

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

July 23, 2015

1. CALL TO ORDER

Mayor Rios called the meetings to order at 6:01 p.m.

2. ROLL CALL

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

The 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; Joseph Rodriguez, 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, City Clerk

PUBLIC FINANCING AUTHORITY

3. CONSENT AGENDA

Approval of Minutes

A. Minutes of the June 25, 2015 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 Trujillo moved the approval of Items 3A & B; Director Sarno seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Trujillo, Rios; Opposed – None.

WATER UTILITY AUTHORITY

4. CONSENT AGENDA

Approval of Minutes

A. Minutes of the June 25, 2015 Water Utility Authority Meeting

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

Monthly Reports

- B. Monthly Report on the Status of Debt Instruments Issued through the Water Utility Authority (WUA)

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

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

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

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

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

5. CITY MANAGER REPORT

The City Manager reported the art piece in front of Kiewit Construction Company was stolen. The Cannonball statue may have a GPS tracker installed prior to replacement.

6. CONSENT AGENDA

Approval Minutes

- A. Minutes of the June 25, 2015 City Council Meeting

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

Mayor Pro Tem Moore moved the approval of Item 6A; Councilmember Sarno seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Trujillo, Rios; Opposed – None.

PUBLIC HEARINGS

- 7. Confirmation of 2014/2015 Weed Abatement Charges

Recommendation: That the City Council: 1). Open the Public Hearing and receive any comments from the public regarding Weed Abatement Charges; and 2). Confirm the charges listed in the Los Angeles County Agricultural Commissioner's 2014/2015 Weed Abatement Assessment Roll and instruct the County Auditor to enter the amounts of these assessments against the respective parcels of land as they appear on the current assessment roll.

Mayor Rios opened the Public Hearing at 6:04 p.m.
There being no one wishing to speak, the Public Hearing was closed.

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

8. Resolution No. 9481 – Approval of Proposed Purchase of a Paramedic Squad Vehicle Utilizing the City's Community Development Block Grant (CDBG) Funds as Administered by the County of Los Angeles

Recommendations: 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. 9481; and 4). That the City Council authorize staff to transmit the planning documents to the County of Los Angeles Community Development Commission.

Mayor Rios opened the Public Hearing at 6:05 p.m.
There being no one wishing to speak, the Public Hearing was closed.

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

9. Consideration of Appeal of Conditional Use Permit Case No. 733, Development Plan Approval Case No. 879, Modification Permit Case No. 1255, Tentative Parcel Map No. 72288, and Environmental Document (Initial Study/Mitigated Negative Declaration/SCH#2013061045)

Conditional Use Permit Case No. 733 and Environmental Document (Initial Study/Mitigated Negative Declaration/SCH#2013061045): A request to establish, operate and maintain a Materials and Recovery Facility and Transfer Station (collectively referred hereafter as a "Recycling Facility") on the properties at 9010 Norwalk Boulevard (APN: 8168-001-015) and 9016 Norwalk Boulevard (APN: 8168-001-014), in the City of Santa Fe Springs, California 90670. Both properties are located in the M-2, Heavy Manufacturing, Zone.

Development Plan Approval Case No. 879 and Environmental Document (Initial Study/Mitigated Negative Declaration SCH#2013061045): A request to construct a 20,000 sq. ft. concrete tilt-up building (Transfer Station) for the transfer of municipal waste and construction and demolition debris at 9010 and 9016 Norwalk Boulevard.

Tentative Parcel Map No. 72288 and Environmental Document (Notice of Exemption): A request to subdivide/consolidate 2 Assessor parcels: APN: 8168-001-015 of 2.05 acres and APN: 8168-001-014 of ±1.76 acres, into 1 parcel with a combined net area of ±3.797 acres on the property located at 9010 and 9016 Norwalk Boulevard.

Modification Permit Case No. 1255: A request for a Modification of Property Development Standards to not provide all of the required number of parking spaces required per Code.

Environmental Document: Initial Study/Mitigated Negative Declaration. The City, acting as the Lead Agency, prepared an Initial Study/Mitigated Negative Declaration (SCH#2013061045) for the proposed entitlements. The Initial Study/Mitigated Negative

Declaration was presented to the Planning Commission for their consideration concurrently with the related entitlements.

