

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

November 26, 2013

1. CALL TO ORDER

Mayor Moore called the meetings to order at 6:10 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; 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 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 October 24, 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; Director Rounds seconded the motion which passed unanimously.

WATER UTILITY AUTHORITY

4. CONSENT AGENDA

Approval of Minutes

- A. Minutes of the October 24, 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.

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

NEW BUSINESS

- 5. Water Rate Study – Award of Contract

Recommendation: That the Water Utility Authority: 1). Award a contract to RAFTELIS Financial Consultants, Inc., in the amount of \$52,170, to perform a Water Rate Study. 2). Authorize the Director of Public Works to execute a contract with RAFTELIS Financial Services, Inc. to perform the Water Rate Study.

Director Rounds moved the approval of Item 5; Director Gonzalez 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

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

CITY COUNCIL

- 6. **CITY MANAGER REPORT**

The City Manager reported that due to street sweeping performance issues, he sent a notice to American Sweeping that the month-to-month contract for street sweeping would be terminated as of January 1, 2014. Staff will bring an item back to Council for direction on a long-term replacement.

- 7. **CONSENT AGENDA**

Approval Minutes

- A. Minutes of the October 24, 2013 Regular City Council Meeting

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

Councilmember Rounds moved the approval of Item 7A; Councilmember Rios seconded the motion which passed unanimously.

8. PUBLIC HEARING-ORDINANCE FOR INTRODUCTION

Ordinance No. 1048 – Zoning Ordinance Amendment-Density Bonuses and Affordable Housing Incentives

An Ordinance of the City Council of the City of Santa Fe Springs, California, Amending Santa Fe Springs Municipal Code Title 15 and adding Section 155.625.1 to Chapter 155: Zoning, to establish the City's code provisions for density bonuses and affordable housing incentives in accordance with state density bonus law.

Recommendation: That the City Council 1). Open the Public Hearing and receive any comments from the public regarding proposed Ordinance No. 1048, and thereafter close the Public Hearing; 2). Find that the proposed amendment to the text of the City's Zoning Regulations relating to standards for Density Bonus/Affordable Housing Incentives is in compliance with the City's General Plan, the State's density bonus laws and will help to implement the affordable housing goals contained within the City's 2014-2021 Housing Element; and, 3). Introduce Ordinance No. 1048 and pass its first reading on adding Section 155.625.1 to the Santa Fe Springs Municipal Code establishing Density Bonus and other incentives for Affordable Housing.

The City Attorney stated that Items 8, 9 and 10 are all dictated by State Law and related to zoning ordinances. A joint presentation was given to the Planning Commission at the last meeting. The City Attorney recommended that the Mayor open one Public Hearing on the three items.

Mayor Moore opened the Public Hearing at for Items 8, 9 and 10 at 6:14 p.m.

Aeoma Marin, Santa Fe Springs resident, stated that she lives in a subsidized housing unit and feels that she has been discriminated against. She also stated that the City Codes pertaining to safety issues were not being enforced.

The City Manager stated the he did not believe that her issues were related to Items 8, 9, or 10, but offered to follow up with her.

The Public Hearing was closed at 6:16 p.m.

The City Attorney stated that there were a variety of motions recommended, and added that each one includes introducing an Ordinance. The City Attorney read the ordinances by title.

Mayor Pro Tem Trujillo moved to waive further reading and introduce Items 8, 9, and 10; Councilmember Rounds seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore.

9. PUBLIC HEARING-ORDINANCE FOR INTRODUCTION

Ordinance No. 1049 – Zoning Ordinance Amendment-Reasonable Accommodations for Disabled Persons

An Ordinance of the City Council of the City of Santa Fe Springs, California, Amending Santa Fe Springs Municipal Code Section 155.003 and adding Section 155.659 to Chapter 155: Zoning, to establish procedures for disabled persons to request a reasonable accommodation from the city's zoning and land use regulations.

Recommendation: That the City Council: 1). Open the Public Hearing and receive any comments from the public regarding proposed Ordinance No. 1049, and thereafter close the Public Hearing; 2). Find that the proposed text amendment to the City's Municipal Code would codify the process outlined in the 2014-2021 Housing Element of the General Plan, and provide a mechanism through which the City can grant reasonable adjustments to its zoning and land use regulations to avoid unequal treatment towards individuals with disabilities; 3). Find that the proposed text amendment to the City's Municipal Code is consistent with State and Federal fair housing laws and would comply with State Housing Element law and enable the City to receive certification of its Housing Element Update from HCD; and, 4). Introduce Ordinance No. 1049 and pass its first reading on adding Section 155.659 to the Santa Fe Springs Municipal Code establishing procedures for disabled persons to request a reasonable accommodation from the City's zoning and land use regulations.

