



APPROVED: 5/4/2021

## MINUTES OF THE MEETINGS OF THE CITY COUNCIL

April 6, 2021

1. **CALL TO ORDER**

Mayor Mora called the meeting to order via teleconference at 6:03 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 Zamora led the invocation.

4. **PLEDGE OF ALLEGIANCE**

The Youth Leadership led the Pledge of Allegiance.

5. **PUBLIC COMMENTS**

Angel Sotelo, from North Star Land Care spoke during public comment.

### 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 March 2, 2021 Housing Successor Meeting (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

It was moved by Council Member Zamora, seconded by Mayor Pro Tem Rodriguez, to approve the minutes as submitted, by the following vote:

**Ayes:** Sarno, Trujillo, Zamora, Rodríguez, Mora

**Nays:** None

**Absent:** None

### 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 March 2, 2021 Successor Agency Meeting (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

It was moved by Council Member Trujillo seconded by Council Member Sarno, to approve the minutes as submitted, by the following vote:

**Ayes:** Sarno, Trujillo, Zamora, Rodríguez, Mora

**Nays:** None

**Absent:** None

**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 March 2, 2021 Regular City Council Meeting (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

- b. Florence Avenue Underpass Storm Pump Removal & Replacement – Award of Contract (Public Works)

**Recommendation:**

- Add the Florence Avenue Underpass Storm Pump Removal and Replacement to the Capital Improvement Plan;
- Appropriate \$276,000 from the Utility Users Tax (UUT) Fund to Florence Avenue Underpass Storm Pump Removal and Replacement Project;
- Accept the bids; and
- Award a contract to Cora Constructors, Inc., of Palm Desert, California, in the amount of \$210,700.00.

It was moved by Council Member Zamora, seconded by Council Member Sarno to approve the consent agenda, by the following vote:

**Ayes:** Sarno, Trujillo, Zamora, Rodríguez, Mora

**Nays:** None

**Absent:** None

**PUBLIC HEARING**

- 9. Resolution No. 9710 - Approval of Use of Community Development Block Grant Funds (CDBG) for the CDBG Revolving Grant Fund (City Manager)**

**Recommendation:**

- Open the Public Hearing and hear from anyone wishing to speak on this matter;
- Approve the FY 2021/2022 CDBG unallocated funds to the CDBG Revolving Grant Fund as described in the body of this report;
- Adopt Resolution No. 9710; and
- Authorize the City Manager to execute the Agreement to transfer CDBG Funds to the CDBG Revolving Grant Fund for later use in Santa Fe Springs CDBG eligible projects.

Senior Management Analyst, Maribel Garcia provided a brief presentation on Item No. 9.

Mayor Mora opened the public hearing at 6:13 p.m.

There were no speakers for Item No. 9.

Mayor Mora closed the public hearing at 6:13 p.m.

It was moved by Mayor Pro Tem Rodriguez, seconded by Council Member Trujillo to approve the Fiscal Year 2021/2022 CDBG unallocated funds to the CDBG Revolving Grant Fund as described in the body of this report; adopt Resolution No. 9710; and authorize the City Manager to execute the Agreement to transfer CDBG Funds to the CDBG Revolving Grant Fund for later use in Santa Fe Springs CDBG eligible projects, by the following vote:

**Ayes:** Sarno, Trujillo, Zamora, Rodríguez, Mora

**Nays:** None

**Absent:** None

#### **NEW BUSINESS**

10. Approval of Amendment Number Three 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 (Community Services)

**Recommendation:**

- Approve Amendment Number Three to Lease Agreement between the City of Santa Fe Springs and The Whole Child to extend the lease term by one year for use of the modular building located at the Gus Velasco Neighborhood Center.
- Authorize the Mayor to execute and sign Amendment Number Three to Lease Agreement between the City of Santa Fe Springs and the Whole Child.

Family & Human Services Manager, Ed Ramirez provided a brief presentation for Item No. 10.

Councilmember Zamora spoke about The Whole Child paying an amount of \$275 per month to use the City-owned bungalow at the Gus Velasco Neighborhood Center. He stated that since there is a possibility that they could remain at the facility for another unanticipated year, the rent should be increased to either \$500 or \$1000. Councilmember Sarno agreed with Councilmember Zamora, adding that he believes it's a matter of The Whole Child paying their fair share for the additional year, since there is no guarantee that they will leave if their separate building project is not completed on time.

