



APPROVED: 4/6/2021

MINUTES OF THE MEETINGS OF THE CITY COUNCIL

March 2, 2021

1. **CALL TO ORDER**

Mayor Mora called the meeting to order via teleconference at 6:07 p.m.

2. **ROLL CALL**

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

Members absent: None.

3. **INVOCATION**

Council Member Sarno led the invocation.

4. **PLEDGE OF ALLEGIANCE**

The Youth Leadership led the Pledge of Allegiance.

5. **PUBLIC COMMENTS**

There were no speakers that spoke under public comments.

HOUSING SUCCESSOR

PUBLIC HEARING

6. Resolutions approving Purchase and Sale Agreements with the Richman Group of California Development Company, LLC. And TWC Housing, LLC. For portions of the property located at 13231 Lakeland Road, at the northwest corner of Laurel Avenue and Lakeland Road (Planning)

Recommendation:

- Approve and Authorize the Executive Director to execute a Purchase and Sale Agreement and related documents with The Richman Group of California Development Company, for a portion of the ±3.94-acre property located at 13231 Lakeland Road (APN: 8011-012-902), for the development of affordable family and special needs rental housing, with a focus on providing a preference in rental to veterans; and
- Approve and Authorize the Executive Director to execute a Purchase and Sale Agreement and related documents with TWC Housing LLC, for a portion of the ±3.94-acre property located at 13231 Lakeland Road (APN: 8011-012-902), for the development of Interim affordable housing for families and veterans families experiencing homelessness; and
- Find that the approval of the Purchase and Sale Agreements is exempt from the requirements of the California Environmental Quality Act (CEQA) because it does not constitute approval of a "Project," as defined by the Public Resource Code sections 21065 and 21080 and of CEQA sections

15352 and 15378.

- Approve the Section 33433 Report; and
- Adopt Resolution No. HS-2021-001, approving the Purchase and Sale Agreement with The Richman Group of California Development Company; and
- Adopt Resolution No. HS-2021-002, approving the Purchase and Sale Agreement with TWC Housing LLC.

Deputy City Attorney Russell Hildebrand provided a presentation on Item No. 6.

Mayor Mora opened the public hearing at 6:32 p.m.

There were no speakers for Item No. 6.

Mayor Mora closed the hearing at 6:32 p.m.

It was moved by Council Member Zamora, seconded by Council Member Trujillo, to approve and Authorize the Executive Director to execute a Purchase and Sale Agreement and related documents with The Richman Group of California Development Company, for a portion of the ±3.94-acre property located at 13231 Lakeland Road (APN: 8011-012-902), for the development of affordable family and special needs rental housing, with a focus on providing a preference in rental to veterans; and approve and Authorize the Executive Director to execute a Purchase and Sale Agreement and related documents with TWC Housing LLC, for a portion of the ±3.94-acre property located at 13231 Lakeland Road (APN: 8011-012-902), for the development of Interim affordable housing for families and veterans families experiencing homelessness; and, find that the approval of the Purchase and Sale Agreements is exempt from the requirements of the California Environmental Quality Act (CEQA) because it does not constitute approval of a "Project," as defined by the Public Resource Code sections 21065 and 21080 and of CEQA sections 15352 and 15378 and the Section 33433 Report; and adopt Resolution No. HS-2021-001, approving the Purchase and Sale Agreement with the Richman Group of California Development Company; and adopt Resolution No. HS-2021-002, approving the Purchase and Sale Agreement with TWC Housing LLC by the following vote:

Ayes: Sarno, Trujillo, Zamora, Rodríguez, Mora
Nayes: None
Absent: None

SUCCESSOR AGENCY

7. CONSENT AGENDA

No items were considered under the Housing Successor Agenda.

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 January 18, 2021 Special 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 No. 9705 – Ordering Engineer's Report for Fiscal Year 2021/22 in Conjunction with the Annual Levy of Assessments for Street Lighting District No. 1 (Public Works)

Recommendation:

- Adopt Resolution No. 9705, ordering the preparation of the Engineer's Report for Fiscal Year 2021/22 in conjunction with the annual levy of assessments for Street Lighting District No. 1.

