

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

May 22, 2014

1. CALL TO ORDER

Mayor Trujillo called the meetings to order at 6:06 p.m.

2. ROLL CALL

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

The Deputy City Clerk announced that members of the Public Financing Authority and Water Utility Authority receive \$150 for their attendance at meetings.

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, Assistant City Manager/Director of Finance; Mike Crook, Fire Chief; Anita Jimenez, Deputy City Clerk

PUBLIC FINANCING AUTHORITY

3. CONSENT AGENDA

Approval of Minutes

- A. Minutes of the April 23, 2014 Special 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.

Vice Chair Rios moved the approval of Items 3A & B; Director Moore seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo; Opposed – None.

WATER UTILITY AUTHORITY

4. CONSENT AGENDA

Approval of Minutes

- A. Minutes of the April 23, 2014 Special Water Utility Authority Meeting

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

Monthly Reports

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 Water Utility Authority

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

Director Rounds moved the approval of Items 4A, B & C; Vice Chair Rios seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo: Opposed – None.

SUCCESSOR AGENCY

NEW BUSINESS

5. Resolution No. SA-2014-003 – Approving a Long-Range Property Management Plan Pursuant to Health and Safety Code Section 34191.5

Recommendation: That the Successor Agency: 1). Hear a presentation on the statutory requirements of the Long-Range Property Management Plan; and 2). Give direction as to adjourning the Successor Agency meeting to 5:00 pm on June 12, 2014, and agendaizing Resolution No. SA-2014-003 for approval at that time.

The City Manager stated that there would be an overview of the statutory requirements of the State. Consultant John Yang of Tierra West Advisors highlighted the process involved in the wind down of the elimination of redevelopment in California. The recommended plan, which is an asset inventory and planning document, will be placed on the next agenda and, if approved, go to Oversight Board. The Department of Finance (DOF) deadline of June 4 will be missed, but the consultants have confirmed that there will be no penalty as a result. There is a 6-8 month approval process associated with the document.

The City Attorney stated that the legislature gave the DOF a deadline of Dec. 31, 2014, to approve all plans; it is expected that the deadline will be extended. Council may recall that the City made payments to the DOF under protest; it is possible that some money may be refunded to the City.

Director Moore stated that it appeared that all properties from the various RDAs will be for sale at the same time, and asked if that would affect the market. Mr. Yang agreed and suggested that the Agency consider that when determining the disposition of the properties. The City Attorney stated that the most important factor for the City to consider is the intended use of the property as opposed to the sale price because the proceeds will go to the State.

The City Manager stated that if the Council desired, a study session would be schedule to go over the plan in more detail.

Director Sarno moved the approval of Item 5, including scheduling a Study Session on June 12 at 5:00 p.m.; Director Rounds seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo: Opposed – None.

CITY COUNCIL

6. CITY MANAGER REPORT

The City Manager reported that at a previous Council meeting, David Ford of Edison gave an update on recent service outages. At that time, it was recommended that a Council subcommittee be appointed. The Mayor may do so under Committee appointments. He announced the Dedication of the Jack Mahlstede Field at Santa Fe High, May 29 at 3:00 p.m. He also announced the Shoemaker Bridge Ribbon Cutting, May 30 at 10:00 a.m.

7. CONSENT AGENDA

Approval Minutes

A. Minutes of the April 23, 2014 Special City Council Meeting

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

Councilmember Moore moved the approval of Item 7A; Mayor Pro Tem Rios seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo: Opposed – None.

ORDINANCE FOR PASSAGE

8. National Pollutant Discharge Elimination Systems (NPDES) – Ordinance No. 1055 - Amending Chapter 52: Storm Water Runoff

Recommendation: That the City Council waive further reading and adopt Ordinance No. 1055 which amends Chapter 52: Storm Water Runoff of the Santa Fe Springs Municipal Code by incorporating Low Impact Development (LID) strategies into the existing Code.

The City Attorney read the Ordinance by title and stated that the motion should be to waive further reading and adopt Ordinance No. 1055.

Councilmember Sarno moved the approval of Item 8; Mayor Pro Tem Rios seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo: Opposed – None.

Councilmember Moore asked if the Ordinance will affect the Lakeland property. Noe Negrete stated that it would.

PUBLIC HEARING/ORDINANCE FOR INTRODUCTION

9. Zone Change Case No. 135 / Ordinance No. 1056

A request by the applicant, Mission Linen Supply, to change the zoning designation for the

properties located at 11904 and 11920 Washington Boulevard within the Washington Boulevard Redevelopment Project Area from M-1-BP, Light Manufacturing– Buffer Parking to M-1, Light Manufacturing.

Note: The Zone Change request is being processed in conjunction with Tentative Parcel Map 72616, a request to consolidate four contiguous parcels (APN: 8169-002-003, 8169-002-004, 8169-002-006 and 8169-002-024) into one lot. (Mission Linen Supply).

