

MINUTES

JOINT MEETINGS OF THE COMMUNITY DEVELOPMENT COMMISSION CITY COUNCIL

CITY OF SANTA FE SPRINGS
OCTOBER 8, 2009

1. **CALL TO ORDER**

Vice-Chairperson/Mayor Pro Tem Putnam, at 6:12 p.m., called the Community Development Commission and City Council meetings to order.

2. **ROLL CALL**

Present: Commissioners/Councilmembers Rounds, Serrano, Velasco, Vice-Chairperson/Mayor Pro Tem Putnam

Absent: Chairperson/Mayor Gonzalez

Also present: Fred Latham, City Manager; Barbara Earl, City Clerk; Steve Skolnik, City Attorney; Paul Ashworth, Director of Planning and Development; Don Jensen, Director of Public Works; Fernando Tarin, Director of Police Services; Carole Joseph, Director of Parks and Recreation; Jose Gomez, Director of Finance & Administrative Services; Chris Crispo sitting in for Alex Rodriguez, Fire Chief

COMMUNITY DEVELOPMENT COMMISSION

3. **REPORT OF THE CITY MANAGER AND EXECUTIVE DIRECTOR**

Executive Director Ashworth gave an update on the renovation of the Section 8 Villa Verde Apartments and advised that they are scheduled to be completed before Christmas.

4. **CONSENT AGENDA**

Minutes

- A. Minutes of the Community Development Commission Meeting of September 24, 2009

Recommendation: That the Commission approve the Minutes as submitted.

Commissioner Rounds moved to approve the Minutes. Commissioner Serrano seconded the motion, which carried unanimously.

PUBLIC HEARING

5. A Public Hearing to Consider Comments on Three (3) Draft Grant Applications to the U.S. Environmental Protection Agency for Brownfields Cleanup Grants to Assist Cleaning up Properties within the MC&C Commerce Center Sites III and IV

Recommendation: That the Commission consider comments from the public on the three (3) draft grant applications to the U.S. Environmental Protection Agency (EPA) for Brownfields Cleanup Grants and direct staff to include the public comments and staff response to the public comments as part of the grant application packages.

Vice-Chairperson Putnam opened the Public Hearing and invited interested parties to come forward to address the Commission.

Having no one come forward, Vice-Chairperson Putnam closed the Public Hearing.

City Attorney Skolnik advised that due to the lack of public comment, no action was required on the part of the Commission.

NEW BUSINESS

6. Authorization to Negotiate and Approve a Change Order with Erickson-Hall Construction Company – Library Renovation and Enhancement Project – Phase 1

Recommendation: That the Commission authorize the City Engineer to negotiate and approve a Change Order with Erickson-Hall Construction Company (EHCC) for the Library Renovation and Enhancement Project – Phase 1.

7. Request for Appropriation of Funds for Telegraph Corridor Screenage Project

Recommendation: That the Commission appropriate \$23,500 to fund the Telegraph Corridor Screenage Project.

Commissioner Velasco moved the recommendations for Item Nos. 6 and 7. Commissioner Serrano seconded the motion, which carried by the following roll call vote:

AYES: Rounds, Serrano, Velasco, Putnam

NOES:

ABSENT: Gonzalez

ABSTAIN:

JOINT COMMUNITY DEVELOPMENT COMMISSION/CITY COUNCIL

NEW BUSINESS

9. Approval of Parkway Sign Permit and Related Lease Agreements with Comstock Homes for Marketing Signs for the Villages at Heritage Springs Housing Development

Recommendation: That the Commission and City Council jointly approve the City Manager's issuance of a permit to Comstock Homes for the placement of signs in the parkway as detailed in the Permitted Parkway Signage Application; that the Commission approve the Signage Lease allowing for the placement of signs on CDC-owned property

located at the northwest and southwest corners of Norwalk Boulevard and Telegraph Road; and that the Council approve the Banner Signage Lease allowing for the placement of banners on City-owned banner sign posts located along Telegraph Road between Bloomfield Avenue and Heritage Park Drive.

Commissioner/Councilmember Serrano moved the recommendation for Item No. 9. Commissioner/Councilmember Rounds seconded the motion, which carried unanimously.