- d. Resolution No. 9706 – Ordering Engineer's Report for Fiscal Year 2021/22 in Conjunction with the Annual Levy of Assessments for Heritage Springs Assessment District No. No. 2001-01 (Hawkins Street and Palm Drive) (Public Works)

Recommendation:

- Adopt Resolution No. 9706, ordering the preparation of the Engineer's Report for Fiscal Year 2021/22 in conjunction with the annual levy of assessments for Heritage Springs Assessment District No. 2001-01 (Hawkins Street and Palm Drive).

- e. A Resolution of the City Council Reaffirming the Existence of a Local Emergency Due to the Threat of COVID-19 (pursuant to Government Code section 8630) (City Attorney)

Recommendation:

- Adopt Resolution No. 9707:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA, REAFFIRMING THE EXISTENCE OF A LOCAL EMERGENCY DUE TO THE THREAT OF COVID-19.

It was moved by Council Member Sarno, seconded by Mayor Pro Tem Rodriguez to approve the consent agenda, by the following vote:

Ayes: Sarno, Trujillo, Zamora, Rodríguez, Mora

Nayes: None

Absent: None

PUBLIC HEARING

9. Annual Weed Abatement Program (City Clerk/Planning)

Recommendation:

- Conduct a Public Hearing on Weed Abatement and direct the Los Angeles County Agricultural Commissioner/Weights & Measures to abate the nuisance by having weeds, rubbish, and refuse removed.

City Clerk, Janet Martinez provided a brief presentation on Item No. 9.

Mayor Mora opened the public hearing at 6:34 p.m.

There were no speakers for Item No. 9.

Mayor Mora closed the public hearing at 6:34 p.m.

It was moved by Council Member Zamora, seconded by Council Member Sarno to direct the Los Angeles County Agricultural Commissioner/Weights & Measures to abate the nuisance by having weeds, rubbish, and refuse removed, by the following vote:

Ayes: Sarno, Trujillo, Zamora, Rodríguez, Mora
Nayes: None
Absent: None

INTRODUCTION OF ORDINANCE

10. Introduction of Ordinance No. 1117 – An Ordinance adding Chapter 40 to Title III of the of the Santa Fe Springs Municipal Code Implementing Electronic Filing of Campaign Disclosure Statements and Statements of Economic Interest (City Clerk)

Recommendation:

- Introduce and waive further reading of Ordinance No. 1117.

City Clerk, Janet Martinez provided a brief presentation on Item No. 10.

It was moved by Council Member Sarno seconded by Council Member Trujillo to introduce and waive further reading of Ordinance No. 1117, by the following vote:

Ayes: Sarno, Trujillo, Zamora, Rodríguez, Mora
Nayes: None
Absent: None

NEW BUSINESS

11. Authorize the Purchase of Replacement Mobile Data Computers (MDCs) for the Santa Fe Springs Policing Team (Police Services)

Recommendation:

- Authorize the Director of Purchasing Services to issue the purchase order to facilitate the procurement of Mobile Data Computers from CDCE Incorporated in an amount not to exceed \$188,624; and
- Appropriate \$28,624 from the General Fund reserves to the Non-Recurring Police Services activity to adjust the budgeted funds available for FY 2020-21.

Director of Police Services, Dino Torres provided a brief presentation on Item No. 11.

It was moved by Council Member Zamora, seconded by Council Member Trujillo to authorize the Director of Purchasing Services to issue the purchase order to facilitate the procurement of Mobile Data Computers from CDCE Incorporated in an amount not to exceed \$188,624; and, appropriate \$28,624 from the General Fund reserves to the Non-Recurring Police Services activity to adjust the budgeted funds available for FY 2020-21. by the following vote:

Ayes: Sarno, Trujillo, Zamora, Rodríguez, Mora

Nayes: None

Absent: None

12. Custodial Services Maintenance Agreement – Approve One Year Extension (Public Works)

Recommendation:

- Approve Contract Amendment Number Four with EE Building Maintenance to extend the term of agreement for one year with a 5% increase to the contract; and
- Authorize the Director of Public Works to execute Contract Amendment Number Four.

