



APPROVED: 7/20/2021

## MINUTES OF THE MEETINGS OF THE CITY COUNCIL

June 15, 2021

1. **CALL TO ORDER**

Mayor Mora called the meeting to order at 6:02 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**

Councilmember Zamora led the invocation.

4. **PLEDGE OF ALLEGIANCE**

Matthew Mora and Kayla Viramontes from Santa Fe High School led the Pledge of Allegiance.

5. **PUBLIC COMMENTS**

There were no public comments.

### **PUBLIC FINANCING AUTHORITY**

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 Public Financing Authority.*

- a. Minutes of the May 18, 2021 Public Financing Authority Meetings (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 Council Member Zamora, seconded by Council Member Sarno to approve Items No. 6A and 6B, by the following vote:

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

**Nays:** None

**Absent:** None

## **WATER UTILITY AUTHORITY**

### **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 Water Utility Authority.*

- a. Minutes of the May 18, 2021 Water Utility Authority Meetings (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.
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- c. Status Update of Water-Related Capital Improvement Projects (Public Works)

**Recommendation:**

- Receive and file the report.

It was moved by Council Member Trujillo, seconded by Mayo Pro Tem Rodriguez, to approve Items No. 7A through 7C, by the following vote:

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

**Nays:** None

**Absent:** None

## **HOUSING SUCCESSOR**

### **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 Housing Successor.*

- Minutes of the May 18, 2021 Housing Successor Meetings (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

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

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

**Nays:** None

**Absent:** None

### **NEW BUSINESS**

9. 2020 City of Santa Fe Springs General Plan Housing Element Annual Progress Report (Planning)

**Recommendation:**

- Find and determine that the Annual Progress Report is exempt from The California Environmental Quality Act (CEQA), pursuant to Section 15061(b)

(3). The 2020 Annual Report was assessed in accordance with the authority and criteria contained in CEQA and the State CEQA Guidelines. It can be seen with certainty that there is no possibility that the report may have a significant effect on the environment. The report does not authorize construction and any future development proposed pursuant to the programs in the City's Housing Element will require separate environmental analysis when details of those proposals are known.

- Authorize staff to forward the 2020 General Plan Housing Element Annual Progress Report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).

Director of Planning, Wayne Morrell provided a brief presentation on Item No. 9.

It was moved by Council Member Sarno, seconded by Mayor Pro Tem Rodriguez, to find and determine that the Annual Report was assessed in accordance with the authority and criteria contained in CEQA and the State CEQA Guidelines. It can be seen with certainty that there is no possibility that the report may have a significant effect on the environment. The report does not authorize construction and any future development proposed pursuant to the programs in the City's Housing Element will require separate environmental analysis when details of those proposals are known, and authorize staff to forward the 2020 General Plan Housing Element Annual Progress Report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR), by the following vote:

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

**Nays:** None

**Absent:** None

### **SUCCESSOR AGENCY**

#### **10. 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 18, 2021 Successor Agency Meetings (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**

#### **11. CONSENT AGENDA**

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*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 18, 2021 Regular and Special City Council Meetings (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

- b. Horseshoe Pit Improvements – Award of Contract (Public Works)

**Recommendation:**

- Appropriate \$22,000 from the Utility Users Tax (UUT) Capital Improvements Fund to the Horseshoe Pit Improvements (PW 200101);
- Accept the bids; and
- Award a contract to Corral Construction of Commerce, California, in the amount of \$41,410.00.

- c. Interior and Exterior Painting Park Facilities (Little Lake Park, Los Nietos Park, Santa Fe Springs Park) – Award of Contract (Public Works)

**Recommendation:**

- Accept the bids; and
- Award a contract to Innovation Painting, Inc. of Ontario, California, in the amount of \$43,000.00.

It was moved by Council Member Sarno, seconded by Council Member Zamora, to approve Item Nos. 11A through 11C, by the following vote:

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

**Nayes:** None

**Absent:** None

Presentation on Item No. 11C was made by the Director of Public Works, Noe Negrete after the vote was taken.

## **NEW BUSINESS**

12. Introduction and Discussion of City's Proposed Fiscal Year 2021-22 Budget (Finance)

**Recommendation:**

- Provide staff direction regarding revenue and expenditure matters included in the Fiscal Year 2021-22 proposed budget.

Director of Finance, Travis Hickey provided a presentation on Item No. 12.

