

**CITY OF SANTA FE SPRINGS
MINUTES FOR THE ADJOURNED MEETINGS OF THE
COMMUNITY DEVELOPMENT COMMISSION
AND CITY COUNCIL**

JUNE 6, 2011

1. CALL TO ORDER

Mayor Serrano called the Community Development Commission and City Council meetings to order at 6:07pm.

2. ROLL CALL

Present: Commissioners/Councilmembers González, Moore, Trujillo, Vice Chairperson/Mayor Pro Tem Rounds, and Chairperson/Mayor Serrano

Also present: Thaddeus McCormack, City Manager; Anita Jimenez, Deputy City Clerk; Steve Skolnik, City Attorney; Paul Ashworth, Director of Planning & Community Development; Don Jensen, Director of Public Works; Dino Torres, Director of Police Services; Carole Joseph, Director of Parks & Recreation Services; Jose Gomez, Director of Finance & Administrative Services; Alex Rodriguez, Fire Chief

COMMUNITY DEVELOPMENT COMMISSION

3. REPORTS OF THE CITY MANAGER AND EXECUTIVE DIRECTOR

Thaddeus McCormack had no report.

Paul Ashworth reported on sales at the Villages: 36 of the 96 Comstock units are owned and occupied, 37 residences are in some form of escrow. Comstock executives give credit for increased sales activity to the "Taste of the Villages" event that was recently held.

4. CONSENT AGENDA

Approval of Minutes

- A. Minutes of the Adjourned Community Development Commission Meeting of May 11, 2011

Recommendation: That the Community Development Commission approve the minutes as submitted.

Vice Chairperson Rounds moved the approval of Item 4A. Commissioner Trujillo seconded the motion, which carried unanimously.

5. **AWARD OF CONTRACT**

Professional Services for the Interstate 5 (I-5) Freeway Water Main Relocations for Carmenita Road and Alondra Boulevard Segments

Recommendation: That the Community Development Commission award a contract to Tetra Tech, Inc. in the amount of \$174,292 and authorize the Director of Public Works to execute the agreement.

Commissioner González moved the approval of Item 5. Vice Chairperson Rounds seconded the motion, which carried unanimously.

Commissioner Moore asked how many firms submitted proposals. Don Jensen responded that three companies submitted proposals; the proposal was mailed to 10 companies and posted on the City website. Commissioner Moore requested that in the future Council be provided with the list of companies to which requests for proposals are submitted and those companies that respond. He also requested that when the contract is award, Council be provided with a list of evaluators and the scores received. Steve Skolnik stated that on formal bids, the City does list the bids, however this was a request for proposals. Commissioner González asked who would pay for this project. Don Jensen stated that the City would pay initially, but the State would reimburse the City.

6. **CLOSED SESSION**

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: 12345 Lakeland Road, Santa Fe Springs

Agency Negotiators: City Manager, Executive Director, CDC Attorney

Negotiating Parties: Agency Negotiators and Property Owner

Under Negotiation: Price and Terms of Payment

Chairperson Serrano moved Item 6 to the end of the agenda.

CITY COUNCIL

7. **CONSENT AGENDA**

Approval Minutes

A. Minutes of the Adjourned City Council Meeting of May 11, 2011

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

Mayor Pro Tem Rounds moved the approval of Item 7A. Councilmember Trujillo seconded the motion, which carried unanimously.

8. **PUBLIC HEARING**

Consideration of Adoption of Resolutions of Necessity Nos. 9321 and 9322 Amending Resolution Nos. 9224 and 9225 by Increasing the Terms of the Previously Identified Temporary Construction Easements in Said Resolutions for Public Purposes for the Valley View Grade Separation Project

