

**MINUTES OF THE REGULAR MEETINGS OF THE  
SANTA FE SPRINGS HOUSING SUCCESSOR,  
SUCCESSOR AGENCY, AND CITY COUNCIL**

**FEBRUARY 14, 2013**

**1. CALL TO ORDER**

Mayor Moore called the meetings to order at 6:03 p.m.

**2. ROLL CALL**

Present: Councilmembers González and Rounds, Mayor Pro Tem Trujillo, Mayor Moore.  
Mayor Moore excused Councilmember Rios.

Also present: Thaddeus McCormack, City Manager; Steve Skolnik, City Attorney; Wayne Morrell, Director of Planning; Noe Negrete, Director of Public Works; Dino Torres, Director of Police Services; Maricela Balderas, Director of Community Services; Jose Gomez, Asst. City Manager/Director of Finance; Mike Crook, Fire Chief; Anita Jimenez, Deputy City Clerk

The City Attorney gave instruction on public comment.

**HOUSING SUCCESSOR**

*There were no items on the Housing Successor agenda for this meeting.*

**SUCCESSOR AGENCY**

**3. CONSENT AGENDA**

**Approval Minutes**

**A. Minutes of the January 10, 2013 Regular Successor Agency Meeting**

**Recommendation:** That the Successor Agency approve the minutes as submitted.

Councilmember González moved the approval of Item 3A; Mayor Pro Tem Trujillo seconded the motion which passed unanimously.

**CITY COUNCIL**

**4. CITY MANAGER REPORT**

The City Manager reported that he, along with staff, had a positive exchange with the Chamber of Commerce at the mid-year review. As a result, the City committed to a second brokers meeting and is discussing an economic development round table with Chamber Director Mike Foley. On Friday, February 22, the Mayor, Mayor Pro Tem, and City Manager will meet with Congresswoman Linda Sanchez. Staff is trying to schedule a similar meeting with Assemblyman Calderon.

**5. CONSENT AGENDA**

**Approval Minutes**

**A. Minutes of the January 10, 2013 Regular City Council Meeting**

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

**Reports**

- B. Mayor Pro Tem Trujillo's Attendance at the New Mayors and Council Members Academy

**Recommendation:** That the City Council receive and file the report.

- C. Councilmember Rios' Attendance at the New Mayors and Council Members Academy

**Recommendation:** That the City Council receive and file the report.

Mayor Pro Tem Trujillo moved the approval of Items 5 A, B, and C; Councilmember Rounds seconded the motion which passed unanimously.

**PUBLIC HEARING – ORDINANCE FOR INTRODUCTION**

- 6. Ordinance No. 1040 – An Ordinance of the City of Santa Fe Springs adopting a Development Agreement (Development Agreement 01-2013) by and between the City of Santa Fe Springs and Platinum Billboards, LLC, a Limited Liability Company

**Recommendation:** That the City Council: 1). Open the Public Hearing and receive any comments from the public regarding proposed Ordinance No. 1040, and thereafter close the Public Hearing; 2). Find and determine that the subject Development Agreement is consistent with the City's General Plan; 3). Pass the first reading of Ordinance No. 1040, an ordinance of the City of Santa Fe Springs adopting a Development Agreement (Development Agreement 01-2013) by and between the City of Santa Fe Springs and Platinum Billboards, LLC, a Limited Liability Company.

The City Attorney explained that the State requires that development agreements such as this must be adopted in conjunction with a public hearing and stated that the Planning Commission also held a public hearing which resulted in only one question by the developer. This type of agreement also requires a CUP. It has been determined that the duration of the agreement needs to be included in language of the agreement. Through discussion between the applicant and the Mayor, a 30 year term has been agreed upon. This language will be added to the agreement for the Council to consider at its next regular meeting at which the ordinance should be adopted. This length of time is a benefit to the applicant due to the substantial investment required and is a benefit to the City because it will produce revenue for a long period of time.

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

The City Attorney read the ordinance by title and stated that the motion should be to waive further reading and introduce the Ordinance, and to find that the subject Development Agreement is consistent with the City's General Plan.

Councilmember González moved the approval of Item 6; Mayor Pro Tem Trujillo seconded the motion which passed unanimously.

**PUBLIC HEARING – RESOLUTION NO. 9404**

- 7. Approval of Programs/Projects Proposed for Funding during FY 2013-14 under the City's Community Development Block Grant (CDBG) Cooperation Agreement with the LA County

**Recommendation:** 1). That the Mayor open the Public Hearing and hear from anyone wishing to speak on this matter; 2). That the City Council approve the appropriation of CDBG funds as described in the body of this report; 3). That the City Council adopt Resolution No. 9404; and 4). That the City Council authorize staff to transmit the planning documents to the County of Los Angeles.