Recommendations: That the City Council: 1). Open the Public Hearing and receive any comments from the public regarding Zone Change Case No. 135 and, after receiving all public comments, thereafter close the Public Hearing; 2). Find that Zone Change Case No. 135 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 Zone Change Case No. 135 involving the proposed Change of Zone from M-1-BP, Light Manufacturing-Buffer Parking zone to M-1, Light Manufacturing zone is consistent with the City's General Plan; 4). Find that the 3.009± acres property is suitable for the requested Change of Zone from M-1-BP, Light Manufacturing-Buffer Parking to M-1, Light Manufacturing; 5). Introduce Ordinance No. 1056 and pass its first reading on Zone Change Case No. 135.

Mayor Trujillo opened the Public Hearing 6:26 p.m. There being no one wishing to speak, the Public Hearing was closed.

The City Attorney read the Ordinance by title and stated that the motion should be to waive further reading and pass the first reading of Ordinance No. 1056.

Councilmember Rounds moved the approval of Item 9; Mayor Pro Tem Rios seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo: Opposed – None.

NEW BUSINESS

10. Resolution No. 9442 - Adopting Safe Harbors under the Patient Protection and Affordable Care Act

Recommendation: That the City Council approve Resolution No. 9442, adopting Safe Harbors under the Patient Protection and Affordable Care Act and authorizing the City Manager to create, modify and amend the Implementation Plan.

Jessica Friar of Liebert Cassidy gave a synopsis on the law.

Councilmember Moore asked for a further explanation of the different options. Ms. Friar explained that one option was done at the end of the year for each employee and that those numbers sometimes fluctuate. The reason that Liebert Cassidy recommends the rate of pay option is because it looks forward using the employee's rate of pay. Councilmember Moore asked which option was fairest for the employees. Ms. Friar stated that these were just options under the law and did not recognize one as be fairer than another. She added that all the plans offered by the City are considered affordable under the law. Councilmember

Moore asked if the item was approved, was the Council authorizing the City Manager to select the option. The City manager stated that a subcommittee could be appointed to handle the decision process.

Councilmember Rounds moved the approval of Item 10; Mayor Pro Tem Rios seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo: Opposed – None.

11. Approval of Parcel Map No. 72209 –Bona Vista Avenue Cul-de-sac

Recommendations: That the City Council: 1). Approve Parcel Map No. 72209; 2). Find that Parcel Map No. 72209 together with the provisions for its design and improvement, is consistent with the City's General Plans; and, 3). Authorize the City Engineer and City Clerk to sign Parcel Map No. 72209.

Councilmember Moore moved the approval of Item 11; Councilmember Rounds seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo: Opposed – None. Councilmember Moore asked why this was being done. The City Manager stated that Shaw Industries wants to expand and their plan exceeds the size of their current parcel. Shaw considered moving out of Santa Fe Springs, but Planning Consultant Barbara Levine worked with Shaw and came up with this solution which would allow them to remain in the City. Wayne Morrell added that at least one of the parcels is substandard and this plan would remedy that issue.

12. Street Light Construction at 13833 Freeway Drive, Marquardt Avenue and Mica Street (Freeway Springs, LLC) – Award of Contract

Recommendations: That the City Council: 1). Accept the bids; and 2). Award a contract to California Professional Engineering, Inc. of La Puente, California in the amount of \$122,882.04.

Councilmember Moore moved the approval of Item 12; Councilmember Sarno seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo: Opposed – None. Councilmember Moore asked in what way Amteck was non-responsive. Noe Negrete stated that they did not sign the addendum. Councilmember Moore asked if the addendum affected the cost. Mr. Negrete stated that it changed the scope of the project.

13. Approving an Independent Audit Services Agreement with Lance, Soll & Lunghard, LLP for Fiscal Years 2013-14 through 2015-16 with Optional Renewals for Fiscal Years 2016-17 and 2017-18

Recommendation: That the City Council authorize the City Manager to execute a professional services agreement with the firm of Lance, Soll & Lunghard, LLP (LSL) to perform the City's annual independent audit for Fiscal Years 2013-14 through 2015-16 with optional renewals for Fiscal Years 2016-17 and 2017-18.

Mayor Pro Tem Rios moved the approval of Item 13; Councilmember Rounds seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Rios, Trujillo: Opposed – None.

CLOSED SESSION

14. CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION

Subdivision (d)(1) of Section 54956.9
Gilbert Blank v. City of Santa Fe Springs
Case No.: BC 508953

15. PUBLIC EMPLOYMENT

Section 54957
Title: City Attorney

16. CONFERENCES WITH LABOR NEGOTIATORS

(Section 54957.6)

Agency Designated Representatives: City Manager, Assistant City Manager/Director of Finance, Human Resources Manager, City Attorney

Employee Organizations: Santa Fe Springs City Employees' Association and Santa Fe Springs Firefighters' Association

17. CONFERENCES WITH LABOR NEGOTIATORS

(Section 54957.6)

Agency Designated Representatives: City Manager, City Attorney, Labor Negotiator (Chris Birch)

Employee Organization: Santa Fe Springs Executive, Management and Confidential Employees' Association

Mayor Trujillo recessed the meetings at 6:40 p.m.

