

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

September 29, 2011

1. CALL TO ORDER

Mayor Serrano called the Adjourned Public Financing Authority, Water Utility Authority, Community Development Commission, and City Council meetings to order at 5:15 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; Maricela Balderas, Director of Family & Human Services; Jose Gomez, Director of Finance & Administrative Services; Mike Crook, Fire Division Chief; and Anita Jimenez, Deputy City Clerk

At 5:17 p.m., Mayor Serrano recessed the meetings for the Council to go into Closed Session for Item Nos. 20, 21, and 22.

At 6:25 p.m., the Mayor reconvened the meetings. The City Attorney stated that there was no report from the Closed Session.

PUBLIC FINANCING AUTHORITY

3. CONSENT AGENDA

- A. Approval of Minutes of the August 25, 2011 Regular 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.

Mayor Pro Tem Rounds 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 August 25, 2011 Regular 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 Trujillo moved the approval of Items 4A and B; Director González seconded the motion which carried unanimously.

5. NEW BUSINESS

- Authorization to Issue a Request for Proposals to Provide Well Head and Pump Design for the Construction of a New Water Well (Well No. 12) in Zone II

Recommendation: That the Water Utility Authority authorize the Director of Public Works to issue a Request for Proposals to provide Well Head and Pump Design for the construction of a new water well (Well No. 12) in Zone II.

Director Moore moved the approval of Item 5; Mayor Pro Tem Rounds seconded the motion which carried unanimously.

COMMUNITY DEVELOPMENT COMMISSION

6. REPORTS OF THE CITY MANAGER AND EXECUTIVE DIRECTOR

The City Manager reported that due to redistricting in Los Angeles County, the City of Santa Fe Springs would now be included in Supervisory District 4 effective October 27, 2011, and thus represented by Supervisor Don Knabe.

Also of note, former Councilmember Gus Velasco is very ill and has been admitted to Presbyterian Intercommunity Hospital.

Paul Ashworth reported that 72 units at the Villages have closed escrow and another 5 are on reserve. It is anticipated that the Far West portion of the project will be fully built within one year. Building permits for the City are below projection, partly due to the stoppage of building at the Villages. This should be rectified by spring.

7. CONSENT AGENDA

- A. Approval of Minutes of the August 25, 2011 Regular Community Development Commission Meeting

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

Commissioner González moved the approval of Item 7A; Commissioner Trujillo seconded the motion which carried unanimously.

NEW BUSINESS

8. Approval of Remittance Agreement between the City of Santa Fe Springs and the Santa Fe Springs Community Development Commission, a Recognized Obligation Payment Schedule (ROPS), and Amendment #1 to the Enforceable Obligation Payment Schedule (EOPS)

Recommendation: That the Community Development Commission approve: (1) A Remittance Agreement between the City of Santa Fe Springs and the Santa Fe Springs Community Development Commission; (2) A Recognized Obligation Payment Schedule (ROPS); and, (3) Amendment #1 to the Enforceable Obligation Payment Schedule (EOPS).

The City Attorney pointed out that Item 15 on the Council agenda is a companion item to this item. Mayor Pro Tem Rounds moved the approval of Items 8 and 15; Commissioner Trujillo seconded the motion which carried unanimously.

9. Approval of a Takeover Agreement with First National Insurance Company of America to Complete Construction of the Gus Velasco Neighborhood Center Renovation and Modernization Project

Recommendation: That the Community Development Commission approve the Takeover Agreement with First National Insurance Company of America to complete construction of all work on the Gus Velasco Neighborhood Center Renovation and Modernization Project and authorize the Mayor to execute the agreement.

The City Manager stated that there was an error in the report however the agreement was correct.

Commissioner Moore moved the approval of Item 9 as corrected; Mayor Pro Tem Rounds seconded the motion which carried unanimously.

CITY COUNCIL

10. CONSENT AGENDA

A. Approval of Minutes of the August 23, 2011 Special City Council Meeting

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

B. Approval of Minutes of the August 25, 2011 Regular City Council Meeting

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

Councilmember González moved the approval of Items 10A and B; Councilmember Moore seconded the motion, which carried unanimously.