Recommendation: That the City Council: 1). Separately consider each of the following Resolutions: a). Resolution No. 9321 – A Resolution of Necessity of the City of Santa Fe Springs amending Resolution No. 9224 by increasing the terms of the previously identified temporary construction easements and declaring certain real property interests located at 14515-14565 Valley View Avenue, and further identified as Assessor’s Parcel Number 8069-006-042, necessary for public purposes and authorizing the acquisition thereof, in connection with the Valley View Grade Separation Project; b). Resolution No. 9322 – A Resolution of Necessity of the City of Santa Fe Springs amending Resolution No. 9225 by increasing the terms of the previously identified temporary construction easements and declaring certain real property interests located at 14027, 14103 and 14100 Borate Street, and further identified as Assessor’s Parcel Number 8069-008-031, 032 and 033, necessary for public purposes and authorizing the acquisition thereof, in connection with the Valley View Grade Separation Project; 2). Open and conduct a Public Hearing on the adoption of the proposed Resolutions of Necessity, receive from staff the evidence stated and referred to in this Agenda Report (“Report”), take testimony from any person wishing to be heard on issues A, B, C, and D as stated in the Report, and consider all evidence to determine whether to adopt each proposed Resolution of Necessity, each of which requires the City Council’s separate consideration and determination; 3). If the City Council finds, based upon the evidence contained and referred to in this Report, the testimony and comments received at this hearing, and all written testimony submitted to the City Council, that the evidence warrants the necessary findings with respect to each of the proposed Resolutions of Necessity, then staff recommends that the City Council, in the exercise of its discretion, adopt proposed Resolution Nos. 9321 and 9322 (each of which requires a 4/5 vote of the entire Council) and authorize the City Attorney’s office to file an eminent domain proceeding to acquire the following real property interests: a). Portions of 14515 – 14565 Valley View Avenue (Assessor’s Parcel Number 8069-006-042) for a partial fee take, permanent street easement, permanent utility easement and temporary construction easements; b). Portions of three (3) contiguous parcels on Borate Street, identified as follows: i). 14027 Borate Street (Assessor’s Parcel Number 8069-008-031) for a permanent utility easement; and, ii). 14103 Borate Street (Assessor’s Parcel Number 8069-008-032) for permanent utility easements; and, iii). 14100 Borate Street (Assessor’s Parcel Number 8069-008-033) for permanent utility easements and a temporary construction easement. These real property interests are referred to collectively as “Subject Property Interests” and are described more particularly in the Exhibits attached to each Resolution of Necessity. Each Resolution also contains a drawing depicting the location of the real property interests in relation to the Valley View Avenue Grade Separation Project. Said Resolutions together with their Exhibits are attached hereto and incorporated in this Report by this reference; 4). With respect to each Resolution of Necessity that is approved, authorize the City Attorney’s office and City staff to take all necessary steps to deposit with the Court the amount of probable compensation required by law for issuance of the Order for Possession; and, 5). Authorize the City Manager, or his designee, to execute all necessary documents.

Mayor Serrano opened the Public Hearing at 6:12 p.m.

It was noted that the City received a letter dated May 31, 2001, from Palmieri, Tyler, Wiener, Wilhelm & Waldron, LLP, representing Valley View-Santa Fe Springs, LLC. All members of the City Council received copies of the letter.

Steve Skolnik introduced Regina Danner, outside counsel working with the City on this project, who would speak about the letter of protest received by the City and the proceedings in general. Ms. Danner addressed the issues raised in the letter of protest.

Mayor Serrano asked if anyone else wanted to speak on this item. There being no one else wishing to speak, Mayor Serrano closed the Public Hearing at 6:17 p.m.

Councilmember González moved the approval of Item 8; Mayor Pro Tem Rounds seconded the motion which passed by the following roll call votes:

Resolution 9321

Ayes: González, Moore, Trujillo, Rounds, Serrano
Noes: None
Abstain: None
Absent: None

Resolution 9322

Ayes: González, Moore, Trujillo, Rounds, Serrano
Noes: None
Abstain: None
Absent: None

NEW BUSINESS

9. Request Approval to Award Financing of Police Vehicles to J.P. Morgan Chase Bank, N.A.

Recommendation: That the City Council award the financing of Police Vehicles and authorize the Director of Finance to execute the documents to finalize this transaction.

Councilmember Moore asked if the other firms that submitted quotes also included the phrase, "Terms and conditions subject to change." Jose Gomes responded that they did.

Councilmember Moore moved the approval of Item 9; Councilmember González seconded the motion which carried unanimously.

10. 2010 – 2014 Urban Water Management Plan Update

Recommendation: That the City Council: 1). Receive the presentation on the updated Urban Water Management Plan for 2010-2014; and 2). Set the Public Hearing on the 2010-2014 Urban Water Management Plan for the City of Santa Fe Springs for June 23, 2011.