Councilmember Trujillo agreed that the amount they are paying to rent the facility was too low, and asked Edmund Ramirez if they could reevaluate the pricing after taking into consideration the water, electricity, and staffing.

Edmund Ramirez stated that The Whole Child pays for water and electricity and that in the 2019 initial agreement, the rent was \$523 which included a one-time installation fee of the

meters to read the water and electricity usage. Once that was completed, only the monthly landscaping fee of \$250 remained and is being increased based on talks with Public Works.

Councilmember Sarno reiterated that if The Whole Child was leaving in October it would not be an issue. But because they might potentially stay until April 2022 and are servicing less than 5% of City residents, the rent should be increased to about market rate.

Edmund Ramirez stated that there is a provision in the contract for termination within 90 days.

Mayor Pro Tem Rodriguez agreed with Council that the rental price should be increased.

Councilmember Zamora emphasized the need to increase the rent sooner as The Whole Child will not be vacating the building in October and should be paying their fair share.

It was moved by Council Member Sarno, seconded by Council Member Zamora, to table Item No. 10 and directed Edmund Ramirez to inquire with The Whole Child on what they would be able to pay for rent, and to report back to the City Manager, or to bring it back to the next council meeting, by the following vote:

**Ayes:** Sarno, Trujillo, Zamora, Rodríguez, Mora

**Nayes:** None

**Absent:** None

**11. Approval of Amendments to Agreements between City of Santa Fe Springs and Options for Learning and Little Lake City School District (LLCSD) (Community Services)**

**Recommendation:**

- Approve Amendment Number Three to Lease Agreement between the City of Santa Fe Springs and Options for Learning at the Los Nietos Childcare Center.
- Approve Amendment Number One to Premises Use Agreement between City of Santa Fe Springs and Options for Learning at Lakeview Elementary School.
- Approve Amendment Number One to Agreement between the City of Santa Fe Springs and Little Lake City School District (LLCSD).
- Authorize the Mayor to execute and sign amendments with Options for Learning and Little Lake City School District (LLCSD).

Family & Human Services Manager, Ed Ramirez provided a brief presentation for Item No. 11.

Councilmember Sarno thanked Edmund Ramirez for his work on this item. He also inquired if Options for Learning could provide special rates for City employees if the schools have not opened to full capacity by the time the City returns to full staffing.

Councilmember Zamora stated that they had already inquired about said rates, and would be working with the Finance Department to see who could potentially qualify.

Mayor Pro Tem Rodriguez thanked Edmund Ramirez and his staff for working with Options for Learning, and thanked Councilmember Zamora for his work on the committee. She spoke

about having the opportunity to speak to the teachers who provide the online curriculum to students and reported positive interactions.

Edmund Ramirez thanked Council for their guidance, and Councilmember Zamora thanked Councilmember Sarno for bringing attention to this item back when he was Mayor during his initial term on Council.

It was moved by Council Member Trujillo, seconded by Mayor Pro Tem Rodriguez, to approve Amendment Number Three to Lease Agreement between the City of Santa Fe Springs and Options for Learning at the Los Nietos Childcare Center.1; approve Amendment Number One to Premises Use Agreement between City of Santa Fe Springs and Options for Learning at Lakeview Elementary School; Amendment Number One to Agreement between the City of Santa Fe Springs and Little Lake City School District (LLCSD); authorize the Mayor to execute and sign amendments with Options for Learning and Little Lake City School District (LLCSD).by the following vote:

**Ayes:** Sarno, Trujillo, Zamora, Rodríguez, Mora

**Nayes:** None

**Absent:** None

**12. Resolution No. 9709 – Request for Parking Restrictions during Certain Hours on Altamar Place West of Dice Road (Public Works)**

**Recommendation:**

- Approve Resolution No. 9709 to implement a parking restriction between the hours of 9:00 p.m. and 6:00 a.m. be implemented on both sides of Altamar Place from Dice Road to the westerly terminus along with a tow-away provision for violators.

