlighted all the creative ways that staff continues to engage with the residents.

Councilmember Zamora also congratulated Councilmember Rodriguez and praised staff for coming up with creative ways to stay engaged with the community. He also thanked first responders and frontline staff for continuing to provide essential services.

Mayor Pro Tem Mora thanked staff for the adaptations they have been making to deal with the constant changes in the community. He also congratulated all of the 2020 high school graduates and thanked the Whittier Union High School District for coming together to acknowledge the success of the students. He also highlighted Mike Thompsons RV for their contributions and congratulated Councilmember Rodriguez on her anniversary.

Mayor Rounds echoed the statements of Council and also lamented the loss of Triangle Distribution. He thanked City Manager Raymond R. Cruz for signing the proclamation to allow for outdoor dining and expressed excitement at the drive-in theater events. He thanked Parks and Recreation Department staff for their "Rec n' Roll" Program and congratulated Councilmember Rodriguez on her anniversary.

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#### **CLOSED SESSION**

**20. 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**

**21. 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**

**22. 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**

**23. 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 7:02 p.m.**  
**Mayor Rounds reconvened the meeting at 9:27 p.m.**

**24. 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.

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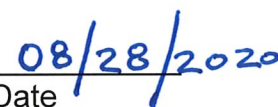
**25. ADJOURNMENT**

Mayor Rounds adjourned the meeting at 9:27 p.m.

**ATTEST:**

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

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

  
\_\_\_\_\_  
Date