



AGENDA

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

**June 25, 2020
6:00 P.M.**

VIA TELECONFERENCE

**Annette Rodriguez, Councilmember
Juanita Trujillo, Councilmember
Joe Angel Zamora, Councilmember
John M. Mora, Mayor Pro Tem
William K. Rounds, Mayor**

******GOVERNOR'S EXECUTIVE ORDER N-29-20****
REGARDING CORONAVIRUS COVID-19**

On March 4, 2020, Governor Newsom proclaimed a State of Emergency to exist in California as a result of the threat of COVID-19. The Governor has issued Executive Orders that temporarily suspend requirements of the Brown Act, including allowing the City Council to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public. Please be advised that, until further notice, City Council meetings will be held by teleconference. City Hall, including Council Chambers, is closed to the public.

You may attend the City Council meeting telephonically or electronically using the following means:

Electronically using Zoom: Go to Zoom.us and click on "Join A Meeting" or use the following link:

<https://zoom.us/j/521620472?pwd=U3cyK1RuKzY1ekVGZFdKQXNZVzh4Zz09>

Zoom Meeting ID: 521620472 Password: 659847

Telephonically: Dial: 888-475-4499 Meeting ID: 521620472

Public Participation: You may submit public comments in writing by sending them to the City Clerk at cityclerk@santafesprings.org. If you attend the meeting by telephone, you must submit a public comment in writing to be heard. To ensure that they are received for the meeting, please submit your written comments prior to 4:00 p.m. on the day of the City Council meeting. You may also contact the City Clerk's Office at (562) 868-0511 ext. 7314.

City of Santa Fe Springs

Regular Meetings

June 25, 2020

1. **CALL TO ORDER**

2. **ROLL CALL**

Annette Rodriguez, Councilmember
Juanita Trujillo, Councilmember
Joe Angel Zamora, Councilmember
John M. Mora, Mayor Pro Tem
William K. Rounds, Mayor

3. **PUBLIC COMMENTS** *This is the time when comments may be made by citizens on matters under the jurisdiction of the City Council, on the agenda and not on the agenda. Each citizen is limited to three (3) minutes.*

PUBLIC FINANCING 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 Public Financing Authority.

- 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.

WATER UTILITY AUTHORITY

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 Water Utility Authority.

- 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.

HOUSING SUCCESSOR

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 Housing Successor.

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

Recommendation:

- Approve the minutes as submitted.

SUCCESSOR AGENCY

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 Successor Agency.

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

Recommendation:

- Approve the minutes as submitted.

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 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.

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.

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.

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.
 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.
 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.
 14. Adoption of the City's FY 2020-21 Investment Policy (Finance)
Recommendation:
 - Adopt the Investment Policy for FY 2020-21.
 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.
 16. **CITY MANAGER'S AND EXECUTIVE TEAM REPORTS**
 17. **COUNCIL COMMENTS**
- RECESS TO CLOSED SESSION** [will not take place on Zoom or over telephone]

City of Santa Fe Springs

Regular Meetings

June 25, 2020

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

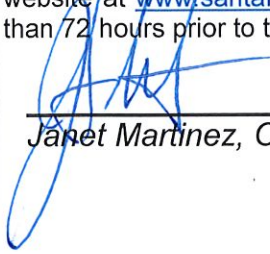
RECONVENE MEETING [on Zoom and over telephone]

22. **CLOSED SESSION REPORT**

23. **ADJOURNMENT**

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.

I, Janet Martinez, City Clerk for the City of Santa Fe Springs, do hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted at the following locations; city's website at www.santafesprings.org; and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.


Janet Martinez, CMC, City Clerk

June 18, 2020
Date Posted