



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

AUGUST 25, 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

PUBLIC FINANCING AUTHORITY

3. 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 July 26, 2011 Adjourned 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

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 July 26, 2011 Adjourned Water Utility Authority Meeting

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

- 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

5. REPORTS OF THE CITY MANAGER AND EXECUTIVE DIRECTOR

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.

A. Approval of Minutes of the July 26, 2011 Adjourned Community Development Commission Meeting

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

NEW BUSINESS

7. Resolution No. 263-2011 – Request for Certain Funding Advances to the Community Development Commission (CDC) from the City's General Fund for Purposes of the Consolidated Redevelopment Project

Recommendation: That the Community Development Commission adopt Resolution No. 263-2011 requesting certain funding advances from the City's General Fund and authorizing the Chairperson to execute two promissory notes in the amount of \$5,152,000 and \$3,494,000.

8. Resolution No. 264-2011 – Request for a Funding Advance to the Community Development Commission (CDC) from the City's General Fund for Purposes of the Washington Boulevard Redevelopment Project

Recommendation: That the Community Development Commission adopt Resolution No. 264-2011 requesting a funding advance from the City's General Fund and authorizing the Chairperson to execute the promissory note in the amount of \$256,000.

9. Resolution No. 265-2011 – Adopting an Enforceable Obligations Payment Schedule

Recommendation: That the Community Development Commission adopt Resolution No. 265-2011.

10. CLOSED SESSION
CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: 12345 Lakeland Road, Santa Fe Springs

Agency Negotiators: City Manager, Executive Director, CDC Attorney

Negotiating Parties: Agency Negotiators and Property Owner

Under Negotiation: Price and Terms of Payment

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.

A. Approval of Minutes of the July 26, 2011 Adjourned City Council Meeting

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

PUBLIC HEARING

12. Resolution No. 9342 – Self Certification of Conformance to Congestion Management Program

It is recommended that the City Council conduct a Public Hearing and adopt Resolution No. 9342 certifying that the City is in conformance with the Congestion Management Program.

13. ORDINANCE FOR PASSAGE

Ordinance 1026 - Determining Compliance with the Voluntary Alternative Redevelopment Program Pursuant to Part 1.9 of Division 24 of the California Health and Safety Code in Order to Permit the Continued Existence and Operation of the Community Development Commission of the City of Santa Fe Springs

Recommendation: That the City Council waive further reading and adopt Ordinance No. 1026, an ordinance determining compliance with the Voluntary Alternative Redevelopment Program pursuant to Part 1.9 of Division 24 of the California Health and Safety Code in order to permit the continued existence and operation of the Community Development Commission of the City of Santa Fe Springs.

NEW BUSINESS

14. Supplemental Right-of-Way Acquisition Support Services for the Valley View Avenue Grade Separation Project

Recommendation: That the City Council: (1) Approve an extension of the contract with Epic Land Solutions, Inc. in the amount of \$175,936 to cover supplemental right-of-way acquisition support services for the Valley View Avenue Grade Separation Project; and (2) Authorize the Director of Public Works to execute the work order in order to incorporate these supplemental services into the contract.

15. Approval to Initiate Pre-Award Audits in Conjunction with the Valley View Avenue Grade Separation Project

Recommendation: That the City Council authorize the Director of Public works to retain a Certified Public Accountant to perform Pre-Award Audits of AECOM Technical Services, Analyzer International and Safework, Inc.

16. Request for Bus Loading Zone on Clarkman Street between Orr and Day Road and Roseton Avenue

Recommendation: That the City Council approve the recommendation from the Traffic Commission that the request for a bus loading zone on Clarkman Street 130 feet west of Roseton Avenue be denied.

17. Application for Alcohol Sales Conditional Use Permit Case No. 54

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the storage and wholesale distribution of alcoholic beverages at 13017 La Dana Court, in the M2, Heavy Manufacturing Zone, located within the Consolidated Redevelopment Project Area. (Specialty Cellars/Robert Castellani)

Recommendation: That the City Council approve Alcohol Sales Conditional Use Permit (ASCUP) Case No. 54 subject to a compliance review in one (1) year, to ensure the use is still operating in strict compliance with the conditions of approval.