ORDINANCE FOR PASSAGE

11. Ordinance No. 1027 – An Urgency Ordinance of the City of Santa Fe Springs Establishing a Moratorium on the Issuance of any Permit, License, or other Entitlement, Relating to the Establishment of Certain Uses in Specific Areas Located in Proximity to the Telegraph Road Corridor

Recommendation: That the City Council waive further reading and adopt Ordinance 1027, an Urgency Ordinance of the City of Santa Fe Springs establishing a moratorium on the issuance of any permit, license, or other entitlement, relating to the establishment of certain uses in specific areas located in proximity to the Telegraph Road Corridor.

City Attorney Skolnik stated that the staff is now recommending that the Council not adopt the subject Ordinance, because at present there are insufficient facts to support an urgency finding, in that: (1) Holliday Rock has withdrawn its application for a C.U.P. to operate a batch plant; and (2) a thorough investigation has revealed that there is not a single other pending application for a use which would be affected by the subject Ordinance. Mr. Skolnik added that the staff intends to look at expanding the boundaries of the "Telegraph Road Corridor", and will bring that subject to the Planning Commission and Council in the near future. With no Council member making any motion on Item 11, the Council moved on to the rest of the agenda with no action taken on this item.

NEW BUSINESS

12. Resolution No. 9346 – Approval of Facilities Renovation and Repair Funds Awarded by the California Department of Education

Recommendation: That the City Council approve Resolution No. 9346 authorizing approval of Contract No. CRPM-1024 with the State Department of Education for the purpose of child care and development renovation and repair projects to maintain compliance.

Councilmember González moved the approval of Items 12, 13, and 14; Mayor Pro Tem Rounds seconded the motion which carried unanimously.

13. Approval of Agreement for Legal Services with Jones & Mayer

Recommendation: That the City Council approve the agreement for Legal Services with Jones & Mayer.

See item 12.

14. Extension of Joint Agreement for Presbyterian Intercommunity Hospital (PIH)/Santa Fe Springs Family Health Center

Recommendation: That the City Council approve the extension of the Joint Agreement between the City of Santa Fe Springs and Presbyterian Intercommunity Hospital, Inc. (PIH) dba PIH Family Practice Residency Program for the Santa Fe Springs Family Health Center located at the Neighborhood Center.

See item 12.

15. Approval of Remittance Agreement between the City of Santa Fe Springs and the Santa Fe Springs Community Development Commission

Recommendation: That the Community Development Commission approve a Remittance Agreement between the City of Santa Fe Springs and the Santa Fe Springs Community Development Commission.

See item 8.

16. Resolution No. 9347 – Approval to Purchase a Pierce Fire Engine from South Coast Fire Equipment and Enter into a Lease/Purchase Agreement with Oshkosh Capital

Recommendation: That the City Council adopt Resolution No. 9347 and authorize: (1) The purchase of one Pierce fire engine from South Coast Fire Equipment to replace a fire engine that has exceeded its front line capabilities; (2) The City Manager or his designee to enter into a lease/purchase agreement with Oshkosh Capital for the purchase amount; and, (3) An appropriation of necessary funds to make future year payments.

Councilmember Moore moved the approval of Item 16; Councilmember Trujillo seconded the motion which carried unanimously.

17. Authorize Copier/Printer Leases with Ricoh Americas Corporation Utilizing the Western States Contracting Alliance Cooperative Agreement

Recommendation: That the City Council authorize the Director of Purchasing to lease thirteen (13) copiers/printers from Ricoh Americas Corporation through a cooperative purchasing program from Western States Contracting Alliance (Contract #1715).

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

18. Final Progress Payment (Less 10% Retention) – Improvements at Norwalk Boulevard/Los Nietos Road Grade Crossing Contract No. 75LX110 A/1, Federal No. 027650J

Recommendation: That the City Council approve the Final Progress Payment (Less 10% Retention) to Bannaoun Engineers Constructors Corp. of Chatsworth, CA, in the amount of \$147,231.64 for the subject project.

Councilmember González moved the approval of Item 18; Councilmember Trujillo seconded the motion which carried unanimously.

