

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

August 25, 2011

1. CALL TO ORDER

Mayor Serrano called the Regular Public Financing Authority, Water Utility Authority, Community Development Commission, and City Council meetings to order at 6:08 p.m.

2. ROLL CALL

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

Also present: Thaddeus McCormack, City Manager; 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 Anita Jimenez, Deputy City Clerk

PUBLIC FINANCING AUTHORITY

3. CONSENT AGENDA

- A. Approval of Minutes of the July 26, 2011 Adjourned Public Financing Authority Meeting

Recommendation: That the Public Financing Authority 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)

Recommendation: That the Public Financing Authority receive and file the report.

Director Moore moved the approval of Items 3A and B; Director Trujillo seconded the motion which carried unanimously.

WATER UTILITY AUTHORITY

4. CONSENT AGENDA

- A. Approval of Minutes of the July 26, 2011 Adjourned Water Utility Authority Meeting

Recommendation: That the Water Utility Authority approve the minutes as submitted.

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

Recommendation: That the Water Utility Authority receive and file the report.

Director González moved the approval of Items 4A and B; Vice Chairperson Rounds seconded the motion which carried unanimously.

COMMUNITY DEVELOPMENT COMMISSION

5. REPORTS OF THE CITY MANAGER AND EXECUTIVE DIRECTOR

No reports.

6. CONSENT AGENDA

- A. Approval of Minutes of the July 26 Adjourned Community Development Commission Meeting

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

Director González moved the approval of Item 6A; Vice Chair Rounds seconded the motion which carried unanimously.

NEW BUSINESS

7. Resolution No. 263-2011 – Request for Certain Funding Advances to the Community Development Commission (CDC) from the City's General Fund for Purposes of the Consolidated Redevelopment Project

Recommendation: That the Community Development Commission adopt Resolution No. 263-2011 requesting certain funding advances from the City's General Fund and authorizing the Chairperson to execute two promissory notes in the amount of \$5,152,000 and \$3,494,000.

Vice Chairperson Rounds moved the approval of CDC Item 7 and City Council Item 18; Commissioner Moore seconded the motion which carried unanimously.

8. Resolution No. 264-2011 – Request for a Funding Advance to the Community Development Commission (CDC) from the City's General Fund for Purposes of the Washington Boulevard Redevelopment Project

Recommendation: That the Community Development Commission adopt Resolution No. 264-2011 requesting a funding advance from the City's General Fund and authorizing the Chairperson to execute the promissory note in the amount of \$256,000.

Commissioner Trujillo moved the approval of CDC Item 8 and City Council Item 19; Commissioner González seconded the motion which carried unanimously.

9. Resolution No. 265-2011 – Adopting an Enforceable Obligations Payment Schedule

Recommendation: That the Community Development Commission adopt Resolution No. 265-2011.

Director Moore moved the approval of Item 9; Vice Chair Rounds seconded the motion which carried unanimously.

10. **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

Mayor Serrano moved Item 10 to the end of the 6:00 p.m. agenda.

CITY COUNCIL

11. **CONSENT AGENDA**

Consent Agenda items are considered routine matters which may be enacted by one motion and roll call vote. Any item may be removed from the Consent Agenda and considered separately by the City Council.

- A. Approval of Minutes of the July 26, 2011 Adjourned City Council Meeting

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

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

12. **PUBLIC HEARING**

Resolution No. 9342 – Self Certification of Conformance to Congestion Management Program

Recommendation: That the City Council conduct a Public Hearing and adopt Resolution No. 9342 certifying that the City is in conformance with the Congestion Management Program.

Mayor Serrano opened the Public Hearing at 6:10 p.m. There being no one wishing to speak, Mayor Serrano closed the Public Hearing at 6:11 p.m.

Councilmember González moved the approval of Item 12; Councilmember Trujillo seconded the motion. Mayor Pro Tem Rounds asked for more clarification of the charts included with this item. Don Jensen stated that some of the information is provided by the County of Los Angeles and would therefore require the City to contact the County for further clarification which would then be forwarded to the Council. The motion carried unanimously.

13. ORDINANCE FOR PASSAGE

Ordinance 1026 - Determining Compliance with the Voluntary Alternative Redevelopment Program Pursuant to Part 1.9 of Division 24 of the California Health and Safety Code in Order to Permit the Continued Existence and Operation of the Community Development Commission of the City of Santa Fe Springs

Recommendation: That the City Council waive further reading and adopt Ordinance No. 1026, an ordinance determining compliance with the Voluntary Alternative Redevelopment Program pursuant to Part 1.9 of Division 24 of the California Health and Safety Code in order to permit the continued existence and operation of the Community Development Commission of the City of Santa Fe Springs.

