

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

**DECEMBER 8, 2011**

**1. CALL TO ORDER**

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

**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; 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; Stan Klopfenstein, Fire Division Chief; Anita Jimenez, Deputy City Clerk

**COMMUNITY DEVELOPMENT COMMISSION**

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

Thaddeus McCormack reported that, according to Claremont-McKenna College's Cost of Doing Business survey, the City of Santa Fe Springs was the eighth least expensive city to do business in within Los Angeles County for 2010. The study was conducted by the Kosmont-Rose Institute.

Paul Ashworth reported that Building Permit activity was high for the month of November with 146 Building Permits being issued for a total valuation of \$18.3 million.

**4. CONSENT AGENDA**

**Approval of Minutes**

A. November 10, 2011 Regular Community Development Commission Meeting

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

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

**NEW BUSINESS**

- 5. Development Plan Approval Case No. 875 and Modification Permit Case No. 1222 – A request for approval to construct a 223,091 sq ft concrete tilt-up (spec) building and appurtenant improvement, and to reserve and not stripe all of the required number of off-street parking spaces, on two lots (APN 8169-004-049 and APN 8169-004-050) with a combined area of 9.915 acres, located at 8201 Sorensen Avenue, within the Washington Boulevard Redevelopment Project Area, as amended. (ProLogis)

**Recommendation:** That the Community Development Commission take the following actions: (1) Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City’s General Plan; (2) Find that the applicant’s request meets the criteria set forth in Sections 155.695 of the City Zoning Regulations for the granting of a Modification; (3) Find that the applicant’s request meets the criteria set forth in Section-§155.739 of the Zoning Regulations, for the granting of Development Plan Approval; (4) Find that approval of DPA Case No. 875 and Modification Permit No. 1222 is pursuant to and in furtherance of the Redevelopment Plan for the Washington Boulevard Redevelopment Project Area, as Amended and is within the scope of the Draft Subsequent EIR and Final Subsequent EIR which was prepared for Proposed Amendment No. 2 to the Washington Boulevard Redevelopment Project Area, and that no new significant effects could occur or no new mitigation measures or environmental document would be required; and, (5) Approve DPA Case No. 875 and MOD 1222, subject to the conditions of approval as contained within the Staff Report.

Commissioner Moore moved the approval of Item 5; Commissioner González seconded the motion, which carried unanimously.

**CITY COUNCIL**

- 6. **CONSENT AGENDA**

**Approval Minutes**

- A. November 22, 2011 Regular City Council Meeting

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

Councilmember González moved the approval of Item 6A; Councilmember Trujillo seconded the motion which carried unanimously.

**ORDINANCE FOR PASSAGE**

- 7. Urgency Ordinance No. 1028 - Authorization to Amend the Contract between the City of Santa Fe Springs and CalPERS Requiring Employee Cost Sharing of Pension Cost

**Recommendation:** That the City Council adopt Urgency Ordinance No. 1028 authorizing an amendment to the Contract between the City Council of the City of Santa Fe Springs and the CalPERS Board of Administration to require employees to share in the City cost of providing the pension plan.

The City Attorney stated that this item was necessary in order to implement changes in the current employee MOUs. At the request of CALPers, the item is an Urgency Ordinance in order to implement payments on time. An Urgency Ordinance requires four votes to pass. If passed, the Ordinance will take effect immediately.

Councilmember González moved to waive further reading and adopt Urgency Ordinance No. 1028; Mayor Pro Tem Rounds seconded the motion. The motion passed by the following roll call vote:

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

### **NEW BUSINESS**

8. New Contract for Integrated Library System with OCLC Web-Scale Management Services

**Recommendation:** That the City Council authorize the City Manager to enter into an agreement with Online Computer Library System (OCLC) for an Integrated Library System (ILS).

Councilmember González moved items 8 – 10; Mayor Pro Tem Rounds seconded the motion. Councilmember Trujillo asked if patrons would have the same access to neighboring Libraries that is currently available. Hilary Keith replied that patrons would have access to a greater number of Libraries with the new system. OCLC Representative Mr. Ahern stated that the system would be ADA compliant and multi-lingual. He also stated that the City would not be required to pay for the service until we are fully satisfied with its performance. The City Manager stated that this system would provide a better service at a lower cost. The motion carried unanimously.

9. Solid Waste Collection Rate Adjustments

**Recommendation:** That the City Council: 1) Approve the changes to the attached Commercial & Industrial Solid Waste Collection Rate Schedule, which reflects a 2.8% CPI increase and an increase in the Overweight Limit from \$60/ton to \$100/ton; and, 2) Make these changes effective January 1, 2012.

**See Item 8.**

10. Authorization to Issue Request for Bids for the Replacement of Heating and Air Conditioning Units at Various Facilities

**Recommendation:** That the City Council authorize the Director of Public Works to issue a Request for Bids for the replacement of heating and air conditioning units at various City facilities.