Recommendation: That the City Council: 1) Open the Public Hearing for those wishing to speak on these matters; and thereafter close the Public Hearing; 2) Consider an appeal of the Planning Commission's decision to approve Conditional Use Permit (CUP) Case No. 733, Development Plan Approval (DPA) Case No. 879, Tentative Parcel Map (TPM) Case No. 72288, and Modification Permit (MOD) Case No. 1255, and Environmental Documents (Initial Study/Mitigated Negative Declaration SCH#2013061045); and 3) Take one of the actions listed in Section 155.866 of the City Code.

The City Attorney reviewed the Appeal procedures. The City Council received the complete record of the Planning Commission materials covered for this item. The City Attorney reviewed the options that the Council may take.

(A) Approve and ratify the action of the Planning Commission.

(B) Refer the matter back to the Planning Commission with or without instructions for further proceedings.

(C) Set the matter for hearing by itself. Notice of said hearing shall be given in accordance with the provisions of this subchapter for all matters which have previously been subject to a public hearing before the Planning Commission. If no public hearing has been previously held, the City Council shall give such notice as it deems appropriate. At such hearing, the City Council shall hear and decide the matter as if it were sitting as the Planning Commission, and shall make the same findings and consider the same criteria as required of the Planning Commission. The decision of the City Council shall be final.

In making its decision, the City Council cannot consider any new evidence, unless the City Council decides to set the matter for a hearing at a future Council meeting, pursuant to sub (C), above.

The public may speak on the item tonight.

Mayor Rios opened the Public Hearing at 6:08 p.m.

Ron Bielke, Santa Fe Springs resident, spoke against the proposed project.
Dolores Velasquez, Whittier resident, spoke against the proposed project.
Benjamin Martinez, Jr., Whittier resident, spoke against the proposed project.
Larry Patsouras, Santa Fe Springs resident, spoke against the proposed project.
Esther Barajas, Whittier resident, spoke against the proposed project.
Susan Alvarado, Whittier resident, spoke against the proposed project.
Tony Garcia, Whittier resident, spoke against the proposed project.
Christine Amira, Whittier resident, spoke against the proposed project.
Harry Sabounjian, Santa Fe Springs businessman, spoke in favor of the proposed project.
Isaac Hernandez, Whittier resident, spoke against the proposed project.
Michael Madrigal, Santa Fe Springs resident, spoke against the proposed project.

Annette Rodriguez, Santa Fe Springs resident, spoke against the proposed project. Guierma Vasquez, Whittier resident, spoke against the proposed project.

The Public Hearing was closed at 6:43 p.m.

The City Attorney asked the Mayor if she would like to allow Councilmembers to make comments prior to making any motions. The Mayor called for a motion on Item 9. Mayor Pro Tem Moore moved that the Council approve and ratify the decision of the Planning Commission; Councilmember Sarno seconded the motion which passed by the following roll call vote: In favor – Moore, Rounds, Sarno, Trujillo, Rios; Opposed – None.

Councilmember Trujillo acknowledged that although some of the speakers did not live in Santa Fe Springs, they are still considered to be residents. She stated that this has been a very difficult, but educational process. She was previously against this item, but has come to see its value. The City Council's goal is to help the community to the best of their ability. This was not a political decision based solely on monetary gain for the City.

Councilmember Rounds thanked the audience for participating in the discussion. He stated that he has lived in Santa Fe Springs for 64 years and raised his children and grandchildren here. A former employee of the Los Angeles County Sanitation District, Councilmember Rounds inquired about the operations of the District. He was satisfied with the performance ratings of their facilities and believes that UWS will be held to the same high standards. Landfills are closing, prices are rising, more recycling facilities are needed. Cities are being mandated to increase recycling and this facility will help in this area. We need to be responsible residents. The City's three waste haulers were given the opportunity to open a MFR in Santa Fe Springs, but for various reasons, that did not occur. This property is zoned for this type of business. Councilmember Rounds stated that he is pro-business and will vote for what he believes is in the best interest of the City.

Mayor Pro Tem Moore also stated that initially he was opposed to the project, but that the project is very different now from original project. The City has imposed 120 conditions which UWS will have to follow.

Councilmember Sarno toured other facilities of this type. His concerns were addressed. He agreed that this is a hard decision. The Council has studied this issue very thoroughly and will monitor the business.