Director Hickey spoke about the following: General Fund Year End, Revenue assumptions including 18.3 % increase in general revenues, 23.2% increase on sales tax and 28.3% increase to Measure Y, and further increases anticipated for Franchise tax. He also spoke about the proposed General Fund Budget which includes: \$11.9 million for Capital Improvements Projects, \$1.1 million for replacement of vehicles, \$1.1 million increase to the City's unfunded liability, \$1 million for twenty-five proposed position adjustments, \$1 million for

labor negotiation funding, an additional \$800,000 to the Police Services contract, \$400,000 for IT upgrades, \$1.7 million for non-recurring expenditures, and increases to contracts.

Council Member Sarno inquired on the police services contract amount whether that is an estimated or negotiated amount.

City Manager Raymond R. Cruz stated it is an estimated amount given by the City of Whittier City Manager and will bring back a final amount at a later time.

Director Hickey spoke about the General Fund summary that included the general fund and other divisions that were affected by the budget adjustments. He also spoke about the non-recurring amounts better known as the 9000 account which are a one-time use amount. He spoke about the vehicle replacement and noted that Council requested to find a different method to manage the replacement of vehicles. He demonstrated a list of vehicles that are being funded by Prop C and the rest that relate to public safety. He briefly covered the community funding and stated he would talk about it later in the meeting as he will need direction. He also compared Fiscal Years 2018-2022. He then spoke about the set-aside funds which include the following: Capital Projects, Unfunded Liability, Economic Contingency, Equipment Replacement, Employee Benefits (vacation), and Risk Management which total \$44,307,465. He spoke about the unassigned reserves and the OPEB trust which is managed by PERS. He explained the general fund future outlook for the next five years and projected revenue of \$73 million by FY 2025-26. He covered the PERS unfunded liability balance up to 24-25 which is currently at \$132 million. He covered the OPEB accrued liability which is the retiree medical funds. He spoke about the Water Utility Fund Summary and went over the recent increases.

Council Member Zamora inquired where the City is at with the bonds and the interest rates.

Director Hickey stated that the City plans to hire a consultant to go over how the unfunded liability can affect the City and is against pension obligation bonds. He added the City has refinanced all available bonds which were eligible, the latest one being the Water Bonds in 2018.

City Manager Ray Cruz gave a brief presentation on the community organization support funding. He also reviewed each line with Council:

<b>Organizations</b>	<b>FY 21-22</b>
Chamber Annual Funding	98,500
The Whole Child	-
SASSFA	20,000
Lake Center School Washington D.C. Trip	14,000
LakeSide Middle School D. C. Trip	2,500
LACADA	12,500
Youth Enrichment Fund	6,500
Interfaith Food Bank	5,000
Santa Fe High Foundation	5,000

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Rio Hondo Charter Red Cross	-
Miscellaneous Funding	-
Los Nietos Washington D.C. Trip	2,800
Los Nietos Middle School After School Sports	-
Silver Shield Award	2,500
Destiny Dinner Sponsorship	2,500
Miss Santa Fe Springs Pageant	-
Hispanic Outreach Task Force Scholarship	-
Burn Quest	1,500
Salvation Army/Knott's Berry Farm	-
Soroptimist International	-
Little Lake - Leaf Invitational Golf Tournament	2,500
<b>TOTAL</b>	<b>175,800</b>

Council Member Trujillo inquired how many residents are served by the LACADA and how much are they using.

Maribel Garcia provided a brief presentation on how the funding is divided and in Los Nietos Washington D.C. Trip.

Director Hickey stated that the City has saved between \$25,000 to \$50,000 since last fiscal year.

Council Member Zamora stated funding was short at the schools for crossing guards. Council came to a consensus to bring back the item to a future meeting and look into the cost for morning and afternoon crossing guards.

**13. Approval of In-kind Services Agreement between the City of Santa Fe Springs and Southeast Area Social Services Funding Authority (SASSFA) for FY 2021-2022 (Community Services)**

**Recommendation:**

- Approve In-kind Services Agreement between the City of Santa Fe Springs and Southeast Area Social Services Funding Authority (SASSFA) for FY 2021-2022; and
- Authorize the Mayor to execute the In-kind Services Agreement

It was moved by Council Member Zamora, seconded by Council Member Sarno, to approve In-kind Services Agreement between the City of Santa Fe Springs and Southeast Area Social Services Funding Authority (SASSFA) for FY 2021-2022, and authorize the Mayor to execute the In-kind Services Agreement, by the following vote:

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

**Nayes:** None

**Absent:** None

**14. Street and Parking Lot Lighting LED Retrofit Evaluation Report (Public Works)**

**Recommendation:**

- Receive and File Street and Parking Lot Lighting LED Retrofit Evaluation Report; and
- Provide direction for financing options.

