

**MINUTES OF THE REGULAR MEETINGS OF THE
SANTA FE SPRINGS PUBLIC FINANCING AUTHORITY,
WATER UTILITY AUTHORITY, HOUSING SUCCESSOR,
SUCCESSOR AGENCY AND CITY COUNCIL**

September 26, 2013

1. CALL TO ORDER

Mayor Moore called the meetings to order at 6:07 p.m.

2. ROLL CALL

Present: Councilmembers/Directors González, Rios, Rounds, Mayor Pro Tem/Vice Chair Trujillo, Mayor/Chair Moore

Also present: Thaddeus McCormack, City Manager; Ivy Tsai, 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 Deputy City Clerk announced that members of the Public Financing Authority and Water Utility Authority receive \$150 for their attendance at meetings.

PUBLIC FINANCING AUTHORITY

3. CONSENT AGENDA

Approval of Minutes

- A. Minutes of the August 22, 2013 Regular Public Financing Authority Meeting

Recommendation: That the Public Financing Authority approve the minutes as submitted.

Monthly Report

- 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 Rios moved the approval of Items 3A and B; Vice Chair Trujillo seconded the motion which passed unanimously.

WATER UTILITY AUTHORITY

4. CONSENT AGENDA

Approval of Minutes

- A. Minutes of the August 22, 2013 Regular Water Utility Authority Meeting

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

Monthly Report

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

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

- C. Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Water Utility Authority

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

Director Rounds moved the approval of Items 4A, B & C; Director Rios seconded the motion which passed unanimously.

NEW BUSINESS

5. Water Rate Study – Authorization to Issue a Request for Proposals

Recommendation: That the Water Utility Authority authorize the Director of Public Works to issue a Request for Proposals to prepare a Water Rate Study.

Director González moved the approval of Item 5; Director Rounds seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore

Director González requested additional information about the study. The City Manager stated that this is an annual process. A third party assesses the City's rates and makes recommendations based on surrounding cities' rates. It is not anticipated that a rate increase will be recommended. Director González stated that the Water Management District would be raising its rates. The City Manager stated that their increases would be considered; he added that the City's systems have become more efficient and that the addition of the City's new water well should reduce costs.

6. Proposed Central Basin Ground Water Storage Plan Settlement

Recommendation: That the Water Utility Authority: 1). Direct staff to write a letter of support for the Proposed 2013 Third Amended Judgment for Groundwater Storage in the Central Basin; and 2). Authorize the Mayor to sign the Letter.

Director Rios moved the approval of Item 6; Director González seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore

HOUSING SUCCESSOR

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

SUCCESSOR AGENCY

NEW BUSINESS

7. Resolution SA-2013-011 – Approving the Successor Agency’s Recognized Obligation Payment Schedules (ROPS 13-14B) for January 1, 2014 – June 30, 2014

Recommendation: That the Successor Agency adopt Resolution No. SA-2013-011.

Councilmember González moved the approval of Item 7; Mayor Pro Tem Trujillo seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore

CITY COUNCIL

8. **CITY MANAGER REPORT**

The City Manager reported that he and Councilmember Rios attended the League of California Cities Conference in Sacramento. He stated that they had a productive meeting with the Department of Finance regarding land that was previously owned by the Redevelopment Agency. He also reported that the City’s finances have improved, but the issues of PERS rates and medical premiums would need to be dealt with going forward. He commended the City Council for dealing with these issues early on.

9. **CONSENT AGENDA**

Approval Minutes

- A. Minutes of the August 22, 2013 Adjourned City Council Meeting

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

- B. Minutes of the August 22, 2013 Regular City Council Meeting

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

Councilmember Rios moved the approval of Item 9; Mayor Pro Tem Trujillo seconded the motion which passed unanimously.

ADDENDUM – PUBLIC HEARING / ORDINANCE FOR INTRODUCTION

10. Ordinance No. 1047 – Zone Change Case No. 134

A request for approval to change the zoning designation of a single parcel (APN: 8011-012-902) of 3.9± acres, with an address of 13231 Lakeland Road, and located at the northwest corner of Laurel Avenue and Lakeland Road from M-2-BP, Heavy Manufacturing-Buffer Parking to R-3-PD, Multiple-Family Residential-Planned Development, and also to change the zoning designation of three parcels (APN: 8011-011-906, APN: 8011-011-907 and APN: 8011-011-912) with a total combined area of 32,562 sq. ft. and located at the northeast corner of Laurel Avenue and Lakeland Road from A-1, Light Agricultural to R-3-PD, Multiple-Family Residential-Planned Development. (City of Santa Fe Springs)

Revised Recommendations: That the City Council: 1). Open the Public Hearing and receive any comments from the public regarding Zone Change Case No. 134 and thereafter

close the Public Hearing; 2). Find that Zone Change Case No. 134 satisfies the criteria and conditions set forth in Section 155.825 et seq of the City Code for the granting of a Change of Zone; 3). Find that in furtherance of AB 2348, the rezoned sites will allow for residential uses by "right" without the requirement for discretionary review of the PD overlay and will have the capacity for at least 16 units and require minimum densities of 20+ units per acre; 4). Find that Zone Change Case No. 134 involving the proposed Change of Zone from M-2-BP, Heavy Manufacturing-Buffer Parking to R-3-PD, Multiple-Family Residential-Planned Development, and from A-1, Light Agricultural to R-3-PD, Multiple-Family Residential-Planned Development, is consistent with the City's General Plan; and, 5). Introduce Ordinance No. 1047 and pass its first reading on Zone Change Case No. 134.