Don Jensen and Frank Beach provided information to the Council. Councilmember Trujillo asked if the Chamber of Commerce was aware of the proposed water rate increase. Don Jensen stated that they were and added that additional public outreach would be provided to both residential and industrial customers. Public Works will provide a list of the top 50 water users to the Council. Mayor Serrano asked where the City ranked. Frank Beach stated that the City was number four on the list. Mayor Serrano would like the use of artificial turf to be studied as well as the possibility of an incentive program for the use of water-tolerant plantings. Mayor Pro Tem Rounds asked how many of the City parks use reclaimed water. Frank Beach stated that all parks except Santa Fe Springs Park use reclaimed water. This is due to the distance from the water main to the park. Mayor Pro Tem Rounds asked if any businesses in the City use reclaimed water. Don Jensen stated that businesses are informed of the option and benefits of reclaimed water use, however there is a larger upfront cost. Councilmember Moore asked if any schools in the City use reclaimed water. Frank Beach stated that Rancho Santa Gertrudes uses reclaimed water. Councilmember González asked what percentage of water use in the City is residential. Don Jensen stated that about 25% of the use is residential. Councilmember González asked that letters be sent to residents informing them of the new mandates and fees. Councilmember Moore asked that the letters go out in English and Spanish. Councilmember Moore asked why the City's water supply has been reduced so drastically. Frank Beach stated that, in 1992, Well No. 2 was taken out of operation due to arsenic. This reduced the City's water supply by half. Construction is underway of another well that will increase the City's water supply. Councilmember González stated that during his years on the Council he has watched as water purveyors have raised rates and commended Don Jensen for his ability to continue to provide safe water to the community. Councilmember Moore asked if water rates would be raised if the City was successful in reducing water use by the required 20%. Don Jensen stated that there are fixed costs associated in delivering water, so it was possible that rates would raise as a result of reduced use. Don Jensen will provide a list of the 14 cities included in the Gateway Integrated Regional Water Management Joint Powers Authority for the Council.

Councilmember Moore moved the approval of Item 10; Mayor Pro Tem Rounds seconded the motion which carried unanimously.

11. Temporary Suspension of Lease Agreement with Newport Diversified, Inc. Due to Interstate 5 (I-5) Freeway Construction

Recommendation: That the City Council approve the suspension of the Lease Agreement with Newport Diversified, Inc. (formerly San Diego Theatres, Inc.) for the parking lot area located between Freeway Drive and Alondra Boulevard and authorize the Mayor to sign a letter to Newport Diversified, Inc. notifying them of the temporary suspension of the Lease Agreement for the parking area effective November 1, 2011, through June 1, 2013, or until the area is released by Caltrans.

Mayor Pro Tem Rounds moved the approval of Item 11; Councilmember Trujillo seconded the motion which carried unanimously.

12. Resolution Nos. 9324 and 9325 – Approval of Engineer's Report (FY 2011/12) in Conjunction with Annual Levy of Assessments for Street Lighting District No. 1

Recommendation: That the City Council: 1) Adopt Resolution No. 9324, approving the Engineer's Report (FY 2011/12) in conjunction with the annual levy of assessments for Street Lighting District No. 1; and 2) Adopt Resolution No. 9325, declaring the City's intention to provide for an annual levy and collection of assessments for Lighting District No. 1, and setting the public hearing for the Council meeting of July 14, 2011.

Don Jensen and Noe Negrete gave a presentation of the Engineer's Report. Don Jensen stated that this is an annual activity reaffirming the assessments; it is not a rate increase. Steve Skolnik stated that this process is required under Prop 218 regulations.

Councilmember Moore moved the approval of Item 12; Councilmember González seconded the motion which carried unanimously.

13. Agreement with Caltrans Division of Rail for Improvements at Rosecrans/Marquardt Grade Crossing

Recommendation: That the City Council approve Amendment No. 2 to Agreement No. 75LX111 which extends the expiration date to February 28, 2012, and authorize the Director of Public Works to execute the Amendment.

Councilmember González moved the approval of Item 13; Mayor Pro Tem Rounds seconded the motion which carried unanimously.