Steve Skolnik reported that this would have been the second reading of Ordinance 1026 for Council to consider adopting, however the State Supreme Court issued a stay on State Legislation to eliminate redevelopment agencies. The stay precludes the City from taking action on this item tonight. Because of this, Staff is now recommending that Council table this item and direct staff to bring it back if and when the progress of the pending litigation gives the City Council authority to act.

Councilmember González moved the approval of Item 13; Councilmember Trujillo seconded the motion which carried unanimously.

NEW BUSINESS

14. Supplemental Right-of-Way Acquisition Support Services for the Valley View Avenue Grade Separation Project

Recommendation: That the City Council: (1) Approve an extension of the contract with Epic Land Solutions, Inc. in the amount of \$175,936 to cover supplemental right-of-way acquisition support services for the Valley View Avenue Grade Separation Project; and (2) Authorize the Director of Public Works to execute the work order in order to incorporate these supplemental services into the contract.

Councilmember González moved the approval of Items 14 and 15; Mayor Pro Tem Rounds seconded the motion which carried unanimously.

15. Approval to Initiate Pre-Award Audits in Conjunction with the Valley View Avenue Grade Separation Project

Recommendation: That the City Council authorize the Director of Public works to retain a Certified Public Accountant to perform Pre-Award Audits of AECOM Technical Services, Analyzer International and Safework, Inc.

See Item 14.

16. Request for Bus Loading Zone on Clarkman Street between Orr and Day Road and Roseton Avenue

Recommendation: That the City Council approve the recommendation from the Traffic Commission that the request for a bus loading zone on Clarkman Street 130 feet west of Roseton Avenue be denied.

Mayor Serrano tabled this item.

17. Application for Alcohol Sales Conditional Use Permit Case No. 54

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the storage and wholesale distribution of alcoholic beverages at 13017 La Dana Court, in the M2, Heavy Manufacturing Zone, located within the Consolidated Redevelopment Project Area. (Specialty Cellars/Robert Castellani)

Recommendation: That the City Council approve Alcohol Sales Conditional Use Permit (ASCUP) Case No. 54 subject to a compliance review in one (1) year, to ensure the use is still operating in strict compliance with the conditions of approval.

Mayor Pro Tem Rounds moved the approval of Item 17; Councilmember Trujillo seconded the motion which carried unanimously.

18. Resolution No. 9344 – Authorizing General Fund Advances from the City of Santa Fe Springs to the Community Development Commission (CDC) for Purposes of the Consolidated Redevelopment Project

Recommendation: That the City Council adopt Resolution No. 9344 authorizing General Fund advances to the CDC in the amount of \$5,152,000 to fund the administrative, operational, and capital needs of the Consolidated Redevelopment Project and \$3,494,000 for economic development purposes.

See Item 7.

19. Resolution No. 9345 – Authorizing a General Fund Advance from the City of Santa Fe Springs to the Community Development Commission (CDC) for Purposes of the Washington Boulevard Redevelopment Project

Recommendation: That the City Council adopt Resolution No. 9345 authorizing a General Fund advance to the CDC in the amount of \$356,000 to assist in funding the administrative, operational, and capital needs of the Washington Boulevard Redevelopment Project.

See Item 8.

CLOSED SESSION

20. CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION

(Subdivision (a) of Section 54956.9)

Name of Case: Valley View – Santa Fe Springs, LLC v. City

Mayor Serrano recessed the meetings at 6:40 p.m. for the Closed Session.

Mayor Serrano reconvened the meetings at 7:17 p.m.

The City Attorney stated that there was no report as a result of the Closed Session.

21. INVOCATION

The Invocation was given by Mayor Pro Tem Rounds.

22. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilmember Trujillo.

INTRODUCTIONS

23. No representatives from the Youth Leadership Committee were present.

24. Mayor Serrano introduced Paul Ledieff of Serv-Wel Recycling and Disposal.

25. ANNOUNCEMENTS

Hilary Keith gave the Community Services announcements.

Thaddeus McCormack announced that Councilmember Moore celebrated his birthday on August 23.

PRESENTATIONS

26. Commendation to Santa Fe Springs Community Playhouse, Inc. in Honor of their 25th Season

Parks & Recreation Director Carole Joseph commented on the Playhouse's accomplishments and called up the members who were present. Mayor Serrano presented the commendation to Mark Scoggins, President of the Santa Fe Springs Community Playhouse.

27. APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

There were no appointments.