Mayor Moore opened the Public Hearing at 6:15 p.m.

Wayne Morrell gave a presentation and stated that a notice was mailed to all parties within a 500 foot radius of the subject area for the Public Hearings of the Planning Commission and City Council and that no objections had been received.

Councilmember Rounds stated that he was on the Subcommittee at the time this proposal was made and felt that this was the most suitable location. Mayor Moore asked if the properties surrounding parcels were developed. Mr. Morrell stated that properties to the north and west are industrial sites, to the east are a single family dwelling (habitat for humanity) and Ability First (housing for the disabled). The area to the south is within Los Angeles County jurisdiction. The County Community Resource Center is located there. The subject properties are also near a school and park. Councilmember González stated that whenever the City adds housing, it adds costs to the General Budget (police, fire, recreation, public works, etc). He agreed that the location made sense, but requested that the Mayor appoint a Subcommittee to develop a long-term housing plan. The City Manager stated that he recommended that the subcommittee, at least initially, be ad hoc. If the need for a standing committee emerged, one could be established. Mayor Moore appointed Councilmembers Rounds and González to Ad Hoc Long-Term Housing Plan Subcommittee.

Santa Fe Springs resident Gloria Duran stated that she had been supportive of this when it was first introduced because there was a need for low-cost housing at the time, but is not sure if the need still exists. She stated that there are many social services available at nearby Amelia Mayberry Park and hopes the City will utilize them.

Oral Communications were closed 6:30 p.m.

The City Attorney read the Ordinance by title and stated that the motion should be to waive further reading and approve Items 10 and 11.

Councilmember Rounds moved the approval of Items 10 & 11; Mayor Pro Tem Trujillo seconded the motion which passed by the following roll call vote: González, Rios, Rounds, Trujillo, Moore

ADDENDUM – PUBLIC HEARING

11. Resolution No. 9428 – General Plan Amendment No. 25

A request for approval to amend the Land Use Map of the City’s General Plan on a single parcel (APN: 8011-012-902) of 3.9± acres, with an address of 13231 Lakeland Road, and located at the northwest corner of Laurel Avenue and Lakeland Road, from the existing land use designation of Industrial to Multiple-Family Residential and also to amend the Land Use Map of the City’s General Plan for the 3 parcels, (APN: 8011-011-906, APN: 8011-011-907 and APN: 8011-011-912), with a total combined area of 32,562 sq. ft. and located at the northeast corner of Laurel Avenue and Lakeland Road, from Single-Family Residential to Multiple-Family Residential.(City of Santa Fe Springs)

Revised Recommendations: That the City Council: 1). Open the Public Hearing and receive any comments from the public regarding General Plan Amendment Case No. 25 and, after receiving all public comments, close the Public Hearing; 2). Adopt Resolution No. 9428, approving General Plan Amendment Case No. 25, a request to amend the Land Use Map on a single parcel (APN: 8011-012-902) of 3.9± acres, with an address of 13231 Lakeland Road, and located at the northwest corner of Laurel Avenue and Lakeland Road, from the existing land use designation of Industrial to Multiple-Family Residential and also to amend the Land Use Map of the City’s General Plan for the 3 parcels, (APN: 8011-011-906, APN: 8011-011-907 and APN: 8011-011-912), with a total combined area of 32,562 sq. ft. and located at the northeast corner of Laurel Avenue and Lakeland Road, from Single-Family Residential to Multiple-Family Residential; and 3).

See item 10.

PUBLIC HEARING

12. Overview on the 2014-2021 Housing Element Update

Recommendation: That the City Council: 1). Hear an overview from Karen Warner, the consultant retained by the City to prepare the 2014-2021 Housing Element Update; and 2). Provide staff with feedback and policy direction on issues related to the 2014-2021 Housing Element Update.

Mayor Moore opened the Public Hearing at 6:33 p.m.

Karen Warner gave the presentation on the Housing Element Update.

There being no one else wishing to speak, the Public Hearing was closed at 6:51 p.m.

Councilmember Rounds moved the approval of Item 12; Mayor Pro Tem Trujillo seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore

NEW BUSINESS

13. Resolution No. 9427– Establishing the City’s Maximum Contribution to the Public Employees’ Retirement System for Tier 1 Safety and Miscellaneous Employees’ Medical Coverage

Recommendation: That the City Council adopt Resolution No. 9427, which establishes the City's maximum share of contributions to the Public Employees' Retirement System for safety and miscellaneous employees medical coverage.