Director of Public Works, Noe Negrete introduced Municipal Services Manager, Kevin Periman to provide a presentation for Item No. 14.

Municipal Services Manager Periman provided a brief presentation on the LED retrofitting process. He noted it only included City owned lights and not Southern California Edison (SCE) lights.

Director Negrete noted that the City is working with SCE to replace all lights within the City. He also spoke about the aging series lighting which requires full replacements including the conduit, wires, and luminaires.

Council Member Sarno inquired whether the City will be reimbursed for the SCE lights replaced.

Municipal Services Manager Periman stated that we will sign an agreement with SCE and they will replace the lights and reimburse us for each one under an energy saving program. There is a total of about 3400 lights in the City, 2600 of which are City owned, 380 are owned by SCE and roughly 410 are series lights. He also covered some financing options.

Council Member Zamora spoke about the different energy efficient loan programs, such as the one that City of Lynwood is using.

Mayor Mora inquired whether all the series lights are owned by us or SCE.

Municipal Services Manager Periman stated that they are all owned by the City. He added that the equipment used to replace series lighting fixtures has to be custom made as it is no longer in production.

Director Negrete added that the City has certain streets where some lights are high pressure sodium and others are LED. He recommended LED lighting from a public safety standpoint.

Mayor Mora inquired about using City funds as opposed to using a loan to avoid paying interest. Council Member Sarno requested to use the City's funds to initiate the project but to continue researching the different grants and financing options to complete the project as to avoid waiting on a loan to move forward with the project.

It was moved by Council Member Zamora, seconded by Council Member Trujillo, to direct staff to seek loan and financing options which can be paid within the next few years and provides options for energy efficient projects, and to move forward with purchasing what is needed right now, by the following vote:

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

**Nays:** None

**Absent:** None

**15. Status Update of Capital Improvement Projects (Public Works)**

**Recommendation:**

- Receive and file the report.

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

Council Member Sarno inquired when Public Works plans to discuss new CIP projects.

Director Negrete stated that June 28<sup>th</sup> is the deadline for requested list of projects from other departments. He stated that in late September or early October there would be a study session on proposed CIP projects discussed with Council. He added that Council can also directly submit requested projects to Public Works.

Council Member Zamora requested for projects that were completed within the last 3 or 5 years to be posted on City's website for the public to view.

Mayor Pro Tem Rodriguez requested to also add the before and after pictures to see the difference in work.

It was moved by Council Member Sarno, seconded by Council Member Zamora, to receive and file the report, by the following vote:

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

**Nayes:** None

**Absent:** None

**16. On-Call Professional Engineering Services for the Design of City Parks Parking Lot Rehabilitation Project (Los Nietos, Santa Fe Springs and Little Lake Parks) – Award of Contracts (Public Works)**

**Recommendation:**

- Accept the Request For Quotes;
- Award Contracts to JMDiaz, Inc. from the City of Industry, California for the Design of Los Nietos Park and Santa Fe Springs Park Parking Lots in the following amounts respectively: \$70,502 and \$79,068;
- Award a Contract to Coory Engineering from Orange, California for the Design of Little Lake Park Parking Lot in the amount of \$91,040; and
- Authorize the Director of Public Works to execute the task order with JMDiaz, Inc. and Coory Engineering.

Director of Public Works, Noe Negrete provided the presentation for Item No. 16.

It was moved by Council Member Zamora, seconded by Council Member Trujillo, to accept the request for quotes, award contracts to JMDiaz, Inc. from the City of Industry, California for the Design of Los Nietos Park and Santa Fe Springs Parking Lots in the following amounts respectively: \$70,502 and \$79,068, award a contract to Coory Engineering from Orange, California for the Design of Little Lake Park Parking Lot in the amount of \$91,040, and authorize the Director of Public Works to execute the task order with JMDiaz, Inc. and Coory Engineering, by the following vote:

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

**17. Adoption of the City's Fiscal Year 2021-22 Investment Policy (Finance)**

**Recommendation:**

- Adopt the Investment Policy for Fiscal Year 2021-22

Director of Finance, Travis Hickey provided a brief presentation on Item No. 17.

It was moved by Council Member Zamora, seconded by Council Member Sarno, to adopt the Investment Policy for Fiscal Year 2021-22, by the following vote:

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

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

- City Manager, Raymond R. Cruz Ray Cruz spoke about the city facilities reopening yesterday. He noted that all facilities will continue to follow COVID-19 safety protocols. He also thanked Council for their support during the pandemic.
- Police Chief Aviv Bar spoke about a recent incident. He noted that the City is not known for having a lot of gang related problems as it did years ago. He also stated that Whittier Police are tracking people with ghost guns which are gun kits that are known to not have a serial number and are not registered, making them untraceable. More people have guns and there has been an increase in homicides.

