



# AGENDA

FOR THE ADJOURNED MEETING OF THE:  
CITY COUNCIL  
NOVEMBER 22, 2011 - 4:30 P.M.

AND

THE REGULAR MEETINGS OF THE:  
PUBLIC FINANCING AUTHORITY  
WATER UTILITY AUTHORITY  
COMMUNITY DEVELOPMENT COMMISSION  
AND CITY COUNCIL

NOVEMBER 22, 2011 - 6:00 P.M.

Council Chambers  
11710 Telegraph Road  
Santa Fe Springs, CA 90670

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

**4:30 P.M.  
CITY COUNCIL**

**STUDY SESSION**

**3. Consider the Justification for and Provide Direction with Regard to a Water Rate Increase for FY 2011-2012**

**Recommendation:** That the City Council: (1) Receive the staff presentation and provide direction with regard to a water rate increase for FY 2011-2012; and (2) Direct staff to finalize a recommendation as to the schedule and magnitude of the proposed water rate increase for the City Council to consider on December 8, 2011.

**CLOSED SESSION**

**4. 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 Executive, Management, and Confidential Employees' Association

**CLOSED SESSION**

**5. CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION**

NUMBER OF CASES: 1

**Please note: Item Nos. 6 – 17 will commence in the 6:00 p.m. hour.**

**PUBLIC FINANCING AUTHORITY**

**6. 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.*

**Approval of Minutes**

- A. Minutes of the October 27, 2011 Regular Public Financing Authority Meeting

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

**Monthly Report**

- B. 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**

**7. 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.*

**Approval of Minutes**

- A. Minutes of the October 27, 2011 Regular Water Utility Authority Meeting

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

**Monthly Report**

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

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

**COMMUNITY DEVELOPMENT COMMISSION**

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

9. **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.*

**Approval of Minutes**

A. October 27, 2011 Regular Community Development Commission Meeting

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

10. **NEW BUSINESS**

Consideration for Approval: Consent and Agreement Regarding Successor to Villages at Heritage Springs LLC, interest in the Villages at Heritage Springs Project

**Recommendation:** That the Community Development Commission: (1) Approve the Consent and Agreement Regarding Successor to Villages At Heritage Springs LLC, Interest in Villages at Heritage Springs and (2) Authorize the Chairperson to execute the attached Consent and Agreement document.

**CITY COUNCIL**

11. **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.*

**Approval of Minutes**

A. Minutes of the October 27, 2011 Regular City Council Meeting

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

**Approval of Minutes**

B. Minutes of the October 29, 2011 Special City Council Meeting

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

12. **NEW BUSINESS**

Consideration for Approval: Consent and Agreement Regarding Successor to Villages at Heritage Springs LLC, Interest in Villages at Heritage Springs Project

Consideration to consent and agree to the assignment of the developer's interest in the Villages at Heritage Springs Project from Villages LLC (Comstock) to a new development entity (Arsenault Holdings LLC)

**Recommendation:** That the City Council: (1) Approve the Consent and Agreement Regarding Successor to Villages at Heritage Springs LLC, Interest in Villages at Heritage Springs; and (2) Authorize the Mayor to execute the Consent and Agreement document.

13. Resolution No. 9352 – Requesting that the State Joint Legislative Audit Committee (JLAC) Identify the Central Basin Municipal Water District as a High Risk Agency and Direct the State Auditor to Conduct an Audit of the District’s Practices

**Recommendation:** That the City Council adopt Resolution No. 9352, requesting that the State Joint Legislative Audit Committee Identify the Central Basin Municipal Water District as a high risk agency and direct staff to forward the resolution to the Joint Legislative Audit Committee.

14. Approval of a Subrecipient Agreement with the I-5 Consortium Cities Joint Powers Authority for Use of Measure R Highway Program Design and Construction Funding

**Recommendation:** That the City Council: (1) Approve the Subrecipient Agreement with the I-5 Consortium Cities Joint Powers Authority for Use of Measure R Highway Program Design and Construction Funding; and (2) Authorize the City Manager to execute the Agreement.

15. Approval of Memorandum of Underpass Agreement with Burlington Northern Santa Fe Railway Company for the Valley View Avenue Grade Separation Project

**Recommendation:** That the City Council: (1) Approve the Memorandum of Underpass Agreement with Burlington Northern Santa Fe Railway Company for the Valley View Avenue Grade Separation Project; and (2) Authorize the Director of Public Works to execute the Memorandum of Underpass Agreement.

16. Alcohol Sales Conditional Use Permit Case No. 53

A request to allow the operation and maintenance of an alcohol beverage sales use for on-site customer consumption at The Dugout located at 12215 Slauson Ave., in the M-1 and M-2, Zone (Jesse Mireles/The Dugout)

**Recommendation:** That the City Council approve Alcohol Sales Conditional Use Permit (ASCUP) Case No. 53 subject to a compliance review in one (1) year, to ensure the use is still operating in strict compliance with the conditions of approval.

17. Application for Alcohol Sales Conditional Use Permit Case No. 55

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the storage and transportation of alcoholic beverages at 11630 Pike St., in the M2, Heavy Manufacturing Zone, located within the Consolidated Redevelopment Project Area. (Approved Freight Forwarders)

**Recommendation:** That the City Council approve Alcohol Sales Conditional Use Permit (ASCUP) Case No. 55 subject to a compliance review in one (1) year, to ensure the use is still operating in strict compliance with the conditions of approval.

**Please note: Item Nos. 18 – 28 will commence in the 7:00 p.m. hour.**

18. **INVOCATION**

19. **PLEDGE OF ALLEGIANCE**

**INTRODUCTIONS**

20. Representatives from the Youth Leadership Committee

21. Representatives from the Chamber of Commerce

22. Supervisor Don Knabe

23. **ANNOUNCEMENTS**

**PRESENTATIONS**

24. Red Ribbon Week Community Parade and Red Ribbon Week Art Contest Winners

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

26. **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.

27. **EXECUTIVE TEAM REPORTS**

28. **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

Anita Jimenez  
Deputy City Clerk

November 17, 2011

Date