

**CITY OF SANTA FE SPRINGS
MINUTES
FOR THE REGULAR MEETINGS OF THE:
PUBLIC FINANCING AUTHORITY
WATER UTILITY AUTHORITY
COMMUNITY DEVELOPMENT COMMISSION
AND CITY COUNCIL**

April 28, 2011

1. CALL TO ORDER

Mayor Serrano called the Regular Water Financing Authority, Public Utility Authority, Community Development Commission, and City Council meetings to order at 6:10 p.m.

2. ROLL CALL

Present: Directors/Commissioners/Councilmembers Luis M. González, Richard J. Moore, and Juanita A. Trujillo, Vice-Chairperson/Mayor Pro Tem William K. Rounds, and Chairperson/Mayor Joseph D. Serrano, Sr.

Also present: Thaddeus McCormack, City Manager; Susan Beasley, Executive Secretary; Steve Skolnik, City Attorney; Paul Ashworth, Director of Planning & Community Development; Don Jensen, Director of Public Works; Dino Torres, Director of Police Services; Hilary Keith, Director of Library & Cultural Services; Jose Gomez, Director of Finance & Administrative Services; Alex Rodriguez, Fire Chief; and Maricela Balderas, Director of Family & Human Services.

PUBLIC FINANCING AUTHORITY

3. CONSENT AGENDA

Approval of Minutes

- A. Minutes of the Regular Public Financing Authority Meeting of March 24, 2011

Recommendation: That the Authority approve the minutes as submitted.

New Business

- B. Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Public Financing Authority (PFA)

Recommendation: That the Authority receive and file the report.

Vice-Chairperson Rounds moved the approval of Items #3A and #3B. Director González seconded the motion, which carried unanimously.

WATER UTILITY AUTHORITY

4. CONSENT AGENDA

Approval of Minutes

- A. Minutes of the Regular Water Utility Authority Meeting of March 24, 2011

Recommendation: That the Authority approve the minutes as submitted.

New Business

- B. Update on the Status of Water-Related Capital Improvement Plan Projects

Recommendation: That the Authority receive and file the report.

Director González moved the approval of Items #4A and #4B. Director Trujillo seconded the motion, which carried unanimously.

5. NEW BUSINESS

Authorization to Issue a Request for Proposal for the Hydrogeological Services for the Construction of the New Water Well.

Recommendation: That the Water Utility Authority authorize the Director of Public Works to issue a Request for Proposal for Hydrogeological Services for the Construction of a New Water Well in Zone II.

Director González moved the approval of Item #5. Director Trujillo seconded the motion, which carried unanimously.

COMMUNITY DEVELOPMENT COMMISSION

6. REPORTS OF THE CITY MANAGER AND EXECUTIVE DIRECTOR

Mr. McCormack announced that May 6 will be the first Friday reverting back to the regular schedule for City Hall. He also announced that Anita Jimenez, Deputy City Clerk, was at a training seminar and Susan Beasley was filling in.

Mr. Ashworth announced that SB 286 has been introduced by Senator Rod Wright, for redevelopment reform. Mr. Ashworth also advised that fDi Magazine announced results from their American Cities of the Future survey; with the City of Santa Fe Springs ranking #10 for Best Micro Cities of the Future; #1 in Best Human Resources; #2 in Business Friendly; and #8 in Infrastructure. There were over 400 cities in this database analysis. Mayor Serrano congratulated staff.

7. CONSENT AGENDA

Approval of Minutes

- A. Minutes of the Regular Community Development Commission Meeting of March 24, 2011

Recommendation: That the Commission approve the minutes as submitted.

Vice-Chairperson Rounds moved the approval of Item #7A. Commissioner Trujillo seconded the motion, which carried unanimously.

8. NEW BUSINESS

Request for Amendment to Agreement for Professional Services, State of California, Office of Environmental Health Hazard Assessment (OEHHA)

Recommendation: That the CDC: 1) Approve the Amendment #1 to Contract #09-E0014, an agreement between the State of California, Office of Environmental Health Hazard Assessment and the CDC; and 2) Authorize the Executive Director to sign all necessary documents on behalf of the Commission.

Commissioner González asked if there was any other option. Mr. Ashworth stated that OEHHA is the highest quality option. Commissioner Moore asked why the contract was only extended for one year. Mr. Ashworth stated that it's a year-to-year contract. Commissioner González moved the approval of Item #8. Commissioner Moore seconded the motion, which carried unanimously.