Mayor Moore opened the Public Hearing at 6:11 p.m. Management Assistant Wayne Bergeron gave a presentation on the item. The City Manager added that in the past, it has been difficult to find applicable low-income programs, so the City exchanged funds with other cities. This practice is no longer allowed. In looking at the list of current CIP projects, there are some ADA projects that may qualify for the use of these funds. Mayor Moore closed the Public Hearing at 6:16 p.m.

Councilmember González asked if staff would bring back a list of proposed projects for the City Council to consider. The City Manager replied that staff would submit a list of proposed projects to the Council in April so they may identify which projects to fund.

Councilmember Rounds moved the approval of Item 7; Mayor Pro Tem Trujillo seconded the motion which passed unanimously.

## **NEW BUSINESS**

### **8. Introduction of City Budget Process and Council Budget Priorities Setting**

**Recommendations:** That the City Council: 1). Complete the “Council Budget Priority Survey” and return to Deputy City Clerk; 2). Identify the budget policy areas outlined in the body of this report for incorporation into the Budget Development process; and, That the Mayor: 1). Name two Councilmembers each to the “Revenue and Fees” and “Program and Events” Council Sub-Committees.

The City Manager stated that this is the commencement of the budget adoption process. Staff has submitted a survey to solicit individual Council priorities which will be compiled to achieve a common direction. Staff is preparing the CAFR for presentation at the next meeting along with additional budget information. The City is in a more fiscally stable place than the past few years. The City Manager stated that the next year should present a structural reversal. Thanks to employees, residents, and businesses, the City is no longer in a deficit. A structural reversal implies long-term sustainability. The City’s past actions have staved off a calamity. To the extent that the reversal yields additional revenue, it is imperative to keep long-term sustainability in mind. Staff is looking for direction from the Council to shore up reserves. There will continue to be ups and downs in the economy, therefore budget actions should be taken that prepare the City for sustainability throughout difficult times.

Jose Gomez outlined the budget process for next 4 months. See Budget presentation.

Councilmember González moved the approval of Item 8; Councilmember Rounds seconded the motion which passed unanimously. Councilmember Rounds stated that it is beneficial to start the process now. Mayor Pro Tem Trujillo asked if the Town Hall meetings would be publicized. The City Manager stated that the meetings will be advertised in next newsletter.

Mayor Moore asked that if the item is approved would the priorities as outlined also be approved. The City Manager stated that the priorities would not be finalized, but it would give staff direction to gather information on priority areas. Council would still be able to prioritize the goals.

Councilmember González asked who created the priority list. The City Manager stated that he and Jose Gomez created the list, but reiterated that they are merely suggestions and they can be changed by the Council Sub-Committees.

Mayor Moore appointed Councilmembers González and Rios to the "Revenue and Fees" Sub-Committee, and Councilmember Rounds and Mayor Pro Tem Trujillo to the "Program and Events" Sub-Committee.

9. Resolution No. 9403 - Weed Abatement

**Recommendation:** That the City Council adopt Resolution No. 9403 declaring weeds a public nuisance, declaring its intention to remove them, and setting Thursday, February 28, 2013, as the date for the Public Hearing.

The City Manager stated that the staff report reflected an incorrect date for the Public Hearing, but that the notices that were sent contained the correct date of Thursday, February 28. Councilmember González moved the approval Item 9 as amended; Councilmember Rounds seconded the motion which passed unanimously.

10. Clarke Estate Enhancement Project: Carpet Replacement (10211 Pioneer Boulevard) – Award of Contract

**Recommendation:** That the City Council: 1. Accept the bids; and 2. Award a contract to Reliable Floor Covering Inc. of Westlake Village, CA, in the amount of \$33,450.

Councilmember González moved the approval Items 10 and 11; Mayor Pro Tem Trujillo seconded the motion which passed unanimously.

11. Clarke Estate Enhancement Project: Storage Shed Improvements (10211 Pioneer Boulevard) – Award of Contract

**Recommendation:** That the City Council: 1). Accept the bids; and 2). Award a contract to Corral Construction & Development Inc. of Commerce, CA, in the amount of \$20,506.

**See item 10.**

12. Valley View Grade Separation Project - Approval of Contract Change Order No. 6

**Recommendation:** That the City Council: 1). Approve Contract Change Order No. 6 in the amount of \$321,969.00; and 2). Authorize the Director of Public Works to execute Contract Change Order No. 6.