CITY COUNCIL

12. CONSENT AGENDA

Minutes

A. Minutes of the City Council Meeting of September 24, 2009

Recommendation: That the City Council approve the Minutes as submitted.

Councilmember Rounds moved to approve the Minutes. Councilmember Serrano seconded the motion, which carried unanimously.

NEW BUSINESS

14. Appropriation of Funds for Resurfacing Los Nietos Park Wading Pool

Recommendation: That the City Council appropriate \$10,000 from the General Fund Contingency Reserve to resurface the wading pool at Los Nietos Park.

15. Los Angeles Gateway Region Integrated Regional Water Management Authority

Recommendation: That the City Council re-appoint the Director of Public Works to serve as the governing board representative for the City of Santa Fe Springs and appoint the Director of Municipal and Utility Services as the alternate.

16. Resolution No. 9216 – Approval of Program Supplement Agreement No. 003-N for the Use of Federal Funds for the Resurfacing/Reconstruction of Various Commercial and Industrial Streets Project

Recommendation: That the City Council adopt Resolution No. 9216 approving the Program Supplement Agreement No. 003-N for the use of Federal funds for the Resurfacing/Reconstruction of Various Commercial and Industrial Streets Project and authorize the Director of Public Works to execute the agreement.

17. Resolution No. 9221 – Parking Restrictions on Charlesworth Road and Alburdis Avenue Adjacent to Rancho Santa Gertrudes School

Recommendation: That the City Council adopt Resolution No. 9221, which would prohibit parking of vehicles between the hours of 7:30 a.m. and 3:30 p.m., Mondays through Fridays, on school days on the north side of Charlesworth Road from Jersey Avenue to Alburdis Avenue and on the west side of Alburdis Avenue from Charlesworth Road to a point 340 feet north of Charlesworth Road.

18. Resolution No. 9222 – Request for Parking Restrictions on Greenstone Avenue

Recommendation: That the City Council adopt Resolution No. 9222, which would prohibit parking of vehicles weighing over 6,000 pounds on the east side of Greenstone Avenue beginning at a point 470 feet south of the centerline of Lakeland Road to a point 940 feet south of the centerline of Lakeland Road and implement a tow-away zone for vehicles that violate the restriction.

19. Resolution No. 9223 – Re-designating the Los Angeles County Department of Public Health, Environmental Health, Solid Waste Management Program as the Local Enforcement Agency Responsible for Enforcing all Laws and Regulations Pertaining to the Management of Solid Waste within the City of Santa Fe Springs

Recommendation: That the City Council adopt Resolution No. 9223 re-designating the Los Angeles County Department of Public Health, Environmental Health, Solid Waste Management Program to act as the Local Enforcement Agency within Santa Fe Springs for the purpose of enforcing all laws and regulations relating to solid waste management.

20. Approval of Voluntary Furlough and Voluntary Reduction in Pay Programs

Recommendation: That the City Council approve the Voluntary Furlough Program for employees who are paid on an hourly basis and the Voluntary Reduction in Pay Program for employees who are exempt from overtime and are paid on a salary basis.

21. Emergency Employee Policy and Procedures

Recommendation: That the City Council adopt the proposed administrative policy and procedures that designate City employees as Disaster Service Workers in the event of an officially declared disaster or emergency.

Councilmember Rounds moved the recommendations for Item Nos. 14, 15, 16, 17, 18, 19, 20 and 21. Councilmember Serrano seconded the motion, which carried unanimously.

PUBLIC HEARING

13. Resolution Nos. 9217, 9218, 9219 and 9220 and Ordinance No. 1004 – Community Facilities District No. 2009-01 (Villages at Heritage Springs)

Recommendation: That the City Council conduct the public hearings; adopt Resolution No. 9217 – Resolution of Formation for City of Santa Fe Springs Community Facilities District No. 2009-01; adopt Resolution No. 9218 – Resolution Determining Necessity to Incur Bonded Indebtedness for City of Santa Fe Springs Community Facilities District No. 2009-01; adopt Resolution No. 9219 – Resolution Calling Special Election for City of Santa Fe Springs Community Facilities District No. 2009-01; adopt Resolution No. 9220 – Resolution Declaring the Results of the Special Election and Directing the Recording of the Notice of Special Tax Lien for City of Santa Fe Springs Community Facilities District No. 2009-01; and authorize the first reading of Ordinance No. 1004 entitled “An Ordinance of the City Council of the City of Santa Fe Springs Levying Special Taxes within City of Santa Fe Springs Community Facilities District No. 2009-01.