Mayor Trujillo invited the audience to join the Council in the Lobby to view the scrapbooks made by the students who attended the Washington, D.C trip.

Mayor Trujillo reconvened the meetings at 7:22 p.m.

There was no report from the Closed Session.

18. INVOCATION

Councilmember Moore gave the Invocation.

19. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Andrew Luke Lopez.

INTRODUCTIONS

20. Representatives from the Chamber of Commerce

Patricia Kotze, Diversified Risk Management

21. Representatives from the Youth Leadership Committee
Members of the Youth Leadership Committee introduced themselves.

ANNOUNCEMENTS

22. Kirk Kranzer of Lake Center School expressed his appreciation for the City's support of the Lake Center Washington, D.C. trip. He introduced School Board Members Richard Martinez and Janet Rock, and Lake Center Middle School Principal Dr. William Crean. He recognized the students who went on the trip and invited the Council to attend the School Board Meeting on June 3 at 7pm to hear more about the trip from the students.

Doris Yarwood of the SFS Soroptimist introduced the 2014 Miss Santa Fe Springs and her court: Celeste Ramirez, Miss SFS; Danielle Garcia, Princess; Aliah Garcia, Princess; Brittany Solis, Princess.

David Dill, Director of Local Program Development for Special Olympics, spoke about starting and promoting local programs for youth with special needs. He invited the Council and audience to the Home Town meeting on May 28 at 7:00 p.m. at Neighborhood Center.

Members of the Youth Leadership Committee made the Community Announcements. Felipe Rangel stated that he qualified for CIF finals in Track & Field.

PRESENTATIONS

23. Proclaiming "Law Enforcement Week 2014"
Dino Torres introduced Chief Piper and Captain Aviv Barr of the Whittier Police Department; Officers Greg Berg and Tony Chavarria of the Los Angeles County Sheriff's Department; Officer Michael Soria of the Los Angeles Police Department; and Officer Al Perez of the California Highway Patrol. The Mayor presented them each with a proclamation.
24. Proclaiming "National Public Works Week" (May 18 - 24, 2014)
Noe Negrete showed a slide presentation of recently completed projects and introduced Public Works interns Mary Cendana and Monic Sary who designed the presentation.
25. Valley View Grade Separation Quarterly Update
Noe Negrete gave an update of the project.

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

26. Committee Appointments
Mayor Trujillo appointed Councilmembers Sarno and Moore to the Edison Subcommittee.

27. ORAL COMMUNICATIONS

Oral Communications were opened at 8:19 p.m. There being no one wishing to speak, Oral Communications were closed.

28. EXECUTIVE TEAM REPORTS

- Wayne Morrell reported that October is Planning Month. A portion of the Price's Market complex has been demolished. Businesses received relocation assistance with a goal of staying in Santa Fe Springs.

- Noe Negrete reported the completion of the Gridley Ave pavement rehabilitation project. The City received notice that Time Warner would be upgrading service in SFS. This will involve construction and outages. The Florence Bridge project should start in June or July, but it has not been determined yet when lane closures will begin.
- Dino Torres wished everyone a Happy Memorial Day. The "Every 15 Minutes" program was held May 21 and 22; a presentation will be given at the next Council meeting.
- Capt Barr reported on a new program on Lock Down procedures that has been introduced at local schools and on the Law Enforcement Special Olympics Torch Run on June 5.
- Chief Crook reported that SFS Firefighters were sent to assist with the Basilone Fire at Camp Pendleton, and that all are back safely. SFS Fire Dept. responded to a Haz Mat incident in Downey on May 8. Fill the Boot for Muscular Dystrophy has raised \$25,000 so far. Sidewalk CPR will be held on June 5 at Town Center and WalMart.
- Jose Gomez reported that the audit by the State Controller's Office had been completed.
- Maricela Balderas reported that the Library will collaborate with Santa Fe High School to facilitate reading during the summer. The Aquatic Center will be open June 16 through Sept 7. The Art Fest will be held May 29, at the Clarke Estate; 190 artists will display work.

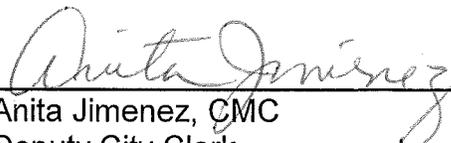
29. ADJOURNMENT

At 8:35 p.m., the Successor Agency meeting was adjourned to Thursday, June 12 at 5:00 p.m. The meetings were adjourned in memory of longtime residents James Hogan and Ruth Tollefson.



Juanita Trujillo, Mayor

ATTEST:



Anita Jimenez, CMC
Deputy City Clerk

6-26-14
Date