28. Affirmation of Appointment to the Personnel Advisory Board

RECOMMENDATION: That the City Council affirm the General Employees Association's re-appointment of Anita Ayala to the Personnel Advisory Board.

Councilmember Moore moved the approval of Item 28; Councilmember González

seconded the motion which carried unanimously.

29. ORAL COMMUNICATIONS

Mayor Serrano opened Oral Communications at 7:29 p.m.

The following persons addressed the Council regarding Medical Marijuana dispensaries and asked that they be allowed to continue operating.

Richard Brizendine, 5826 E. Naples Plaza, Long Beach
Carl Kemp, Santa Fe Springs Compassionate Health Care
Michael Dahlem, 14138 Anola Street, Whittier
James Armijo, 14134 Anola Street, Whittier
Marisa Garcia, 10140 Gard Avenue, Santa Fe Springs
Benjamin Llamas, 10140 Gard Avenue, Santa Fe Springs
Juan R. Almanza, Jr., 994 Orange Grove Blvd, Pasadena
Dennis Vaughn, 13647 Allegan, Whittier
Vic Mann, 11410 Washington Blvd, Santa Fe Springs
Lili Hedges, 13610 Imperial Hwy, Santa Fe Springs
Laura Kaplan, 13610 Imperial Hwy, Santa Fe Springs
Kevin Alleva, 12513 Shoemaker Avenue, Santa Fe Springs.

Mayor Serrano closed Oral Communications at 8:02 p.m.

30. EXECUTIVE TEAM REPORTS

Don Jensen reported on the I-5 community meeting. Mayor Pro Tem Rounds stated that he was concerned about the proposed pedestrian bridge and asked if there was time to make suggestions regarding any revisions. Mr. Jensen stated that changes should be submitted promptly because the State was already acquiring properties in anticipation of construction. Councilmember González also voiced concern about the proposed pedestrian bridge and stated that the City should oppose it. He stated that two bridges were unnecessary and that the Florence Avenue bridge should be widened enough to accommodate automobile and pedestrian traffic. Mayor Pro Tem Rounds asked what would happen to the businesses in the Price's Market shopping center. Mr. Jensen stated that the State would purchase the property and demolish the current structures. He further stated that the State was obligated to assist the business owners in relocating. Thaddeus McCormack suggested that due to the number of concerns, the Mayor may wish to appoint an Ad Hoc committee to work on some of these issues. Mayor Serrano appointed Councilmembers González and Trujillo.

Chief Rodriguez reported that ISO had given the Fire Department a Class II rating. Thaddeus McCormack stated that this was a significant accomplishment. Mayor Pro Tem Rounds stated that residents receive a reduction on fire insurance rates due to this rating.

Councilmember González reported that he attended the Chamber workshop Aug. 18-20. He stated that it was very educational and that the new Chamber President, Jim Cusick was doing an excellent job.

Councilmember Moore reported that he attended the Wine Tasting event at the Clarke Estate. He enjoyed the event and thanked Tamra Cook, Clarke Estate Event Assistant, for her hospitality. He also thanked those in attendance for the happy birthday wishes. Councilmember González thanked staff for their commitment and hard work and stated

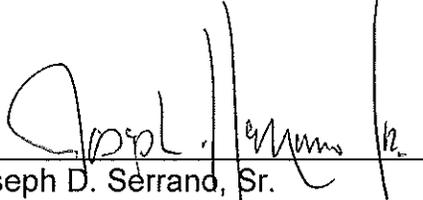
that Thaddeus McCormack was doing a great job.

Thaddeus McCormack commended the Parks & Recreation staff for putting on the Hot Dog Lunch that would benefit the Relay for Life. Carole Joseph stated that the event was sponsored by the three Community Services Divisions.

Mayor Pro Tem Rounds announced that he and Mayor Serrano were the only two candidates for the City Council election scheduled for November 8, 2011, so the election has been cancelled. Mayor Pro Tem Rounds and Mayor Serrano will serve as if elected to the City Council for the 2011-2015 term. The City will save approximately \$30,000 due to this cancellation.

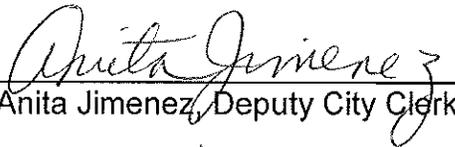
31. ADJOURNMENT

At 8:02 p.m., Mayor Serrano adjourned the meetings in memory of Josie Ramirez, wife of former Councilman Joe Ramirez and active patron of the Neighborhood Center.



Joseph D. Serrano, Sr.
Mayor

ATTEST:



Anita Jimenez, Deputy City Clerk
10-4-11