18. Resolution No. 9344 – Authorizing General Fund Advances from the City of Santa Fe Springs to the Community Development Commission (CDC) for Purposes of the Consolidated Redevelopment Project

Recommendation: That the City Council adopt Resolution No. 9344 authorizing General Fund advances to the CDC in the amount of \$5,152,000 to fund the administrative, operational, and capital needs of the Consolidated Redevelopment Project and \$3,494,000 for economic development purposes.

19. Resolution No. 9345 – Authorizing a General Fund Advance from the City of Santa Fe Springs to the Community Development Commission (CDC) for Purposes of the Washington Boulevard Redevelopment Project

Recommendation: That the City Council adopt Resolution No. 9345 authorizing a General Fund advance to the CDC in the amount of \$356,000 to assist in funding the administrative, operational, and capital needs of the Washington Boulevard Redevelopment Project.

CLOSED SESSION

20. CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION

(Subdivision (a) of Section 54956.9)

Name of Case: Valley View – Santa Fe Springs, LLC v. City

Please note: Item Nos. 21 – 31 will commence in the 7:00 p.m. hour.

City of Santa Fe Springs

Regular Public Financing Authority/Water Utility Authority/CDC/City Council

August 25, 2011

21. **INVOCATION**

22. **PLEDGE OF ALLEGIANCE**

INTRODUCTIONS

23. Representatives from the Youth Leadership Committee

24. Representatives from the Chamber of Commerce

25. **ANNOUNCEMENTS**

PRESENTATIONS

26. Commendation to Santa Fe Springs Community Playhouse, Inc. in Honor of their 25th Season

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

28. Affirmation of Appointment to the Personnel Advisory Board

RECOMMENDATION: That the City Council affirm the General Employees Association re-appointment of Anita Ayala to the Personnel Advisory Board.

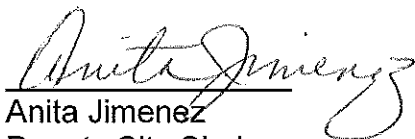
29. **ORAL COMMUNICATIONS**

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

30. **EXECUTIVE TEAM REPORTS**

31. **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

August 18, 2011
Date

**CITY OF SANTA FE SPRINGS
MINUTES
FOR THE ADJOURNED MEETINGS OF THE:
PUBLIC FINANCING AUTHORITY
WATER UTILITY AUTHORITY
COMMUNITY DEVELOPMENT COMMISSION
AND CITY COUNCIL**

July 26, 2011

1. CALL TO ORDER

Mayor Serrano called the Adjourned Public Financing Authority, Water Utility Authority, Community Development Commission, and City Council meetings to order at 6:06 p.m.

2. ROLL CALL

Present: Directors/Commissioners/Councilmembers González, Moore, and Trujillo, Vice-Chairperson/Mayor Pro Tem Rounds, and Chairperson/Mayor Serrano

Also present: Thaddeus McCormack, City Manager; Steve Skolnik, Commission/City Attorney; Paul Ashworth, Director of Planning & Community Development; Don Jensen, Director of Public Works; Dino Torres, Director of Police Services; Maricela Balderas, Director of Family & Human Services; Jose Gomez, Director of Finance & Administrative Services; Alex Rodriguez, Fire Chief; and Anita Jimenez, Deputy City Clerk

PUBLIC FINANCING AUTHORITY

3. CONSENT AGENDA

- A. Approval of Minutes of the June 23, 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.

Vice-Chair Rounds moved the approval of Items 3A and B; Director Trujillo seconded the motion which carried unanimously.

3A

WATER UTILITY AUTHORITY

4. **CONSENT AGENDA**

- A. Approval of Minutes of the Regular Water Utility Authority Meeting of June 23, 2011

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

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

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

Director González moved the approval of Items 4A and B; Director Moore seconded the motion which carried unanimously.

COMMUNITY DEVELOPMENT COMMISSION

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

Thaddeus McCormack reported a setback in the construction at the Neighborhood Center – the contractor defaulted on the project. There have been many problems with the contractor however the bonding agent is the responsible party and is in the process, in conjunction with the City, of selecting a new contractor to complete the project.

