



# AGENDA

FOR THE REGULAR MEETINGS OF THE:

PUBLIC FINANCING AUTHORITY  
WATER UTILITY AUTHORITY  
COMMUNITY DEVELOPMENT COMMISSION  
CITY COUNCIL

Council Chambers  
11710 Telegraph Road  
Santa Fe Springs, CA 90670

JUNE 23, 2011  
6:00 P.M.

Joseph D. Serrano, Sr., Mayor  
William K. Rounds, Mayor Pro Tem  
Luis M. González, Councilmember  
Richard J. Moore, Councilmember  
Juanita A. Trujillo, Councilmember

**Public Comment:** *The public is encouraged to address City Council on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the City Council, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the City Clerk or a member of staff. City Council will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. City Council will hear public comment on matters not listed on the agenda during the Oral Communications period.*

*Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.*

**Americans with Disabilities Act:** *In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's Office. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.*

**Please Note:** *Staff reports, and supplemental attachments, are available for inspection at the office of the City Clerk, City Hall, 11710 E. Telegraph Road during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Thursday. Telephone (562) 868-0511. City Hall is closed every other Friday.*

1. **CALL TO ORDER**

2. **ROLL CALL**

Luis M. González, Director/Commissioner/Councilmember  
Richard J. Moore, Director/Commissioner/Councilmember  
Juanita A. Trujillo, Director/Commissioner/Councilmember  
William K. Rounds, Vice-Chairperson/Mayor Pro Tem  
Joseph D. Serrano, Sr., Chairperson/Mayor

**JOINT COMMUNITY DEVELOPMENT COMMISSION  
CITY COUNCIL BUDGET STUDY SESSION**

**UNFINISHED BUSINESS**

3. Adoption of the FY 2011-12 City Budget Including Actions and Contingencies as Set Forth in the Recommendations Contained Herein

**Recommendation:** That the City Council and Community Development Commission adopt the Fiscal Year 2011-12 City Budget as proposed, including the actions as set forth herein.

**PUBLIC FINANCING AUTHORITY**

4. **CONSENT AGENDA**

Consent Agenda items are considered routine matters which may be enacted by one motion and roll call vote. Any item may be removed from the Consent Agenda and considered separately by the City Council.

A. Approval of Minutes of the May 26, 2011 Regular Public Financing Authority Meeting

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

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.

**WATER UTILITY AUTHORITY**

5. **CONSENT AGENDA**

Consent Agenda items are considered routine matters which may be enacted by one motion and roll call vote. Any item may be removed from the Consent Agenda and considered separately by the City Council.

A. Approval of Minutes of the Regular Water Utility Authority Meeting of May 26, 2011

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

B. Update on the Status of Water-Related Capital Improvement Plan Projects

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

6. **AWARD OF CONTRACT**

Hydrogeological Services for a New Water Production Well in Zone II

**Recommendations:** That the Water Utility Authority: 1) Award a contract to Geoscience Support Services, Inc. in the amount of \$152,328 for hydrogeological services for the construction of a new water production well in Zone II; and 2) Authorize the Director of Public Works to execute the agreement for the hydrogeological services for the construction of a new water production well in Zone II.

**COMMUNITY DEVELOPMENT COMMISSION**

7. **REPORTS OF THE CITY MANAGER AND EXECUTIVE DIRECTOR**

8. **CONSENT AGENDA**

Consent Agenda items are considered routine matters which may be enacted by one motion and roll call vote. Any item may be removed from the Consent Agenda and considered separately by the City Council.

A. Approval of Minutes of the Regular Community Development Commission Meeting of May 26, 2011

**Recommendation:** That the Community Development Commission approve the minutes as submitted.

B. Receive and File the Annual Special Tax Levy Annual Report for Community Facilities District No. 2009-1 (Villages at Heritage Springs) for FY 2010-11

**Recommendation:** That the Community Development Commission receive and file the Special Tax Levy Annual Report for Community Facilities District 2009-1 for 2010-11.

9. **JOINT PUBLIC HEARING – Sale of Residential Property**

Joint Public Hearing on the Sale of a Community Development Commission-Owned Property Acquired and to be Constructed for Sale under the Housing Acquisition and Rehabilitation Program (HARP) Located at 11010 Davenrich Street, Approval of City Council Resolution No. 9326 and Community Development Commission Resolution No. 262-2011

**Recommendations:** That the City Council and Community Development Commission: 1) Open the Joint Public Hearing and receive comments; 2) Find that the proposed sale of the subject property is pursuant to and in furtherance of the Redevelopment Plan and

Housing Set-Aside requirements for the Consolidated Redevelopment Project for which environmental documents were previously prepared; 3) Find that the sale of the subject property is for affordable housing purposes and that said sale price is consistent with Redevelopment Law and appropriate to effectuate the purposes of the Redevelopment Plan; and, 4) That the City Council approve Resolution No. 9326 and that the Community Development Commission approve Resolution No. 262-2011.