Councilmember González moved the approval Items 12 and 13; Councilmember Rounds seconded the motion which passed unanimously.

13. Authorize the Purchase of One (1) Grant-Funded Fire-Rescue Utility Vehicle

**Recommendation:** That the City Council authorize the Director of Purchasing to purchase one Ford F-250 utility truck from Carmenita Ford in the amount of \$42,188.08.

**See item 12.**

**CLOSED SESSION**

14. Conference with Legal Counsel – Existing Litigation  
(Subdivision (a) of Section 54956.9)

Name of Case: City v. ThyssenKrupp Materials NA, Inc.  
Case No. BC425699

Mayor Moore recessed the meetings at 6:37 p.m. for the Closed Session item.

**Please note: *Item Nos. 15 –23 will commence in the 7:00 p.m. hour.***

Mayor Moore reconvened the meetings at 7:21 p.m.

15. **INVOCATION**

Councilmember Rounds gave the Invocation.

16. **PLEDGE OF ALLEGIANCE**

The Pledge was led by the Youth Leadership Committee.

**INTRODUCTIONS**

17. Representatives from the Youth Leadership Committee

Members of the Youth Leadership Committee introduced themselves.

18. Representatives from the Chamber of Commerce

Mayor Moore introduced Liz Buckingham, Friendly Hills Bank; and Susan Crowell, HealthFirst Medical.

19. **ANNOUNCEMENTS**

The Mayor called on Brenda Wiewel of LA CADA to give an update on the Homeless Count. Ms. Wiewel reported that the volunteers counted 25 homeless persons during the count. Homeless persons that were contacted received donations of goods. Ms Wiewel thanked the City and staff at the Gus Velasco Neighborhood Center for their support.

Councilmember Rounds commended Ms. Wiewel for all her efforts in assisting the needy in our community. Mayor Pro Tem Trujillo asked if many people that were encountered suffered from mental illness issues. Ms. Wiewel stated that they did encounter some mental health suffers, as well as substance abusers. Councilmember González also commended Ms. Wiewel. Mayor Moore asked if any veterans were counted. Ms. Wiewel stated that five veterans were identified and outreach services will be offered to them.

**APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS**

20. Committee Appointments

None.

**21. ORAL COMMUNICATIONS**

Mayor Moore opened Oral Communications at 7:32 p.m.

Debra Cabrera, from Lakeland Villa spoke in support of a dog park.  
(This item is on the Capital Improvement list and will be considered by Council.)

Chris Burr, Alburdis, SFS asked how the fees paid for dog licenses were used. Mayor Pro Tem Trujillo reported that fees are used to care for animals that are picked up by SEACCA and for staff that works at SEAACA. She invited the audience to attend a SEAACA meeting to find out more about services provided.

Mayor Moore closed Oral Communications at 7:42 p.m.

**22. EXECUTIVE TEAM REPORTS**

Wayne Morrell gave an update on the Villages housing development: 474 units will be in final development. By the end of the year, all units should be sold by Comstock. For the Traditions development which consists of 60 units, only 2 units are still available. These units are selling in the high \$500,000s.

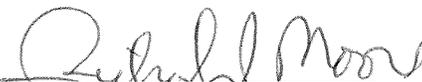
Noe Negrete reported that Valley View Avenue will be closed next Thursday, February 21 at Rosecrans and Gannet. Some businesses will be accessible. The detour road should open the following Monday. This should be in place for about one year. On Feb. 19, Caltrans will close the Shoemaker bridge. Mayor Pro Tem Trujillo asked if the closure will affect the freeway. Noe Negrete stated that freeway closures would occur during night.

In light of recent events, Mayor Pro Tem Trujillo asked the audience to remember those in law enforcement.

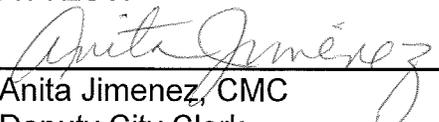
Councilmember González stated that some very important issues were discussed at the Chamber workshop he attended. He invited Councilmembers to participate in a free water workshop sponsored by Water Education for Latino Leaders (WELL.)

**23. ADJOURNMENT**

At 7:51 p.m., Mayor Moore adjourned the meetings in memory of long-time resident Mary Soto Varner; Jenny Garcia, mother-in-law of Planning Commissioner Michael Madrigal; and Gary Mullens.

  
Richard J. Moore, Mayor

ATTEST:

  
Anita Jimenez, CMC  
Deputy City Clerk

3-21-13  
Date