Director of Public Works, Noe Negrete provided a brief presentation on Item No. 12.

It was moved by Council Member Sarno, seconded by Mayor Pro Tem Rodriguez, to approve Resolution No. 9709 to implement a parking restriction between the hours of 9:00 p.m. and 6:00 a.m. be implemented on both sides of Altamar Place from Dice Road to the westerly terminus along with a tow-away provision for violators, by the following vote:

**Ayes:** Sarno, Trujillo, Zamora, Rodríguez, Mora

**Nayes:** None

**Absent:** None

**13. On-Call Professional Engineering Services – Award of Contract (Public Works)**

**Recommendation:**

- Accept the proposals; and
- Award a contract to each of the twenty-one engineering consulting firms listed below for the On-Call Professional Engineering Services for various capital improvement projects.

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

Council Member Trujillo inquired whether hiring consultants would assist the department in moving forward quicker with projects or would the consultants be working on additional projects.

Mr. Negrete stated that the City currently has on-call engineering firms. The only difference would be additional consultants to choose from to have the ability to have more work done.

City Manager, Raymond R. Cruz add that there are projects pending that are ready to be funded by grants approved by the Governor which are currently pending assistance from consultants to begin on the projects.

Council Member Zamora inquired how many projects average a year.

Mr. Negrete stated there are 10-12 projects a year.

Council Member Zamora requested a list of projects that the consultants have worked on the past 3-5 years. He also expressed his concerns for the number of consultants being proposed.

Mr. Negrete stated that there is an upcoming Study Session related to CIP projects that will provide additional details on the projects.

Mr. Cruz noted that the list can be provided to Council as requested.

Council Member Sarno inquired whether the City pays consultants as we use them.

Mr. Negrete confirmed; the department will reach out to consultants as needed and that is when payments are done.

Mr. Cruz provided additional information on why the City is in need for having multiple consultants on call.

Council Member Sarno expressed the importance to move forward with projects once the consultant agreements are approved.

It was moved by Council Member Sarno, seconded by Council Member Trujillo, to accept the proposals; and award a contract to each of the twenty-one engineering consulting firms for the On-Call Professional Engineering Services for various capital improvement projects, by the following vote:

**Ayes:** Sarno, Trujillo, Zamora, Rodríguez, Mora

**Nayes:** None

**Absent:** None

**14. Acceptance of State Homeland Security Grant Program (SHSGP) Funds for the Purchase of Mobile Data Computers (MDCs) for the Department of Fire-Rescue (Fire)**

**Recommendation:**

- Accept 2018 State Homeland Security Grant Program (SHSGP) funds in the amount of \$30,045.28 and authorize the purchase of seven (7) GETAC Mobile Data Computers (MDCs) and associated equipment from

DuraTech USA, Inc.

Fire Chief, Brent Hayward provided a brief presentation on Item No. 14.

It was moved by Council Member Zamora, seconded by Mayor Pro Tem Rodriguez, to accept 2018 State Homeland Security Grant Program (SHSGP) funds in the amount of \$30,045.28 and authorize the purchase of seven (7) GETAC Mobile Data Computers (MDCs) and associated equipment from DuraTech USA, Inc, by the following vote:

**Ayes:** Sarno, Trujillo, Zamora, Rodríguez, Mora

**Nayes:** None

**Absent:** None

**15. Tree Maintenance Services – Award of Contract (Public Works)**

**Recommendation:**

- Accept the proposals;
- Award a contract to West Coast Arborists, Inc. from Anaheim, California for Tree Maintenance Services.

Director of Public Works, Noe Negrete provided a brief presentation on Item No. 15.

Director of Public Works, Noe Negrete stated that Public Works failed to attach the full attachments to the agenda item, and forwarded the attachments along with RFP information to Council this morning.

Councilmember Sarno asked about the pricing for tree maintenance provided by each bidder.

Director Negrete spoke about the different pricing submitted by each bidder, elaborating on the nineteen items on each pricing sheet.

Councilmember Sarno asked why the pricing was not included to Council.

Director Negrete stated that they typically only attach the bid schedule for the winner, and provided the additional attachments this morning.

Mayor Pro Tem Rodriguez asked why the other 2 bidders' proposals were not included, as it would provide Council with a better picture of why to go along with staff's recommendations.