**See Item 8.**

11. Authorization to Advertise the Miscellaneous Park Improvements at Los Nietos Park and Santa Fe Springs Park

**Recommendation:** That the City Council: 1) Approve specifications for the Miscellaneous Park Improvements at Los Nietos Park and Santa Fe Springs Park; and 2) Authorize the City Engineer to advertise for construction bids for the Miscellaneous Park Improvements at Los Nietos Park and Santa Fe Springs Park.

Councilmember Moore moved the approval of Item 11; Councilmember Trujillo seconded the motion which carried unanimously.

12. Approve Agreement with City of Norwalk for Traffic Signal Maintenance at Shoemaker Avenue and Excelsior Drive

**Recommendation:** That the City Council take the following actions: 1) Approve the Agreement with the City of Norwalk for Traffic Signal Maintenance at Shoemaker Avenue and Excelsior Drive; and 2) Authorize the City Manager to execute the Agreement.

Councilmember González moved items 12 – 14; Councilmember Moore seconded the motion which carried unanimously.

13. Reappointment of City Representatives to the Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority

**Recommendation:** That the City Council reappoint the Director of Public Works to serve as the governing board representative and the Utility Services Manager as the alternate representative for the City of Santa Fe Springs to the Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority.

**See Item 12.**

14. Resolution No. 9353 - Approval of the Sale of Pension Obligation Bonds to Refinance the Outstanding Side Fund Obligation of the City to the California Public Employees' Retirement System (CalPERS)

**Recommendation:** That the City Council adopt Resolution No. 9353 authorizing the issuance of pension obligation bonds to refinance the outstanding Side Fund obligation of the City to CalPERS, approve the forms of and authorizing the execution and delivery of an Indenture and a letter agreement for purchase; and directing the filing of a Judicial Validation Action.

**See Item 12.**

15. **CLOSED SESSION**  
CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION  
Initiation of litigation pursuant to subdivision (c) of Section 54956.9:

**One case:** (Indian Harbor subrogation matter)

The City Attorney stated that the Closed Session item would not be discussed due to a lack of response from the other party.

Mayor Serrano recessed the meetings at 6:21 p.m.

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

**16. INVOCATION**

The Invocation was given by Mayor Pro Tem Rounds.

**17. PLEDGE OF ALLEGIANCE**

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

**INTRODUCTIONS**

**18.** Members from the Youth Leadership Committee introduced themselves.

**19.** Mayor Serrano introduced the Executive Director Kathie Fink and Chamber Representative Joanne Klemm of Comet Employment Agency.

**20. ANNOUNCEMENTS**

The City Manager introduced Field Representative Luis Gonzalez from Senator Ron Calderon's office. Field Representative Gonzalez invited the Council and staff to call on him if ever he could be of assistance in matters dealing with the State.

Don Jensen introduced three employees who had been recently promoted in the Public Works Department: Anthony Salcedo, Maintenance Worker; Robert Garcia, Maintenance Worker; and, John Sanchez, Traffic Signal Technician.

Hilary Keith made the Community Announcements.

**PRESENTATIONS**

**21.** Las Posadas at Heritage Park

Program Coordinator Mary Tavera gave a preview of the coming event and invited everyone to attend.

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

Mayor Serrano appointed Julio Correa to the Youth Leadership Committee.

**23.** Appointment of City Trustee to the Greater Los Angeles County Vector Control District

**Recommendation:** That the City Council appoint a Trustee to the Greater Los Angeles County Vector Control District to serve as the City's representative.

Mayor Serrano nominated Michael Madrigal to serve as the City's Trustee to the Greater Los Angeles County Vector Control District for a four-year term; Mayor Pro Tem Rounds seconded the motion, which carried unanimously.

**24. ORAL COMMUNICATIONS**

Mayor Serrano opened Oral Communications at 7:28 p.m. There being no one wishing to speak, Mayor Serrano closed Oral Communications at 7:29 p.m.

**25. EXECUTIVE TEAM REPORTS**

Councilmember Moore reported that the revisions to the Purchasing Policy had been completed and would be brought to the City Council next month for approval. He also commented that he had studied the information provided on the Water Rate Increase by the Director of Public Works and was satisfied with its thoroughness. The City Manager recommended that the search for an outside consultant to perform the cost analysis be initiated and brought to the next Council meeting for approval. Mayor Serrano recommended that the Policies and Procedures Manual also be updated.

**26. ADJOURNMENT**

At 7:44 p.m., Mayor Serrano adjourned the meeting in memory of longtime resident Frank Carbajal.

Joseph D. Serrano /s/  
Mayor

ATTEST:

Anita Jimenez /s/  
Deputy City Clerk

January 12, 2012  
Date