Steve Skolnik added that it may not be the case that the contractor defaulted, but rather that the bonding agent has removed the contractor from the project and has taken over.

Vice-Chair Rounds asked what percentage of the job has been completed. Don Jensen responded that 50-60% of the project has been completed and the contractor has been paid approximately 30-35%. A freeze on additional payments to the contractor is in effect.

There was no report from the Executive Director.

6. **CONSENT AGENDA**

- A. Approval of Minutes of the Adjourned Community Development Commission Meeting of June 18, 2011

- B. Approval of Minutes of the Regular Community Development Commission Meeting of June 23, 2011

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

Vice-Chair Rounds moved the approval of Items 6A and B; Commissioner Trujillo seconded the motion which carried unanimously.

NEW BUSINESS

7. Approval of Ameron Settlement

Recommendations: That the Community Development Commission: (1) Approve the settlement with Ameron (amount confidential); and (2) Authorize Commission Attorney to execute a settlement agreement.

Steve Skolnik stated that it was not necessary to hold a Closed Session on this item because it had already been addressed in his confidential memo to the Council. It would not be appropriate to disclose the details of the settlement agreement until it is final at which time it will become a public document.

Thaddeus McCormack stated that the money would be put into the reserve and thanked the Steve Skolnik for his hard work on this case.

Commissioner González moved the approval of Item 7; Commissioner Moore seconded the motion which carried unanimously.

Chairperson Serrano recessed the meetings at 6:12 p.m. for the Commission to go into Closed Session.

8. CLOSED SESSION

Conference with Legal Counsel--Anticipated Litigation

Initiation of litigation pursuant to subdivision (c) of Section 54956.9:

One case

Chairperson Serrano reconvened the meetings at 6:35 p.m.

The Commission Attorney reported that the following motion was made in Closed Session:

Approve participation in the Cerritos legal action to challenge AB 26 and AB 27, and authorize the Commission Attorney to execute documents related thereto, including a retainer agreement with Rutan & Tucker, with sharing of the costs based on proportional tax increment amounts.

Commissioner Trujillo moved the approval of Item 8; Commissioner González seconded the motion which carried unanimously.

CITY COUNCIL

9. CONSENT AGENDA

A. Approval of Minutes of the Adjourned City Council Meeting of June 18, 2011

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

B. Approval of Minutes of the Regular City Council Meeting of June 23, 2011

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

Councilmember Moore moved the approval of Items 9A and B; Councilmember Trujillo seconded the motion, which carried unanimously.

ORDINANCE FOR PASSAGE

10. Ordinance No. 1024 – Ordering the Levy of a Special Tax in Accordance with the Amended and Restated Rate and Method of Apportionment within CFD No. 2002-1

Recommendation: That the City Council adopt Ordinance No. 1024, an ordinance of the City Council ordering the levy of a special tax in accordance with the amended and restated rate and method of apportionment within CFD No. 2002-1.

The City Attorney read the ordinance by title and stated that this was the second reading after the Public Hearing which was held on April 14, 2011.

Mayor Pro Tem Rounds moved to waive further reading and adopt Ordinance No. 1024; Councilmember Moore seconded the motion which carried by the following roll call vote:

Ayes: González, Moore, Rounds, Serrano, Trujillo
Noes: None
Absent: None

11. Ordinance No. 1025 – Ordering the Levy of a Special Tax in Accordance with the Amended and Restated Rate and Method of Apportionment within CFD No. 2004-1

Recommendation: That the City Council adopt Ordinance No. 1025, an ordinance of the City Council ordering the levy of a special tax in accordance with the amended and restated rate and method of apportionment within CFD No. 2004-1.

The City Attorney read the ordinance by title and stated that this was the second reading after the Public Hearing which was held on April 14, 2011.