Director Negrete replied that it is because there is no fixed monthly billing amount.

Councilmember Zamora inquired about the differences in the allotted budget amount for tree maintenance services, and asked about seeing the numbers for the RFP process.

Director Negrete explained that the costs are usually included when there is a fixed scope of work and a fixed cost, and the tree maintenance contract costs depend on that the City's needs are at the time on-call services are rendered. He added that the trees are trimmed once every three years on average, but not every tree gets trimmed on that one year period.

Councilmember Sarno requested to see all three of the proposals, and asked if it would be possible to have all three contractors on-call and choose them based on what they charge and which trees need maintenance.

City Attorney, Ivy M. Tsai recommended against that, as it would be difficult to manage three contracts as there would be issues with respect to responsibility. She further clarified that this is not a Public Works project where the lowest responsible bidder and bottom line needs to be considered, and should instead be determined by different standards based on various factors including vendor qualifications. She added that there are different factors involved in making a determination, and the itemization is contained within the contractors proposal should Council need to reference it. If Council is looking for additional information, they may direct staff to provide it. She noted that the current contract expires within a week and additional direction will be required to avoid a lapse in maintenance, should Council choose not to make a decision tonight.

Director Negrete stated the evaluation criteria included items such as staffing experience, equipment, and reference checks. The other two bidders received negative marks on responsiveness and customer service due to having less staff available to respond.

City Manager Raymond R. Cruz emphasized the points made by the City Attorney.

Councilmember Zamora requested information on the meeting in which Council authorized to go out for RFP for this item and expressed his desire at wanting to compare pricing for all three proposals.

Councilmembers Trujillo and Sarno expressed interest in also wanting to compare prices.

Director Negrete requested clarification on how long to go without services.

Councilmember Sarno made a motion, seconded by Councilmember Trujillo, to table the item to the next council meeting, and authorize the City Manager to extend the current contract by 30 days.

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

#### **COUNCILMEMBER REQUESTED ITEM**

##### **16. Santa Fe High Graduating Banner Support (City Manager)**

##### **Recommendation:**

- Provide direction on the establishment of a Santa Fe High Graduation Banner Support.

City Manager, Ray Cruz provided a brief presentation on Item No. 16.



Mayor Pro Tem Rodriguez expressed her support for the banners and stated that due to the pandemic

Council Member Trujillo expressed her concerns for the number of items listed on the report to be approved and why other schools were not listed.

Mayor Pro Tem Rodriguez stated that due to the pandemic the school did not have resources and opportunities they should have last year, which is why they are listing the number of items to be approved.

Council Member Trujillo inquired whether the school had more than one bid.

Mayor Pro Tem Rodriguez stated that the City had two bids; the other bid was for \$25,000 and this one was lower.

Discussion ensued amongst Council.

It was moved by Council Member Sarno, seconded by Council Member Zamora, to approve the cost of banners for \$15,503.77, by the following vote:

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

**Nays:** None

**Absent:** None

## **17. CITY MANAGER AND EXECUTIVE TEAM REPORTS**

- City Manager, Raymond R. Cruz spoke about the recent Leadership/Team Building session.
- Senior Management Analyst, Maribel Garcia provided a brief update on the restaurant grant program. She noted that on March 18, 2021 all grant checks were hand delivered. She expressed how all restaurant owners were grateful to receive the assistance.
- Director of Planning, Wayne Morrell introduced Senior Planner, Cuong Nguyen to provide the presentation on behalf of the Planning Department.
- Senior Planner, Cuong Nguyen spoke about the 3<sup>rd</sup> General Plan Community Workshop that took place virtually on March 31, 2021.
- Council Member Zamora requested for staff to provide information to residents on the cost of cleaning properties that have wells to make the community aware that it is not easy to place any type of developments in the City.
- Council Member Sarno spoke about the land on Bloomfield and how there was a similar situation on the cost to clean the wells. He also expressed the support to educate the community on the process and cost of land that has wells.
- Planning Director, Wayne Morrell stated that the purpose of these community meetings is to obtain the view of the community. However, he will make a note for future meetings to include information for the community on what the cost is on these type of developments.