**NEW BUSINESS**

10. Development Plan Approval Case Nos. 868 and 869

A request to allow the construction of two (2) concrete (spec) tilt-up industrial buildings of 43,187 sq. ft. (Building 1) and 50,669 sq. ft. (Building 2) respectively, on the undeveloped property located at the northwest corner of Norwalk boulevard and Smith Avenue, in the M-2, Heavy Manufacturing Zone, within the consolidated Redevelopment Project Area. (Eric Hildebrand for CSIR WR Santa Fe Springs, LLC)

**Recommendations:** That the Community Development Commission: 1) Find that the proposed project will be harmonious with the adjoining properties and surrounding uses in the area and that the use will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan; 2) Approve DPA Case Nos. 868 and 869, subject to the conditions of approval as contained within the Staff Report.

11. Approval of Agreement between the City of Santa Fe Springs and A.C. Lazzaretto & Associates

**Recommendation:** That the Community Development Commission approve the attached Consultant Agreement with A.C. Lazzaretto & Associates.

**CITY COUNCIL**

12. **CONSENT AGENDA**

Consent Agenda items are considered routine matters which may be enacted by one motion and roll call vote. Any item may be removed from the Consent Agenda and considered separately by the City Council.

A. Approval of Minutes of the Regular City Council Meeting of May 26, 2011

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

B. Conference and Meeting Report – Councilmember Moore’s Attendance at the 2011 International Council of Shopping Centers (ICSC) Conference

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

C. Conference and Meeting Report – Councilmember Trujillo’s Attendance at the League of California Cities’ Legislative Action Days 2011

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

- D. Receive and File the Annual Special Tax Levy Annual Report for Community Facilities District No. 2009-1 (Villages at Heritage Springs) for FY 2010-11

**Recommendation:** That the City Council receive and file the Special Tax Levy Annual Report for Community Facilities District 2009-1 for Fiscal Year 2010-11.

13. **JOINT PUBLIC HEARING – Sale of Residential Property**

Joint Public Hearing on the Sale of a Community Development Commission-Owned Property Acquired and to be Constructed for Sale under the Housing Acquisition and Rehabilitation Program (HARP) Located at 11010 Davenrich Street, Approval of City Council Resolution No. 9326 and Community Development Commission Resolution No. 262-2011

**Recommendations:** That the City Council and Community Development Commission:  
1) Open the Joint Public Hearing and receive comments; 2) Find that the proposed sale of the subject property is pursuant to and in furtherance of the Redevelopment Plan and Housing Set-Aside requirements for the Consolidated Redevelopment Project for which environmental documents were previously prepared; 3) Find that the sale of the subject property is for affordable housing purposes and that said sale price is consistent with Redevelopment Law and appropriate to effectuate the purposes of the Redevelopment Plan; and, 4) That the City Council approve Resolution No. 9326 and that the Community Development Commission approve Resolution No. 262-2011.

14. **AWARD OF CONTRACT**

Improvement of Pioneer Boulevard North of Los Nietos Road

**Recommendations:** That the City Council: 1) Approve plans and specifications for the Improvement of Pioneer Boulevard North of Los Nietos Road; 2) Approve the carry over of 5310-4800 funds (\$124,000) from FY-10/11 to FY-11/12 budget; 3) Accept the bids for the Improvement of Pioneer Boulevard North of Los Nietos Road; and, 4) Award a contract to R.J. Noble of Orange, California, in the amount of \$144,309.90.

15. **PUBLIC HEARING**

Resolution No. 9329 - Adoption of the 2010 - 2014 Urban Water Management Plan

**Recommendations:** That the City Council: 1) Conduct a Public Hearing on the 2010 – 2014 Urban Water Management Plan for the City of Santa Fe Springs; and, 2) Adopt Resolution No. 9329, approving the Plan and authorizing the Director of Public Works to submit the Plan to the State Department of Water Resources.