14. Solid Waste Collection Rate Adjustments and Adoption of Resolution No. 9323

Recommendation: That the City Council Adopt Resolution No. 9323 changing the time frame for Solid Waste Collection rate adjustments for commercial/industrial customers from July 1 to January 1.

Thaddeus McCormack stated that the waste haulers' current contracts grant them an annual cost of living increase on residential and commercial rates in July and a pass through of landfill tipping fees on commercial rates in January resulting in two rate increases for commercial customers annually. The proposed resolution would change the timing of the cost of living increase for commercial customers only to January so there would be only one annual rate increase on commercial accounts. The cost of living increase due to haulers this year is 3%.

Councilmember Moore moved the approval of Item 14; Councilmember Trujillo seconded the motion which carried unanimously.

15. Introduction and Discussion of Preliminary FY 2011-2012 City Budget

Recommendation: That the City Council give staff preliminary direction regarding revenue and expenditure issues in preparation for upcoming Budget Subcommittee and Council Budget Study Sessions.

Thaddeus McCormack gave an overview of the proposed budget. He further stated that it is his intention to begin the budget process earlier next fiscal year to allow for more public input.

Councilmember Moore recommended that the Council take a firmer hand in the budget process by adopting a budget calendar by resolution. Thaddeus McCormack stated that he would provide examples of resolutions to the Council following this current budget adoption. Councilmember González thanked Thaddeus McCormack and Jose Gomez for providing the information he had requested reflecting actual cost increases.

Thaddeus McCormack commended Jose Gomez and the Finance Department for their hard work.

16. **CLOSED SESSION**

CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION

Initiation of Litigation pursuant to subdivision (b) of Section 54956.9: One potential case

Mayor Serrano moved Item 16 to the end of the agenda.

17. **INVOCATION**

The invocation was given by Mayor Pro Tem Rounds.

18. **PLEDGE OF ALLEGIANCE**

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

INTRODUCTIONS

19. Members of the Youth Leadership Committee introduced themselves.

20. Mayor Serrano introduced Chamber representatives Jim Cusick of Shaw Diversified Services and Dan Stepanian of CR&R, Inc.

21. **ANNOUNCEMENTS**

Mayor Serrano called on Carole Joseph for community announcements.

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

Councilmember Moore appointed David Gonzalez to the Parks & Recreation Advisory Committee. Mayor Pro Tem Rounds appointed Rita Argott to the Beautification Committee.

23. **ORAL COMMUNICATIONS**

Mayor Serrano opened Oral Communications at 7:47 p.m. There being no one wishing to speak, Mayor Serrano closed Oral Communications at 7:48 p.m.

24. **EXECUTIVE TEAM REPORTS**

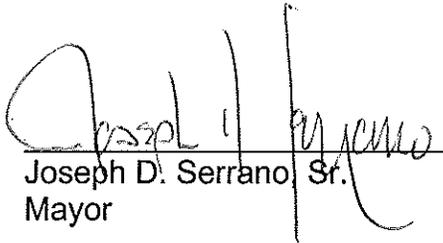
Don Jensed stated that he was in the process of preparing a report on the Complete Landscape contract. Dino Torres stated that Police Services and Whittier Police would be participating in the Special Olympics Torch Run on Thursday, June 9. Councilmember Trujillo wished all the fathers a Happy Father's Day. Councilmember Moore reported that he attended the Library's Flamenco Dance event and that he felt it was an excellent program. He also attended the Calvary Chapel Memorial Day event and would like for the City to consider sponsoring a similar event in the future.

25. **ADJOURNMENT**

Mayor Serrano announced that the meetings would be adjourned after the Closed Session in memory of all veterans, especially those who lost their lives during the D-Day invasion, and in memory of Corrine Torres, Secretary of the SFS Social Club to Saturday, June 18 at 10:00 a.m. in the City Council Chambers.

Mayor Serrano recessed the meetings at 7:50 p.m. to go into Closed Session.

There were no items to report on following the Closed Session. Mayor Serrano adjourned the meetings at 9:05 p.m.


Joseph D. Serrano, Sr.
Mayor

ATTEST:


Anita Jimenez, Deputy City Clerk

7-18-11
Date