19. Appropriation of Funds – Removal and Installation of HVAC Units at the Betty Wilson Center

Recommendation: That the City Council: (1) Amend the Adopted Capital Improvement Program for FY 2006-07 through 2011-12 to include the Removal and Installation of HVAC Units at the Betty Wilson Center; and (2) De-appropriate \$23,500 from the Telegraph Road East/West Entry Enhancements (Account 450-0914) and appropriate \$23,500 to the Removal and Installation of HVAC Units at the Betty Wilson Center (Account 450-C327).

Councilmember González moved the approval of Item 19; Councilmember Trujillo seconded the motion which carried by the following roll call vote:

Ayes: González, Moore, Rounds, Serrano and Trujillo

Noes: None

Absent: None

CLOSED SESSION

20. CONFERENCE WITH LEGAL COUNSEL

Existing Litigation: Crispo v. City of Santa Fe Springs

21. CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION

One case

22. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Subdivision (a) of Section 54956.9)

Name of Cases: City v. PPF Industrial Valley View LP; Valley View Santa Fe Springs, LLC

Mayor Serrano recessed the meetings at 6:37 p.m.

Mayor Serrano reconvened the meetings at 7:13 p.m.

23. INVOCATION

The Invocation was given by Councilmember Moore

24. PLEDGE OF ALLEGIANCE

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

INTRODUCTIONS

25. The lone member introduced himself.

26. Mayor Serrano introduced Julia McConaghy of Presbyterian Intercommunity Hospital/Bright Health Physicians.

27. ANNOUNCEMENTS

Maricela Balderas gave the Community Services announcements.

28. APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

Councilmember Moore appointed Paula Minnehan to the Beautification Committee. Mayor Pro Tem Rounds appointed Angelica Miranda to the Parks & Recreation Committee.

29. ORAL COMMUNICATIONS

Mayor Serrano opened Oral Communications at 7:17 p.m.

Greg Nordbak introduced himself as the City's new representative from Consolidated Disposal.

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

Pedro Alvarez, 12513 Shoemaker Avenue, SFS
George Harison, 8145 Secura Way, SFS
John Brown, 9513 Firebird, Whittier
Oriah Star Ellis, 9537 Coachman Ave, Whittier
Ruben Martinez, 10908 Aeolian Street, Whittier
Marisa Garcia, 10140 Gard Avenue, Santa Fe Springs
Robert J. Koretoff, 13128 Telegraph Road, SFS
Dennis Vaughn, 13647 Allegan, Whittier
Jason Nom, 12150 Bloomfield Ave, SFS
Kevin Alleva, 12513 Shoemaker Avenue, Santa Fe Springs
Steve Green, 12513 Shoemaker Avenue, SFS

Mayor Serrano closed Oral Communications at 7:43 p.m.

30. EXECUTIVE TEAM REPORTS

Paul Ashworth reported that a Chipotle Restaurant is scheduled to open in SFS.

Councilmember Moore stated that he attended an interesting session on parliamentary procedure at the League of California Cities Conference. He also reported that the

Heritage Arts Committee was considering an event such as an Arts Festival to excite the community. Councilmember Moore asked how the City was doing with in terms of sales tax revenue. Jose Gomez stated that the City is awaiting a report from the consultant and should have an update to give to the Council by mid-October.

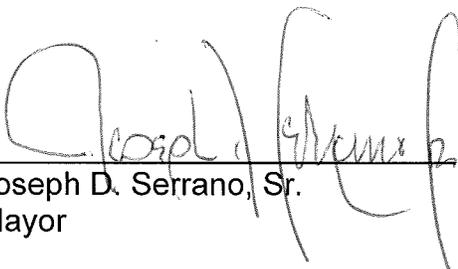
Mayor Serrano stated that the Fiestas Patrias was a huge success and commended staff.

Mayor Serrano asked the community to keep Gus Velasco and his family in their prayers.

Jose Gomez introduced Alex Tong who gave a preview of the City's new website. Alex Tong thanked Jeff Bailey for his considerable work on the project. Mayor Pro Tem Rounds asked if the new website took into consideration some of the issues referred to in the survey previously done on the website. Alex Tong stated that the new website did address those concerns.

31. ADJOURNMENT

At 7:52 p.m., Mayor Serrano adjourned the meetings in memory of Sylvia Crowell, mother of Dr. Crowell of Health First.



Joseph D. Serrano, Sr.
Mayor

ATTEST:



Anita Jimenez, Deputy City Clerk