10. Agreement between the City of Santa Fe Springs ("CITY") and Universal Waste Systems, Inc., (UWS) to Pay the CITY a Fee Based upon the Total Number of Tons per Day (TPD) of Solid Waste and Recycling Materials Processed at the Recycling Facility at 9010 and 9016 Norwalk Boulevard

Recommendation: That the City Council: 1). Open the Public Hearing for those wishing to speak on these matters; and thereafter close the Public Hearing; 2). Approve the Host Fee Agreement between the City of Santa Fe Springs ("CITY") and Universal Waste Systems, Inc., (UWS); 3). Authorize the Mayor or her designee to sign the Host Fee Agreement.

Mayor Rios opened the Public Hearing at 6:58 p.m.
Christine Amira, Whittier resident, spoke in opposition of the item.

The Public Hearing was closed at 7:00 p.m.

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

NEW BUSINESS

11. Fire Department Vehicle Repair and Maintenance Services Agreement Between the Cities of Compton and Santa Fe Springs

Recommendation: That the City Council approve the agreement between the cities of Compton and Santa Fe Springs for the continued Vehicle Repair and Maintenance Services for Fire Department Apparatus for Fiscal Year 2015-16.

Councilmember Trujillo moved the approval of Item 11; Councilmember Sarno seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Trujillo, Rios; Opposed – None.

Mayor Rios recessed the meetings at 7:00 p.m.

Mayor Rios reconvened the meetings at 7:17 p.m.

12. **INVOCATION**

Mayor Pro Tem Moore gave the Invocation.

13. **PLEDGE OF ALLEGIANCE**

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

INTRODUCTIONS

14. Representatives from the Chamber of Commerce
Daniel J. McMillan of Stifel

15. **ANNOUNCEMENTS**

The City Manager announced Councilmember Sarno's birthday.
The Youth Leadership Committee made the Community Announcements.

PRESENTATIONS

16. Proclaiming Farmers Market Week in Santa Fe Springs
Management Assistant Maritza Sosa-Nieves reported on the events at the farmers market. Rick Palas, the organizer of the farmers market accepted the proclamation from the Mayor.

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

17. Committee Appointments
Councilmember Trujillo nominated Anthony Ambriz for the Parks & Recreation Committee.
Councilmember Sarno nominated Francis Carbajal for the Heritage Arts Committee.
Mayor Pro Tem Moore nominated Gloria Campos for the Beautification Committee.
Mayor Rios appointed those nominated.

18. ORAL COMMUNICATIONS

Oral Communications were opened at 7:28 p.m.

Bob Perez, President of the Pioneer High School Alumni Association, expressed interest in working with the City to share the new stadium and requested a permanent fireworks booth instead of having to apply through the lottery.

Oral Communications were closed at 7:30 p.m.

19. EXECUTIVE TEAM REPORTS

Joe Rodriguez reported that the Public Works Department has installed 62 water conservation banners on city streets and will proceed with median posters.

Wayne Morrell reported that a development proposal has been received for the former bowling alley property on Telegraph & Painter from a German company, Aldi, to build a grocery store. Staff tried to steer them to the Promenade, but they prefer this site and are anxious to begin the project.

Dino Torres reported that the Great Shakeout emergency drill is scheduled for October 15.

Mike Crook reported on Goodman Logistics; in next couple weeks the tanks should be emptied; trucks are scheduled to travel during the evening. The Department of Fire-Rescue joined with the City of Whittier to provide medical services to Special Olympics athletes.

Jose Gomez reported that the auditors have been working here this week.

Maricela Balderas reported that on July 31, Community Services will host "An Evening under the Stars" to support the community clothing closet and the fight against breast cancer. The summer movie series started last week.

Councilmember Sarno thanked everyone for the birthday wishes. He commended Community Services staff for dealing with all the programs and permits during the rain last weekend. He stated that the decision to proceed with the MRF was difficult, but believes that it will prove to be a good decision.

Mayor Pro Tem Moore asked if the City or Caltrans was going to notify residents of the I-5 informational meeting on July 30. The City Manager stated that both entities would be involved in the outreach.

Councilmember Trujillo thanked Community Services staff for the healthy fruit arrangements. She stated that she is also a big supporter of fight against breast cancer event. She reported on an incident at her work where a man fell and the SFS firefighters responded. They did an excellent job.

ADJOURNMENT

20. At 7:41 p.m., Mayor Rios adjourned the meetings.


Laurie Rios, Mayor

ATTEST:


Anita Jimenez, CMC
City Clerk

8-13-15
Date