**NEW BUSINESS**

16. Approval of Memorandum of Understanding between the City of Santa Fe Springs and the Santa Fe Springs Employees Association

17. Approval of Memorandum of Understanding between the City of Santa Fe Springs and the Santa Fe Springs Firefighters Association

18. Approval of Compensation Package for Management, Confidential Employees, and Part-time Non-represented Employees
19. Resolution No. 9327 – Adoption of Annual Appropriation (GANN) Limit for FY 2011-12  
**Recommendation:** That the City Council adopt Resolution No. 9327 setting the appropriation limit for Fiscal Year 2011-12.
20. Resolution No. 9328 – Adoption of Fund Balance Policy in Accordance with Governmental Accounting Standards Board (GASB) Statement No. 54  
**Recommendation:** That the City Council adopt Resolution No. 9328 establishing a Fund Balance Policy in accordance with the requirements of GASB Statement No. 54.
21. Authorize Write-off of Certain Invoices Deemed Non-collectible  
**Recommendation:** That the City Council authorize the Director of Finance and Administrative Services to write-off invoices deemed non-collectible.
22. Approval of Agreement between the City of Santa Fe Springs and A.C. Lazzaretto & Associates  
**Recommendation:** That the City Council approve the attached Consultant Agreement with A.C. Lazzaretto & Associates.
23. Resolution No. 9330 – Participation in a Regional Alliance with the Los Angeles Gateway Integrated Regional Water Management Joint Powers Authority to Facilitate Compliance with SBX7-7, the Water Conservation Act of 2009  
**Recommendations:** That the City Council: 1) Approve the City's participation in the Regional Authority being formed by the Gateway; and 2) Adopt Resolution No. 9330 authorizing and approving the Letter of Agreement.
24. Extension of Contract for Traffic Engineering Support Services  
**Recommendations:** That the City Council: 1) Approve an extension of the contract with Coory Engineering to provide traffic engineering support services through December 31, 2011; and 2) Authorize the Director of Public Works to execute a contract amendment including the extension and with a not-to-exceed budget of \$60,000.
25. Approval of Pipeline License Agreement with Burlington Northern Santa Fe Railway (BNSF) for the Valley View Avenue Grade Separation Project – 12" City Water Main  
**Recommendations:** That the City Council: 1) Approve the Pipeline License Agreement with BNSF for the Valley View Avenue Grade Separation Project – 12-inch City Water Main; and 2) Authorize the Director of Public Works to execute the Pipeline License Agreement.

26. Resolution Nos. 9331 & 9332 – Approval of Engineer’s Report (FY 2011/12) in Conjunction with Annual Levy of Assessments for Heritage Springs Assessment District 2001-1

**Recommendations:** That the City Council: 1) Adopt Resolution No. 9331, approving the Engineer’s Report (FY 2011/12) in conjunction with the annual levy of assessments for Heritage Springs Assessment District 2001-1; and 2) Adopt Resolution No. 9332, declaring the City of Santa Fe Springs’ intention to provide for an annual levy and collection of assessments for Heritage Springs Assessment District 2001-1, and setting the Public Hearing for the Council meeting of July 14, 2011.

27. **CLOSED SESSION**  
CONFERENCE WITH LABOR NEGOTIATORS

**Agency Designated Representatives:** City Manager, City Attorney, Director of Finance and Administrative Services, Human Resources Manager

**Employee Organization:** Santa Fe Springs Employees’ Association

28. **CLOSED SESSION**  
CONFERENCE WITH LABOR NEGOTIATORS

**Agency Designated Representatives:** City Manager, City Attorney, Director of Finance and Administrative Services, Fire Chief, Human Resources Manager

**Employee Organization:** Santa Fe Springs Firefighters’ Association

**Please note:** Item Nos. 29 – 41 will commence in the 7:00 p.m. hour.

29. **INVOCATION**

30. **PLEDGE OF ALLEGIANCE**

**INTRODUCTIONS**

31. Representatives from the Youth Leadership Committee

32. Representatives from the Chamber of Commerce

33. **ANNOUNCEMENTS**

**PRESENTATIONS**

34. Milestones Presentation

**Recommendation:** The Mayor may wish to call upon Julie Herrera, Public Relations Specialist to assist with the presentations.

35. Older American Nominee Presentation

**Recommendation:** It is requested that Mrs. Janie Aguirre be recognized for her recent nomination and receipt of the Older American Recognition Day Award Program.

36. Teacher of the Year Presentation

**Recommendation:** The Mayor may wish to call upon Julie Herrera, Public Relations Specialist, to assist with the presentation.

37. **APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS**

38. Committee Re-Appointments

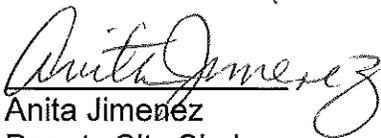
39. **ORAL COMMUNICATIONS**

This is the time when comments may be made by interested persons on matters not on the agenda having to do with City business.

40. **EXECUTIVE TEAM REPORTS**

41. **ADJOURNMENT**

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted at the following locations; Santa Fe Springs City Hall, 11710 Telegraph Road; Santa Fe Springs City Library, 11700 Telegraph Road; and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.

  
Anita Jimenez

Deputy City Clerk

June 17, 2011

Date