9. Appropriation of Housing Set-aside Funds for the Purpose of Acquiring the Single-Family Residential Property at 9735 Bartley Avenue for Affordable Housing Purposes under the City's HARP Program

Recommendation: That the CDC: 1) Accept the property owner's offer to sell the existing two bedroom, one bathroom home in "As Is" condition at 9735 Bartley Avenue; 2) Authorize an appropriation of not more than \$300,000 from the Housing Set-aside Fund (482) for the purpose of property acquisition, rehabilitation, and sale under the City's HARP Program, in furtherance of the Low and Moderate Income Housing goals of the Commission; and 3) Authorize the Executive Director to execute the Escrow Instructions and other related documents necessary to facilitate this transaction.

Commissioner Moore questioned Recommendation #2, which states "not more than \$300,000" when the actual cost of the sale is \$280,000. Mr. Ashworth said it was to cover the cost of renovations to the property. Vice Chairperson Rounds moved the approval of Item #9. Commissioner Moore seconded the motion, which carried by the following roll call vote:

Ayes: Councilmembers González, Moore and Trujillo, Mayor Pro Tem Rounds, Mayor Serrano
Noes: None
Abstain: None
Absent: None

CITY COUNCIL

10. CONSENT AGENDA

Approval Minutes

- A. Minutes of the Regular City Council Meeting of March 24, 2011

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

- B. Award Bid to Imperial Pipe Services for (4) Traffic Signal Poles and Arms

Recommendation: That the Council: 1) Award a bid to Imperial Pipe Services for \$21,478.13; and 2) Authorize the Director of Purchasing Services to issue a purchase order to process the transaction.

Councilmember González moved the approval of Items #10A and #10B. Commissioner Trujillo seconded the motion, which passed unanimously.

11. PUBLIC HEARING

Adoption of Resolution No. 9314 - Setting and Revising Development Fees

Recommendation: That the City Council: 1) Open the Public Hearing for those wishing to speak on this matter; and 2) That the City Council adopt Resolution No. 9314 - Setting and Revising Development Fees.

Mayor Serrano opened the public hearing. There being no one wishing to speak, the public hearing was closed.

Councilmember Moore moved the approval of Item #11. Mayor Pro Tem Rounds seconded the motion. Councilmember Moore asked how the fee schedule compares to other cities. Mr. Jensen indicated overall fees are in line. Councilmember Moore asked for a description of the various Condition Use Permit fees. Mr. Ashworth provided an explanation. Councilmember Moore asked for an example of incidental use. Mr. Ashworth said a temporary trailer would fall under this category. Mayor Pro Tem Rounds asked if fees were figured into last year's budget. Mr. McCormack answered that the city provides for an annual cost of living increase. Councilmember González states he is concerned that due to the economy, these fee increases are not business friendly and as a result, is opposed. Councilmember Moore would like to review the fees and as a result withdrew the motion. Mayor Serrano would like to set up a subcommittee to work with staff to evaluate these fees and appointed Councilmembers Moore and González. Item #11 was tabled.

12. Ordinance No. 1023 - Amending Section 130.04 of the city Code Banning Smoking within Public Parks

Recommendation: That the City Council waive further reading and adopt Ordinance No. 1023, an Ordinance amending Section 130.04 of the City Code to make it unlawful to smoke within public parks.

Mr. Skolnik read the ordinance by title. Mayor Pro Tem Rounds moved the approval of Item #12. Councilmember Trujillo seconded the motion, which carried by the following roll call vote:

Ayes: Councilmembers González, Moore and Trujillo, Mayor Pro Tem Rounds, Mayor Serrano
Noes: None
Abstain: None
Absent: None

UNFINISHED BUSINESS

13. Approval of Undated Cooperative Agreement with the City of La Mirada for the Valley View Avenue Grade Separation Project

Recommendation: That the City Council authorize the City Manager to execute the Updated Cooperative Agreement with the City of La Mirada for the Valley View Avenue Grade Separation Project.

14. Authorization to Issue a Request for Proposal to Provide Construction Management Services for the Valley View Avenue Grade Separation Project

Recommendation: That the City Council authorize the Director of Public Works to issue a Request for Proposals to provide Construction Management Services for the Valley View Grade Separation Project.

Councilmember Moore asked how this project is funded. Mr. Jensen stated it is funded as outlined in Exhibit "A". Mr. Jensen also stated that a revised Request for Proposal approval is part of the action. Mayor Pro Tem Rounds moved the approval of Item #13 and Item #14 as one motion. Councilmember González seconded the motion, which carried unanimously.

NEW BUSINESS

15. Approve Use of Certified Unified Program Agency (CUPA) Enforcement Penalties for an Optical Imaging System

Recommendation: That the City Council approve the use of \$120,000 from the Environmental Enforcement Fund for converting existing and future Environmental Protection Division (EPD) and Fire Prevention Bureau (FPB) paper files into a new electronic records management system using Optical Imaging.