See Item 8.

PUBLIC HEARING – ORDINANCE FOR PASSAGE

10. Ordinance No. 1050 – Zoning Ordinance Amendment-Emergency Shelters and Transitional and Supportive Housing

An Ordinance Of The City Council Of The City Of Santa Fe Springs, California, Amending Santa Fe Spring Municipal Code Sections 155.003, 155.061, 155.091, 155.180, 155.181, and adding Section 155.629.1 to Chapter 155: Zoning, Relating To Emergency Shelters and Transitional and Supportive Housing

Recommendation: That the City Council: 1). Open the Public Hearing and receive any comments from the public regarding proposed Ordinance No. 1050, and thereafter close the Public Hearing; 2). Find that the proposed amendment to the text of the City's Zoning Regulations relating to the standards for Emergency Shelters, Transitional and Supportive Housing, are in compliance with the City's General Plan; 3). Find that proposed amendment to the text of the City's Zoning Regulations establishes definitions and development standards for new Emergency Shelters and Transitional and Supportive Housing uses in accordance with SB 2 and the policies and programs of the City's Housing Element; 4). Find that the ML, Limited Manufacturing, Administration and Research Zone, has been identified as the zone best suited for emergency shelters and that objective standards and operational guidelines have been established to prevent adverse impacts on surrounding properties; and, 5). Introduce Ordinance No. 1050 and pass its first reading relating to Emergency Shelters, Transitional and Supportive Housing.

See Item 8.

11. ORDINANCE FOR INTRODUCTION

Ordinance 1051 – Adopting the 2013 Edition of the California Fire Code and Repealing Ordinance 1020 of the City of Santa Fe Springs and All Other Ordinances and Parts of the Ordinances in Conflict Therewith

Recommendation: That the City Council waive further reading and introduce Ordinance 1051.

Chief Crook explained that a revised edition of the ordinance had been provided and that the only change is to the numbering of the sections.

Mayor Moore opened the Public Hearing at 6:20 p.m. There being no one wishing to speak, the Public Hearing was closed.

The City Attorney read the ordinance by title.

Councilmember González moved the approval of Item 11; Councilmember Rios seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore.

NEW BUSINESS

12. Consideration of Appeal of CUP Case Number 694-4, Amendment 4

Recommendation: That the City Council consider the subject appeal and take one of the actions listed in Section 155.866 of the City Code.

The City Attorney stated that this item was presented to the Planning Commission two meetings ago. The applicant was seeking a one-year extension for project related issues. The Planning Commission voted 3-2 to reject the request, but voted to give the applicant a 60-day extension to allow for a timely appeal to the City Council before the CUP expired. The applicant filed a timely appeal of the denial of the one-year renewal of CUP.

Mayor Pro Tem Trujillo moved to set the matter for hearing by the City Council on December 12, 2013, pursuant to City Code; Councilmember Rounds seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore.

13. Street Light Construction - 13700 Firestone Boulevard (Le Fiell Manufacturing) – Award of Contract

Recommendation: That the City Council: 1). Accept the bids; and 2). Award a contract to Steiny & Company, Inc. of Baldwin Park, California, in the amount of \$56,484.00.

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. Award Bid to Wondries Fleet Group for the Purchase of Three (3) 2014 Chevrolet Caprice Police Pursuit Vehicles (PPV) and one (1) Chevrolet Tahoe Police Pursuit Command Vehicle

Recommendation: That the City Council award a bid to Wondries Fleet Group for the purchase of three (3) Chevrolet Caprice police pursuit vehicles for \$104,264.64 and one (1) Chevrolet Tahoe police pursuit command vehicle for \$32,369.76.

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

15. Authorize the Use of Electronic Reporting Grant Funds to Purchase Computers and Accessories from GovConnection

Recommendation: That the City Council authorize the Director of Purchasing Services to issue a purchase order in the amount of \$29,751.96 to GovConnection for the acquisition of computer devices and accessories.

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

COUNCILMEMBER REQUESTED ITEM - ROUNDS

16. Assessment of 2013 Aquatics Program and Preparation for 2014 Programming

Recommendation: That the City Council provide direction on the provision of aquatics programming for summer 2014.

Councilmember Rounds stated that a few years ago when the City was struggling to meet its budget, Council directed staff to contract the City of La Mirada to run the Aquatics programs for 2013. Staff was subsequently requested to provide Council with a report on the actual savings. Comments by residents indicated that La Mirada did a sufficient job. However, the City currently has sufficient funds to run the program in-house.