Mayor Pro Tem Putnam explained that the Public Hearing is being held for Community Facilities District No. 2009-01 (Villages at Heritage Springs). The hearings are to inquire into the formation of the District and a "Future Annexation Area" for the District, the levy of special taxes in the District to finance the cost of certain public facilities and services and the need to incur bonded indebtedness in the District. She then inquired as to whether anyone present wished to file written protests and instructed them to do so with the City Clerk.

Receiving no written protests, Mayor Pro Tem Putnam opened the Public Hearing and requested that presentations by staff and the consultants be done first, followed by comments and questions and any oral protests from any interested persons.

Don Jensen, Director of Public Works, gave a short presentation.

Receiving no comments, questions, or oral protests, Mayor Pro Tem Putnam closed the Public Hearing.

Mayor Pro Tem Putnam requested that Council adopt the following Resolutions: No. 9217, a Resolution of Formation of Community Facilities District, which will establish the District and the Future Annexation Area; No. 9218, a Resolution Determining Necessity to incur Bonded Indebtedness, which will determine the need to issue bonds to finance the proposed public facilities; and No. 9219, a Resolution Calling a Special Landowner Election for Community Facilities District, which will call for the property owner vote to approve the special tax, the proposed bonded indebtedness and the appropriations limit for the District.

Councilmember Serrano moved to adopt Resolution Nos. 9217, 9218, and 9219. Councilmember Rounds seconded the motion, which carried by the following roll call vote:

AYES: Rounds, Serrano, Velasco, Putnam

NOES:

ABSENT: Gonzalez

ABSTAIN:

Mayor Pro Tem Putnam requested City Clerk Barbara Earl to open the ballots and announce the results of the election.

Ms. Earl opened the ballots and stated she was in receipt of two ballots totaling 39 votes, all of which are in favor of the ballot measures. Ms. Earl then completed one copy of the Canvass and Statement of Result of Election.

Mayor Pro Tem Putnam announced that since the results of the election were unanimously in favor of the levy of the special taxes, the establishment of the appropriations limit and the incurring of bonded indebtedness, the Council may proceed with the final actions for the District.

Mayor Pro Tem Putnam requested Council to consider and adopt Resolution No. 9220 Declaring the Results of the Special Election and Directing Recording of the Notice of Special Tax Lien.

Councilmember Rounds moved to adopt Resolution No. 9220. Councilmember Velasco seconded the motion, which carried by the following roll call vote:

AYES: Rounds, Serrano, Velasco, Putnam

NOES:

ABSENT: Gonzalez

ABSTAIN:

Mayor Pro Tem Putnam then requested Council to waive further reading and introduce Ordinance No. 1004.

City Attorney Skolnik read Ordinance No. 1004 by title as follows: An Ordinance of the City Council of the City of Santa Fe Springs Levying Special Taxes Within City of Santa Fe Springs Community Facilities District No. 2009-01 (Villages at Heritage Springs).

Councilmember Velasco moved to waive further reading and introduce Ordinance No. 1004. Councilmember Rounds seconded the motion, which carried by the following roll call vote:

AYES: Rounds, Serrano, Velasco, Putnam

NOES:

ABSENT: Gonzalez

ABSTAIN:

RECESS

Mayor Pro Tem Putnam, at 6:32 p.m., recessed the meetings to go into Closed Session.

COMMUNITY DEVELOPMENT COMMISSION

CLOSED SESSION

8. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Property: CDC-owned land at the northwest corner of Laurel Avenue and Lakeland Road

Negotiating Parties: Staff and Potential Developer

Under Negotiation: Terms of Development

CITY COUNCIL

CLOSED SESSION

10. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Property: Property Acquisition for the Valley View Grade Separation Project

Negotiating Parties: Staff and Potential Sellers and/or Buyers

Under Negotiation: Just Compensation for Acquisition of Property

CLOSED SESSION

11. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Name of Case: City of Santa Fe Springs vs. Office Depot (U.S. Communities)

RECONVENE

Mayor Pro Tem Putnam, at 7:05 p.m., reconvened the meetings.