Councilmember González moved the approval of Item #15. Councilmember Moore seconded the motion, which carried unanimously.

16. Approval of the Comprehensive Memorandum of Understanding between the Santa Fe Springs General Employees Association and the City of Santa Fe Springs

Recommendation: That the City Council authorize the City Manager to sign the Comprehensive Memorandum of Understanding between the Santa Fe Springs General Employees Association and the City of Santa Fe Springs.

Mayor Pro Tem Rounds moved the approval of Item #16. Councilmember González seconded the motion, which carried unanimously.

17. Approval of Revision of Personnel Policies and Procedures Manual Section 4-7: Performance Evaluation

Recommendation: That the City Council approve the revision of Personnel Policies and Procedures Manual Section 4-7: Performance Evaluation.

Councilmember Moore asked to make the Performance Evaluation mandatory by changing the word "should" to "shall" be completed at least once a year for every employee. Mayor Serrano so ordered. Councilmember Moore moved the approval of Item #17, as amended. Mayor Pro Tem Rounds seconded the motion, which carried unanimously.

18. Contract between the City of Santa Fe Springs and Complete Landscape Care for Landscape Maintenance Services

Recommendation: That the City Council: 1) Authorize the City Manager to Serve Notice of Termination to Complete Landscape Care, Inc. in accordance with the Agreement and Contract between the parties; 2) Direct the City Manager to solicit a Cost Reduction Proposal from Complete Landscape Care, Inc. to reduce the cost of the existing contract; and 3) Direct the City Manager to submit a recommendation to the City Council in 60 days regarding the continuation or termination of the City's contract with Complete Landscape Care, Inc.

Mr. Tom Murray, President, Complete Landscape Care, Inc. addressed the City Council and stated that there had not been an increase in his contract for 20 years.

Councilmember González asked if this was a three-year evergreen contract. Mr. Murray answered no, that it was a five-year, with one-year notice. Mr. Skolnik confirms. Councilmember Moore has heard positive things from the public, but he also believes in good healthy competition and thinks this contract should go out to bid. Councilmember González stated that his experience from other cities is low bid doesn't always receive quality work. Councilmember Trujillo states that Mr. Murray has been in the City for 31 years and that his customer service is valuable. Mayor Pro Tem Rounds stated that two years ago, when we cut back, Mr. Murray agreed to not over-seed, thus saving the City money. Mayor Pro Tem Rounds also stated that the City has received numerous landscaping awards and that he is not inclined to re-bid the contract. The City Manager explained that Recommendation #2 would seek to achieve cost reductions of approximately 5-10% through adjustments to service levels that would have minimal

aesthetic impact. However, he indicated that finding such reductions could be difficult and that cost savings of 5-10% ultimately might not be achievable. Mayor Serrano expressed his appreciation of Mr. Murray's dedication to the City, but said that our current budget situation directs us to take the City's bottom line into consideration. Mayor Pro Tem Rounds moved to approve staff recommendations #2 and #3, with #3 modified to read 30 days instead of 60 days. Councilmember Gonzalez seconded the motion, which carried by the following roll call vote:

Ayes: Councilmembers González and Trujillo, Mayor Pro Tem Rounds,
Mayor Serrano
Noes: Councilmember Moore
Abstain: None
Absent: None

19. Contract between the City of Santa Fe Springs and Merchants Building Maintenance LLC for Janitorial Services

Recommendation: That the City Council: 1) Authorize the City Manager to negotiate a 60-day extension of the City's contract with Merchants Building Maintenance LLC in accordance with the Agreement and Contract between the parties; 2) Direct the City Manager to solicit a Cost Reduction Proposal from Merchants Building Maintenance LLC to reduce the cost of the existing contract; and 3) Direct the City Manager to submit a Recommendation to the City Council in 60 days regarding the extension or termination of the City's contract with Merchants Building Maintenance LLC.

Councilmember asked why it was a 60-day extension. Mr. Jensen replied that the 60 days would allow time to renegotiate. Councilmember González asked if we had negotiated the contract before. Mr. Jensen said in 2008 changes were made and extended for three years. Councilmember Gonzalez moved to approve Item #19. Councilmember Trujillo seconded the motion, which carried by the following roll call vote:

Ayes: Councilmembers González and Trujillo, Mayor Pro Tem Rounds,
Mayor Serrano
Noes: Councilmember Moore
Abstain: None
Absent: None

20. Authorize the Dispensing of City Purchasing Code Section 34-20 and Purchase of Fire Grant Equipment from Fisher Scientific

Recommendation: That the City Council authorize: 1) Dispensing of City Code Section 34.20 requiring a formal bid process; and 2) Purchase of Fire Grant Equipment from Fisher Scientific in the amount of \$146,376.