Councilmember Rounds moved the approval of Item 13; Councilmember Rios seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore

14. Interstate 5 Freeway Water Main Relocation for the Alondra Boulevard Segment on Freeway Drive – Award of Contract

Recommendation: That the City Council: 1). Reject the bid submitted by J.A. Salazar Construction & Supply Corp. on the grounds that they are non-responsive to the Contract Specifications; 2). Accept the other three bids; and 3). Award a contract to the second low bidder, GRF Co., Inc., of Moreno Valley, California, in the amount of \$297,585.

Councilmember González moved the approval of Item 14; Councilmember Rios seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore

15. Approval of Parcel Map No. 71454 - Northwest Corner of Greenleaf Avenue and Los Nietos Road

Recommendation: That the City Council: 1). Approve Parcel Map No. 71454; 2). Find that Parcel Map No. 71454 is consistent with the City's General Plans; and 3). Authorize the City Engineer and City Clerk to sign Parcel Map No. 71454.

Mayor Pro Tem Trujillo moved the approval of Item 15; Councilmember González seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore

Mayor Moore recessed the meetings 6:53 p.m.

Mayor Moore reconvened the meetings at 7:18 p.m.

16. INVOCATION

Mayor Pro Tem Trujillo gave the Invocation.

17. PLEDGE OF ALLEGIANCE

The Youth Leadership committee led the Pledge of Allegiance.

INTRODUCTIONS

18. Representatives from the Youth Leadership Committee

Members of the Youth Leadership Committee introduced themselves.

19. Representatives from the Chamber of Commerce

The Mayor introduced Chamber Representative Curtis Mello of Heraeus Metals.

ANNOUNCEMENTS

20. Maricela Balderas called on the members of the Youth Leadership Committee to give the Community Announcements.

PRESENTATIONS

21. Introduction of the 2013 Ringside World Championship Boxers

Community Services Supervisor Michelle Smith spoke about the Boxing Program and introduced Coach Danny Zamora. Mr. Zamora introduced the boxers who participated in the World Championship tournament.

Councilmember Rounds stated that Mr. Zamora has been recognized previously for his accomplishments in the Boxing program. Mayor Pro Tem Trujillo stated that Mr. Zamora is very humble regarding his accomplishments.

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

22. Committee Appointments

None.

23. ORAL COMMUNICATIONS

Mayor Moore opened Oral Communications at 7:37 p.m. Santa Fe Springs resident Muir Paterson commended the Fire Department for their professionalism during a response call for his 94 year-old mother, but expressed concern for some other issues he had with the City. The City Manager stated that staff would contact Mr. Patterson to address his concerns. Mayor Moore closed Oral Communications at 7:42 p.m.

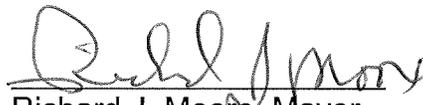
24. EXECUTIVE TEAM REPORTS

- To demonstrate the impact that one business can have on the economy, Mr. Morrell reported that a Meat Processing plant that relocated from Pico Rivera to SFS, got a loan from a SFS bank to purchase trucks from a SFS business. The Grand Opening of Otafuku Foods was a high-class production which included the Consulate General from Japan, and Iron Chef Miyamoto.
- Noe Negrete reported: Valley View Grade Separation progress; HVAC system installation progress.
- Dino Torres reported: A revision to City Code pertaining to banners would be presented at the next Council meeting; Public Safety Expo next Saturday in the Plaza.
- Mike Crook reported: Boy Scout Merit Badge Day will be held at Fire Station; 2013 Memorial Firefighters Ceremony; Relay for Life Friday.
- Jose Gomez reported: Annual Independent Auditors are currently performing audit; David Zearbaugh will be leaving to a full-time job with the City of Glendale.
- Maricela Balderas reported: 2014 Art Fest Scheduled for May 2014; Farmers Market will proceed in the fall and winter; Inter-generational programs are being successfully conducted at Gus Velasco Neighborhood Center.
- The City Manager thanked Ivy Tsai for filling in for Steve Skolnik who is recovering from hip replacement surgery.
- Mayor Pro Tem Trujillo: thanked Community Services staff for the Fiestas Patrias.
- Councilmember Rounds agreed that Fiestas was great; he thanked Mayor Moore and Councilmember González for the bell ringing and introduction. He encouraged residents to attend the Relay for Life.

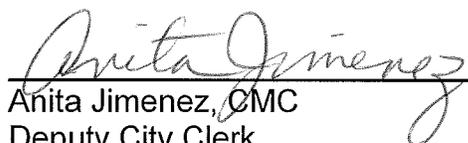
- Councilmember Rios thanked the Council for allowing her to attend the League of California Cities Conference; she agreed that the Fiestas was excellent.
- Councilmember Gonzalez thanked staff for the Fiestas and stated that he was Impressed by the Mayor's "Grito."

25. ADJOURNMENT

At 7:50 p.m., Mayor Moore adjourned the Housing Successor, Successor Agency, and City Council meetings to Tuesday, October 8 at 5:30 p.m. in memory of seven year-old Mia Chapman, long-time resident Soledad Hogan, and the victims of the Naval Yard shooting in Washington, D.C.


Richard J. Moore, Mayor

ATTEST:


Anita Jimenez, CMC
Deputy City Clerk

Oct. 24, 2013
Date