Councilmember Trujillo moved to waive further reading and adopt Ordinance No. 1025; Mayor Pro Tem Rounds seconded the motion which carried by the following roll call vote:

Ayes: González, Moore, Rounds, Serrano, Trujillo
Noes: None
Absent: None

12. **UNFINISHED BUSINESS**

Fiscal Year 2011-12 City Budget Follow Up Actions

Recommendation: That the City Council, Community Development Commission, and Water Utility Authority authorize the following: (1) Adopt the adjustments to the Fiscal Year 2011-12 Budget as presented herein under "Budget Adjustment Recommendations"; (2) Establish the Utility User's Tax (UUT) Rate at 3.5% for FY 2011-12; and, (3) For implementation in FY 2012-13, direct Staff to develop a UUT Single-Pay Option Program with a two percent (2%) discount.

Thaddeus McCormack stated that the budget reflected a \$1.2 million deficit and stated that the City Council had given staff direction to try to close the gap through employee MOUs. Jose Gomez outlined the adjustments as follows: \$600,000 in labor savings; Medical Insurance Premiums rose only 4.1% as opposed to the 10% projected increase; Projected Sales Tax Revenue Increase of \$736,000; Offsetting Increase from Water fund; Elimination of Vehicle License Fee (VLF) – loss of \$63,000; Position Reclassification – increased cost of \$7,200.

The City Manager stated that also included in the budget was the continuation of the Utility Users' Tax rate of 3.5% for 2011-2012 with an option of a 2% discount to businesses that prepay the full amount in 2012-13. Councilmember Moore asked what the time requirement would be for the discount to apply. Thaddeus McCormack stated that staff would return to Council with recommendations regarding the details of the plan.

Councilmember González asked what happened to the VLF. The City Manager explained that the State also took this money away from cities.

Councilmember Trujillo moved the approval of Item 12; Councilmember Moore seconded the motion, which carried by the following roll call vote:

Ayes: González, Moore, Rounds, Serrano, Trujillo

Noes: None

Absent: None

NEW BUSINESS

13. Adoption of Resolutions No. 9339 and No. 9340 and the Approval of Two Contracts with the State Department of Education

Recommendation: That the City Council approve Resolutions No. 9339 and No. 9340 authorizing the renewal of Contracts No. CSPP-0177 and No. CFCC-1009 with the State Department of Education for Fiscal Year 2011/2012 for the purpose of providing child care and development services for children ages birth through 5 years of age.

Councilmember González moved the approval of Item 13; Mayor Pro Tem Rounds seconded the motion which carried unanimously.

14. Resolution No. 9341 Approving and Authorizing an Application for the 2011/2012 Used Oil Payment Program (2nd Cycle)

Recommendation: That the City Council adopt Resolution No. 9341 approving participation through CalRecycle for the 2011/2012 2nd Cycle Used Oil Payment Program, and designate the City Manager to execute all necessary applications, contracts, payment requests, agreements, and amendments for the Grant.

Mayor Pro Tem Rounds moved the approval of Item 14; Councilmember Trujillo seconded the motion which carried unanimously.

Mayor Serrano recessed the meetings at 6:45 p.m.

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

15. INVOCATION

The Invocation was led by Councilmember Trujillo.

16. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by the Parks & Recreation Staff. New staff introduced themselves.

INTRODUCTIONS

17. No representatives from the Youth Leadership Committee present.

18. Mayor Serrano introduced Chamber representatives Dennis Turner, PDQ Rentals and Wendy Meador, Tangram Interiors.

19. ANNOUNCEMENTS

Maricela Balderas gave the Community Services announcements.

PRESENTATIONS

20. Introduction of New Santa Fe Springs Policing Team Members

Mayor Serrano called on Dino Torres who then introduced Capt. Aviv Barr. Capt. Barr introduced the new members of the SFS policing team: Jonathan Herrick and Edgar Cabral.

21. Introduction of New City Employees

See item 16.

22. Proclaiming the Month of July as "Parks and Recreation Month"

Mayor Serrano called on Carole Joseph to give background on "Parks and Recreation Month." Carole Joseph called on Jimmy Mendoza, President of the Parks and Recreation Committee to accept the proclamation along with other Parks and Recreation Committee members present. Mayor Serrano read and presented the proclamation.

23. APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

Mayor Pro Tem Rounds appointed Drew Bobadilla to the Youth Leadership Committee.