- Director of Police Services, Dino Torres spoke about the process of obtaining a permit to have yard sales in the City. He also provided an update on schools having students coming back to school in person. Last, he stated that his public safety staff was out the past weekend visiting the parks monitoring the reopening of the parks based on the health order.
- Council Member Zamora requested to have additional patrol by the schools Monday through Friday.
- Director of Police Services, Dino Torres noted that his staff will have that part of their routine to go by schools to ensure everyone's safety.
- Fire Chief, Brent Hayward provided a brief update on Los Angeles County's percentage of COVID-19 cases. He expressed the percentage has gone down significantly to 1.40%. He also spoke about the COVID-19 vaccines that will be arriving this week and whom is currently eligible in receiving the vaccines. He also added that Chasen Holland and Tim Taylor have just passed probation and earned their badges. Last, he congratulated Kevin Yang, who was just hired as the Deputy City Marshall.
- Director of Finance and Administrative Services, Travis Hickey spoke about the Fiscal Health for California Cities. He noted that there are around 450 cities that are part of this program and around 118 are at moderate risk.
- Director of Community Services, Maricela Balderas spoke about Spring Camp, she noted there were 23 registered participants and stated great feedback from parents. She also spoke about the parks and recreation division whom celebrated Easter Activities over the weekend, she stated there were 251 Easter baskets that were distributed.

**18. PRESENTATIONS**

- a. Proclaiming April 30, 2021 as "National Arbor Day" (Public Works)
- b. Proclaiming the Month of April 2021 as "DMV/Donate Life Month" (City Manager)

**19. APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS**

Mayor Pro Tem Rodriguez appointed Angelique Duque to the Youth Leadership Committee.

**20. COUNCIL COMMENTS**

Councilmember Sarno spoke about attending the General Plan Community Workshop on March 31, 2021 he stated it was very informative; he thanked Planning Director Wayne Morrell, Senior Planner, Cuong Nguyen and the Consultants that attended. He also thanked Community Services Director Maricela Balderas and staff for putting together the Easter event over the weekend, especially when children have not been able to attend events for a while. He thanked everyone for their help in moving forward.

Councilmember Trujillo spoke about the City slowly going back to normal. She also acknowledged the Easter event that occurred over the weekend and acknowledged staff

for their hard work. She also congratulated on the most recent promotions.

Councilmember Zamora echoed comments given by his colleagues and acknowledged the gift baskets that were distributed to the community members. He also acknowledged Community Services Director Maricela Balderas for organizing the event and having a great turnout. Last, he acknowledged staff for their hard work and noted that questions are asked to inform the community of the information being brought forward for approval.

Mayor Pro Tem Rodriguez spoke about attending the General Plan Community Workshop, she noted she arrived a little late due to having to attend another meeting at the same time. She expressed how information the meeting was and thanked staff for answering everyone's questions. She also thanked Senior Management Analyst Maribel Garcia for working with the restaurant grant program. She congratulated the recent Fire Staff for their new promotions. Last she thanked staff for distributing the Easter baskets and acknowledged the great turn out of the event.

Mayor Mora also agreed with the rest of the Council's comments. He expressed how he used to own a restaurant and acknowledges the struggles that restaurants go through. She congratulated all newly promoted Fire Staff. Last, he spoke about the Easter event and thanked staff.

**CLOSED SESSION**

**21. 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**

**22. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

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

Name of case: City of Signal Hill v. Central Basin Municipal Water District, Los Angeles Superior Court, Case No. 19STCP03882.

**CLOSED SESSION**

**23. CONFERENCE WITH LABOR NEGOTIATORS**

(Pursuant to California Government Code Section 54957.6)

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

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

**CLOSED SESSION**

**24. CONFERENCE WITH LABOR NEGOTIATORS**

(Pursuant to California Government Code Section 54957.6)

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

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

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***Mayor Mora recessed the meeting at 8:31 p.m.***

***Mayor Mora reconvened the meeting at 9:25 p.m.***

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**25. 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.

**26. ADJOURNMENT**

Mayor Mora adjourned the meeting at 9:25 p.m.



John M. Mora  
Mayor

**ATTEST:**

  
Janet Martinez  
City Clerk

06/10/2021  
Date