Councilmember Rounds moved that the City notify La Mirada that we are terminating our agreement and that staff bring back a plan to Council that would allow the City of Santa Fe Springs to run the Aquatics program; Mayor Pro Tem Trujillo seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore

Councilmember González stated that even if Measure S had not passed, he would recommend that the City take this action. Mayor Moore stated that this action was the same as when the Fire Station was closed and then reopened when appropriate.

Mayor Moore recessed the meetings 6:35 p.m.

Mayor Moore reconvened the meetings at 7:10 p.m.

17. **INVOCATION**

Councilmember Rios gave the Invocation.

18. **PLEDGE OF ALLEGIANCE**

The Youth Leadership committee led the Pledge of Allegiance.

INTRODUCTIONS

19. Representatives from the Youth Leadership Committee

Members of the Youth Leadership Committee introduced themselves.

20. Representatives from the Chamber of Commerce

The Mayor introduced Chamber Representative Mike Foley of Cushman Wakefield.

ANNOUNCEMENTS

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

PRESENTATIONS

22. Introduction of New Department of Community Services Employee
Maricela Balderas introduced Management Assistant Maritza Sosa-Nieves.
23. Introduction of New Santa Fe Springs Department of Fire-Rescue Firefighter Candidates & Lateral Engineers
Fire Chief Crook introduced Firefighter Candidates: Kit Hentzen, Marc Stewart, and Tyler Stremel; and Lateral Engineers: Bryan Bingham, and Danny Drake.

Special Presentation to Councilmember González

The City Council presented Councilmember González with a jacket and crystal clock commemorating his service on the City Council. Councilmember González thanked the staff for their support and friendship. He recounted that he had a wonderful experience serving the community for the past 16 years. He thanked the residents who originally voted him into office. He also thanked the Chamber of Commerce and business community.

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

24. Committee Appointments
Councilmember Rios appointed Gilbert Aguirre and Janie Aguirre to the Historical Committee and the Senior Citizens Committee. Councilmember Rounds appointed Anthony Ambris to the Community Program Committee and Johana Coca to the Community Program Committee and the Sister City Committees. Mayor Pro Tem Trujillo appointed David Diaz-Infante to the Family & Human Services Committee. Mayor Moore appointed Mary Tavera to the Parks & Recreation Committee, Albert Hayes to the Traffic Commission, and Louie González to the Planning Commission.

25. ORAL COMMUNICATIONS

Mayor Moore opened Oral Communications at 7:37p.m.
Aeoma Marin, Santa Fe Springs resident, stated that she has been harassed by neighbor who repeated made complaints about her to the Whittier Police Department.

Maria Camacho, Santa Fe Springs resident, and Maria Perales, Whittier resident, stated that they were there to address the City Council regarding another patron who was causing serious problems at the Gus Velasco Neighborhood Center. She asked the Council to please address this issue.

Mayor Moore closed Oral Communications at 7:47p.m.
Mayor Moore acknowledged Norwalk City Councilmember Luigi Vernola.

26. EXECUTIVE TEAM REPORTS

Wayne Morrell reported on new construction projects along the I-5 Freeway.

Noe Negrete reported on the November 18 public meeting regarding the Florence Avenue bridge portion of the I-5 Construction project.

Dino Torres reported on a recent DUI check point. He also reported that SEAACA is canvassing the City for delinquent dog licenses.

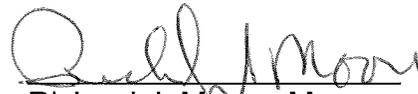
Chief Crook reported on the realignment of Fire Stations. He invited that audience to attend the Breakfast with Boys at Town Center on December 3.

Jose Gomez reported that the City will issue check for \$15 million to the State for RDA payments next week, but added that the City is not relinquishing any legal rights and is paying \$9 million under protest.

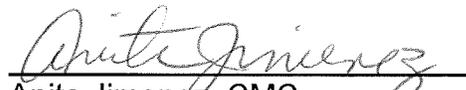
Maricela Balderas reported on the Thanksgiving Basket distribution. She also reported that some of the new flooring at the Gus Velasco Neighborhood Center needs to be replaced. All Department Heads thanked Councilmember González for his service on the Council.

27. ADJOURNMENT

At 8:15 p.m., Mayor Moore adjourned the Public Financing and Water Utility Authority meetings to Thursday, December 12 at 6:00 p.m. The City Council meetings were adjourned in memory of long-time resident Lawrence Cobos.


Richard J. Moore, Mayor

ATTEST:


Anita Jimenez, CMC
Deputy City Clerk


Date