Council Member Zamora inquired about the concealed weapon application process.

Chief Bar stated that most small cities such as ours they are defer to County Sherriff to process. He stated that small cities do not have the personnel to do the required background checks.

Council Member Sarno inquired how the City can answer to the community when incidents such as the recent ones occur. How does the City promote the perception and presence of officers in the City?

Chief Bar stated one way is more personnel; he noted that a couple of sections of the City are more prone to gangs or violence which is how they patrol the areas.

Council Member Sarno and Council Member Zamora expressed their interest for having increased visibility.

Council Member Trujillo stated there is a subcommittee on Monday to further discuss the renewal of the agreement and also the number of officers.

Council Member Zamora spoke about the motorized cop and how they are helpful in a small community.

- Director of Public Works, Noe Negrete provided a brief update on the roof replacement project at the Aquatic Center. He also provided a video update on the Town Center Parking Lot Improvement Project.
- Director of Planning, Wayne Morrell introduced developer Jeff Hopkins from Hopkins Real Estate Group who provided an update on the Dave's Hot Chicken and Sonic's Drive-In project. He explained what the timeline process has been with the County of Los Angeles and COVID-19. More information was given on the history of Dave's Hot Chicken.
- Director of Police Services, Dino Torres spoke about having the annual pet vaccination clinic from 4 p.m. to 8 p.m.
- Fire Chief, Brent Hayward spoke about the following: area A arson task force, new dog in the task force name "brownie"; spoke how they use drones on fires; the fire on Rosecrans arson incident on July 13 at 1:20am; tomorrow firefighters are presenting the Armando Mora Memorial scholarships recipients; Valier Melendez and Jason Amaya.

Director of Finance, Travis Hickey spoke about the one item that was not in the budget stated that there is an American funding that will be received around 4.2 million in two years, the first half will be given by the end of July.

Director of Community Services Maricela Balderas spoke about the Youth programs, free meals programs, host permitted gatherings at parks, starting Mondays waiting pools will open, next week they will be able to reserve indoor facilities, recreation programs will start next Tuesday. She noted that they have been working with the high school to use their pool. Spoke about the new staff, 4<sup>th</sup> of July event. She also provided an update on the removal of bungalows from Options for Learning at the Gus Velasco Neighborhood Center. He also spoke about the library programs that will begin in July.

Council Member Zamora made an inquiry of the 4<sup>th</sup> of July event, whether families can still gather at parks.

Maricela stated that families would be able to gather at parks.

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

There were no appointments.

## **20. COUNCIL COMMENTS**

Council Member Sarno thanked staff for putting together the budget. He also wished everyone a Happy Father's Day and looked forward to the 4<sup>th</sup> of July celebrations.

Council Member Trujillo thanked Director Hickey for answering all of Council's questions and for spending so much time on the budget.

Council Member Zamora thanked staff and Director Hickey for putting together the budget. He also wished everyone in attendance a Happy Father's Day.

Mayor Pro Tem Rodriguez thanked staff and Director Hickey for the budget process; acknowledged other staff for their presentations. She also announced the Women's Club Boutique in November and wished everyone in attendance a Happy Father's Day.

Mayor Mora spoke about how he is looking forward to seeing everything reopen. He also thanked staff for putting together the budget. He emphasized how fire season is coming up and asked the Fire Chief to stay safe. Lastly, he wished everyone a Happy 4<sup>th</sup> of July and a Happy Father's Day.

**CLOSED SESSION**

**21. CONFERENCE WITH LABOR NEGOTIATORS**

(Pursuant to California Government Code Section 54957.6)

**Agency Designated Representatives:** City Manager, Labor Negotiator Colin Tanner.

**Employee Organizations:** Santa Fe Springs City Employees' Association, Santa Fe Springs Firefighters' Association, and Santa Fe Springs Executive, Management and Confidential Employees' Association

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***Mayor Mora recessed the meeting at 8:37 p.m.***

***Mayor Mora reconvened the meeting at 9:24 p.m.***

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**22. 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.

**23. ADJOURNMENT**

Mayor Mora adjourned the meeting at 9:24 p.m.



John M. Mora  
Mayor

**ATTEST:**

  
Janet Martinez  
City Clerk

7/20/2021  
Date