Director of Public Works, Noe Negrete provided a brief presentation on Item no. 12. He stated that EE Building Maintenance received a 5% CPI increase to cover the cost of supplies in January of last year, but also had a contract change reduction of \$3300 prior to the 5% CPI increase. He also stated that the scope of work has not decreased, but it has changed due to the pandemic.

It was moved by Council Member Sarno, seconded by Council Member Zamora, to direct the Director of Public Works, Noe Negrete to discuss a 2.5% increase with EE Building Maintenance to extend the term of agreement for one year effective June 1st, 2021, by the following vote:

Ayes: Sarno, Trujillo, Zamora, Rodríguez, Mora

Nayes: None

Absent: None

13. Aquatic Center Roof Replacement – Award of Contract (Public Works)

Recommendation:

- Appropriate an additional \$78,000.00 from the Utility Users Tax (UUT) Capital Improvement Fund to the Aquatic Center Roof Replacement Project;
- Accept the bids; and
- Award a contract to Letner Roofing Company, of Orange, California, in the amount of \$228,000.00.

Director of Public Works, Noe Negrete provided a brief presentation on Item No. 13.

It was moved by Mayor Pro Tem Rodriguez, seconded by Council Member Zamora, to appropriate an additional \$78,000.00 from the Utility Users Tax (UUT) Capital Improvement Fund to the Aquatic Center Roof Replacement Project;

accept the bids, and award a contract to Letner Roofing Company, of Orange, California, in the amount of \$228,000.00, by the following vote:

Ayes: Sarno, Trujillo, Zamora, Rodríguez, Mora

Nayes: None

Absent: None

14. Adopt Resolution No. 9708 Appointing the Director of Finance & Administrative Services as the Plan Administrator for the 457 Deferred Compensation Plan (Finance)

Recommendation:

- Adopt Resolution No. 9708.

Director of Finance, Travis Hickey provided a brief presentation on Item No. 14.

It was moved by Council Member Sarno, seconded by Mayor Pro Tem Rodriguez, to adopt Resolution No. 9708, by the following vote:

Ayes: Sarno, Trujillo, Zamora, Rodríguez, Mora

Nayes: None

Absent: None

15. Modification of Job Specification Title and Salary Adjustment for Human Resources Assistant (Finance)

Recommendation:

- Approve the proposed job specification, title, and salary modifications for the Human Resources Assistant position.

Director of Finance, Travis Hickey provided a brief presentation on Item No. 15.

It was moved by Council Member Zamora, seconded by Mayor Pro Tem Rodriguez, to approve the proposed job specification, title, and salary modifications for the Human Resources Assistant position, by the following vote:

Ayes: Sarno, Trujillo, Zamora, Rodríguez, Mora

Nayes: None

Absent: None

16. Fiscal Year 2020-2021 Midyear Budget Review and Modifications (Finance)

Recommendation:

- Approve the proposed revenue and expenditure adjustments as detailed in Attachments A through C.

Director of Finance, Travis Hickey provided a brief presentation on Item No. 16.

Council Member Zamora requested a report that listed savings from reimbursements received over the past few years.

It was moved by Council Member Zamora, seconded by Council Member Sarno, to approve the proposed revenue and expenditure adjustments as detailed in Attachments A through C, by the following vote:

Ayes: Sarno, Trujillo, Zamora, Rodríguez, Mora

Nayes: None
Absent: None

17. CITY MANAGER AND EXECUTIVE TEAM REPORTS

- City Manager, Raymond R. Cruz spoke about attending the virtual swearing-in ceremony for Lieutenant Aaron Ruiz for Whittier Police Department.
- Director of Public Works, Noe Negrete spoke about complaints received related to the trash that was by the 605 off-ramp near Telegraph Road. He stated that CalTrans advised him that typically the individuals that clean up the freeway are court mandated individuals that are assigned to complete community services by cleaning up the freeways. However, due to COVID-19 that was placed on hold. Therefore, the Municipal Services Manager, Kevin Periman communicated with CalTrans Manager and scheduled a cleanup and graffiti removal by the off-ramp. He also spoke about the Metro project off the 605 freeway. Lastly, he stated he requested a presentation from CalTrans to provide the City an update on the project.
- Senior Management Analyst, Maribel Garcia provided a brief presentation on the restaurant grant program.
- Director of Planning, Wayne Morrell spoke about the third general plan workshop.
- Director of Police Services, Dino Torres spoke about the Every 15 Minute Program, he noted that last year students were unable to be involved with the program due to COVID-19 restrictions. He stated that Mayor Pro Tem Rodriguez suggested to have the schools demonstrate previous years recording; he expressed how he related that message to the schools. The schools agreed to share previous recordings via YouTube.
- Fire Chief, Brent Hayward congratulated Captain Ruiz. He also provided a brief report on the current COVID-19 cases within Los Angeles County.
- Director of Finance and Administrative Services, Travis Hickey announced that on February 16-18, 2021 the California Social Municipal Finance Officers had their virtual annual conference which provided very informational sessions that covered a variety of topics, which included PERS information.
- Director of Community Services, Maricela Balderas spoke about the following: 1) City partnering with County of Los Angeles to offer COVID-19 testing, final day of testing would be Saturday, March 6, 2021; 2) She also spoke about the request of Mayor Mora, the City will be offering free COVID-19 Anti-body testing, which is covered under the CARES ACT at Lake Center Athletic Park; 3) She spoke about the possibility of having a modified aquatics program this Summer; 4) Last, she provided an update on Youth Sports and the County's guidelines, and expressed how the City will be collaborating with all organizations for the City to offer a safe place to play.

18. APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

Council Member Trujillo appointed Dolores Duran to the Senior Advisory Committee. Mayor Mora appointed Juliana Casillas to the Youth Leadership Committee.

19. COUNCIL COMMENTS

Councilmember Sarno spoke about the year anniversary of the pandemic, expressed how a lot of people have been affected and how the numbers are going down. He congratulated Captain Ruiz on his promotion.

Councilmember Trujillo spoke about the pandemic; stated how the children are the individuals that suffered the most. She expressed how she hopes that everyone can get back to normal activities. She also congratulated Captain Ruiz on his promotion. Lastly, she spoke about the COVID-19 vaccine and the availability at CVS locations.

Councilmember Zamora expressed how he was glad to see the flag salute added back to the agenda, giving the Youth Leadership members an opportunity to participate. He also congratulated Captain Ruiz for his promotion. He acknowledged those that have been able to obtain the COVID-19 vaccine. He announced that the state has made the vaccine available for educators and children with special needs. Lastly, he thanked staff for the reports.

Mayor Pro Tem Rodriguez thanked all Directors for their presentations and congratulated Captain Ruiz on his promotion. She also expressed how the Council is supportive to all students. Lastly, she thanked all fire fighters and first responders for assisting with the Fire by City of Compton.

Mayor Mora also agreed with the rest of the Council's comments and also acknowledged staff. He congratulated Captain Ruiz on his promotion. Lastly, he stated the meeting will be closing in memory of David Quintero and Cesar Marquez.

CLOSED SESSION

20. 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

21. PUBLIC EMPLOYMENT

(Pursuant to California Government Code Section 54957(b)(1))

TITLE: City Manager Evaluation

CLOSED SESSION

22. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

(Pursuant to California Government Code Section 54956.9(d)(1))

Name of case: City of Santa Fe Springs v. SFS Hospitality, LLC, Case No. 20STCV33264

Mayor Mora recessed the meeting at 8:26 p.m.

Mayor Mora reconvened the meeting at 10:06 p.m.

23. CLOSED SESSION REPORT


City Attorney, Ivy M. Tsai provided a report on Closed Session Items: Direction was given to staff and no reportable action was taken.

24. ADJOURNMENT

Mayor Mora adjourned the meeting at 10:06 p.m. in memory of David Quintero and Cesar Marquez.

ATTEST:


Janet Martinez
City Clerk


John M. Mora
Mayor


Date