Councilmember González asked what funds were being used. Fire Chief Rodriguez indicated it was a state grant. Councilmember Moore moved to approve Item #20. Councilmember Trujillo seconded the motion, which carried by the following roll call vote:

Ayes: Councilmembers González and Trujillo, Mayor Pro Tem Rounds,
Mayor Serrano
Noes: Councilmember Moore
Abstain: None
Absent: None

Mayor Serrano called for a 10 minute recess and also stated that Item #21 Closed Session will be conducted at the close of the council meeting.

At 7:40 p.m., Mayor Serrano reconvened the meeting.

22. INVOCATION

The Invocation was led by Councilmember Trujillo.

23. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by the Youth Leadership Committee.

INTRODUCTIONS

24. Representatives from the Youth Leadership Committee introduced themselves.

25. Representatives from the Chamber of Commerce – Mayor Serrano introduced Chamber Members Dan Stephanian, CR & R Waste and Recycling Services and Wendy Meador, Tangram Interiors.

26. ANNOUNCEMENTS

City Manager announced Mayor Serrano's birthday, with a cake presentation to follow.

PRESENTATIONS

27. Youth Leadership Committee Retreat to Green Valley by the Youth Leadership Committee.

The Youth Leadership Committee shared their experiences from the retreat. John Prohoroff, Serv-Well Disposal Co., who sponsored the retreat; was presented with a plaque and a photo was taken. The City Manager thanked Jeff Mahlstedt and his staff for their work with the Youth Leadership Committee.

28. APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

Mayor Serrano appointed Hilda Zamora to the Historical Committee and Councilmember González appointed Angelica Miranda to the Family & Human Services Advisory Committee.

Councilmembers Moore and González were appointed to the Council Budget Subcommittee on Labor and UUT related issues, and Councilmember Trujillo and Mayor Pro Tem Rounds were appointed to the Council Budget Sub-Committee on Events and Programs.

29. ORAL COMMUNICATIONS

Mayor Serrano opened Oral Communications. Mrs. Doris Yarwood invited the City Council to the Miss Santa Fe Springs Pageant. Mr. Dan Stephanian announced the Santa Fe Springs Chamber Golf Tournament to be held on May 9.

There being no further communications, Mayor Serrano closed Oral Communications.

30. EXECUTIVE TEAM REPORTS

Don Jensen, Director of Public Works, reported that the Lakeland Road closing had been delayed to June, 2011.

Dino Torres, Director of Police Services, announced the Safe Neighborhood Team Block Party to be held Saturday, April 30 at 11119 Ringwood.

Maricela Balderas, Director of Family and Human Services, announced Arbor Day, Friday, April 29 at Jersey Park.

Thaddeus McCormack, City Manager, announced the Library will be honoring Cesar Chavez on Friday, April 29. He also announced that the next City Council meeting will be May 11.

Councilmember Moore gave a report on reviewing Purchasing Policy; as subcommittee is waiting for feedback from staff and then they will do a draft and let the City Attorney review and present the final report to City Council. Councilmember González agreed.

Thaddeus McCormack announced that Friday will be Steve Skolnik's birthday.

RECESS

Mayor Serrano, at 8:00 p.m., recessed the City Council Meeting to go into Closed Session.

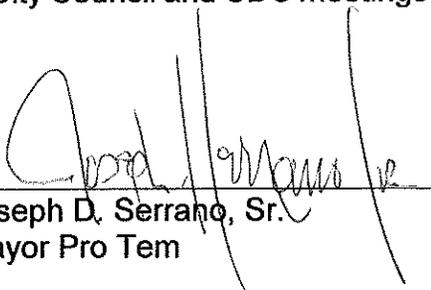
CLOSED SESSION

Public Employee Performance Evaluation (Section 54947)

Title: Environmental/Redevelopment Consultant

31. ADJOURNMENT

At 10:03 p.m., the City Council reconvened in open session with all members present. Mr. Skolnik stated that there was no action to report out of the closed session. Mayor Serrano adjourned the meetings in the memory of Esperanza Martha Lomeli, resident and former City crossing guard, Daniel Albert, long time resident, and to the victims of the storms affecting the Southern States, with the City Council and CDC meetings only adjourned to Wednesday, May 11, at 6:00 p.m.



Joseph D. Serrano, Sr.
Mayor Pro Tem

ATTEST:



Susan Beasley, Executive Secretary