City Attorney Skolnik reported out that regarding Item No. 11 on the Closed Session, Councilmember Serrano moved, Councilmember Rounds seconded, and it unanimously carried to authorize the City to pursue a legal action and to enter into a retainer agreement for representation. He further noted that the Closed Session would reconvene following the Executive Team Reports.

22. INVOCATION

Councilmember Rounds gave the Invocation.

23. PLEDGE OF ALLEGIANCE

Youth Leadership members led the Pledge of Allegiance.

INTRODUCTIONS

24. Representatives from the Youth Leadership Committee

Those members who were present introduced themselves.

25. Representatives from the Chamber of Commerce

Cheryl Romero was present.

30. Proclaiming October 2009 as "National Breast Cancer Awareness Month"

Thaddeus McCormack, Assistant to the City Manager, gave an overview of the City's awareness efforts and introduced Monique Barazza, founder of the Abigail Barazza Foundation. Ms. Barazza thanked Council for their continuing support. City Clerk Barbara Earl read the Proclamation, which Mayor Pro Tem Putnam then presented to Ms. Barazza; pictures with Council were taken.

26. ANNOUNCEMENTS

Carole Joseph, Director of Parks and Recreation, updated the Community Events Calendar.

PRESENTATIONS

27. Recognition of Participants of 2009 Summer Skills Institute – Family and Youth Intervention Program

Anthony Lopez, Director of the Family Youth Intervention Program, introduced Case Manager Paul Brascia who gave a short presentation on the Summer Skills Program. Mayor Pro Tem Putnam presented each of the participants with a certificate; pictures with Council, staff and family members were taken.

28. Proclaiming October 19-23, 2009 "Red Ribbon Week"

Kim Sawyer, Public Safety Educator, gave an overview of the upcoming festivities. City Clerk Barbara Earl read the Proclamation, which Mayor Pro Tem Putnam then presented to Dr. Phil Perez representing the Little Lake School District, John Vasquez representing the Los Nietos School District, and Hilda Zamora representing the Safe Neighborhood Team; pictures with Council were taken.

29. Healthy Habits Program
Eddie Ramirez, Family & Human Services Supervisor, gave an overview of the program and upcoming activities.

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

Committee Appointments

No appointments were made.

32. Council Sub-Committee Appointments

City Attorney Skolnik advised that Council could re-confirm the existing appointments if they wished.

There being no objections, Mayor Pro Tem Putnam so ordered confirmation of the existing appointments.

33. **ORAL COMMUNICATIONS**

Mayor Pro Tem Putnam opened Oral Communications and invited interested parties to come forward to address the Council.

Having no one come forward, Mayor Pro Tem Putnam closed Oral Communications.

34. **EXECUTIVE TEAM REPORTS**

Paul Ashworth, Director of Planning and Development, advised that the Heraeus Conditional Use Permit was being continued to the October 26 Planning Commission meeting.

Don Jensen, Director of Public Works, showed a four-dimensional video clip of the \$75 million Valley View Project.

Fernando Tarin, Director of Police Services, gave a status report on the CHP site and advised that Police and Fire were working diligently investigating the fatal incident which had occurred earlier in the week.

RECESS

Mayor Pro Tem Putnam, at 8:00 p.m., recessed the meetings to resume Closed Session.

Mayor Gonzalez, at 8:15 p.m., entered the meeting.

35. **RECONVENE/ADJOURNMENT**

Mayor Pro Tem Putnam, at 8:40 p.m., reconvened the Community Development Commission and Council meetings and immediately adjourned them in the memories of Lucille Pope, mother of Billy Pope, the City's probation officer; and Jane Doe, the unidentified young woman who was involved in a fatal incident in the City earlier in the week.



Betty Putnam
Vice-Chairperson/Mayor Pro Tem

ATTEST:



Barbara Earl, CMC, City Clerk