24. ORAL COMMUNICATIONS

Mayor Serrano opened Oral Communications at 7:30 p.m. There being no one wishing to speak, Mayor Serrano closed Oral Communications at 7:31 p.m.

25. EXECUTIVE TEAM REPORTS

Don Jensen reported that Caltrans was trying to set up public information meetings sometime in August regarding the freeway widening projects that will affect City residents especially those near Florence and the I-5 freeway. Caltrans will also try to schedule meetings with business owners near the Carmenita project in October.

Councilmember Moore asked the following questions: 1). Would the Villages Project still be developed if Comstock defaulted on their loan and the property went into foreclosure?; 2). Does the developer owe the City any money or vice versa?; 3). How

much does the developer owe on the two properties they purchased?; 4). The developer agreed to pay on the net tax increase over the next 15 years. What if the amount doesn't equal the amount owed?; 5). Did we loan the developer \$1.8 million to secure financing? What is the status of that loan?; 6). In November 2005, the CDC loaned the developer \$2,960,000. What is the status of the loan?; Comstock sold some properties to Far West Development. Are these properties within the Heritage Springs Maintenance District? Don Jensen answered that the Villages is not within the Heritage Springs Street Maintenance Assessment District. Paul Ashworth answered in regard to the other questions that the information would all be compiled and provided to Council for review.

Councilmember Moore requested a presentation of actual 2010-11 expenditures by all departments once all the figures had been compiled.

Councilmember Moore reported that the proposed Purchasing Policy was ready for the Mayor's review, and further proposed that staff also review the document and bring suggestions to the Council for consideration.

Mayor Serrano stated that he and Mayor Pro Tem Rounds, who were on the Villages Subcommittee, were not aware that the Villages were in foreclosure. Mayor Serrano stressed that the City Council needs to be informed about such issues. He also stated that he was unhappy with the artwork lighting at the Villages.

Councilmember Trujillo reminded staff of the importance of providing the Council with clear and accurate information in a proactive manner, so that they are able to better answer questions of concerned residents and businesses. In addition, Councilmember Trujillo stressed the importance of maintaining a high standard of customer service.

26. ADJOURNMENT

At 7:50 p.m., Mayor Serrano adjourned the meetings in memory of longtime resident Amelia Covarrubias and the families and victims of the shooting incident in Oslo, Norway.

Joseph D. Serrano, Sr.
Mayor

ATTEST:

Anita Jimenez, Deputy City Clerk



City of Santa Fe Springs

Water Utility Authority Meeting

August 25, 2011

NEW BUSINESS

Update on the Status of Water-Related Capital Improvement Projects

RECOMMENDATION

That the Water Utility Authority receive and file the report.

BACKGROUND

This report is for informational purposes only. The following is a listing of active water projects along with their current status:

New Well Located Within Zone II

Continued work is being done to enable the construction of a new water production well on City property located at the northeast corner of Radburn Avenue and Borate Street. Hydrogeological Services for the new well construction are underway in order to establish well design and drilling schedules.

Underpass Access Doors

This project involves the replacement of five existing access hatch covers at the Florence Avenue, Santa Fe Springs Road, Imperial Highway, and Telegraph Road Underpasses. The project is now complete.

FISCAL IMPACT

The projects are fully funded through the Capital Improvement Project program in place.

INFRASTRUCTURE IMPACT

A fully functioning water production well will provide a much needed source of potable water within Zone II and the well will enhance the reliability of the City's water system. The Underpass Access Doors will provide staff with a safe entry into the confined spaces of the underpasses to conduct maintenance.

A handwritten signature in black ink, appearing to read "Thaddeus McCormack".

Thaddeus McCormack
Executive Director

Attachment(s):

None.

Report Submitted By: Don Jensen, Director
Department of Public Works

Date of Report: August 16, 2011

3B

Refer to Item 3A



City of Santa Fe Springs

Public Financing Authority Meeting

August 25, 2011

NEW BUSINESS

Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Public Financing Authority (PFA)

RECOMMENDATION

That the City Council receive and file the report.

BACKGROUND

The Santa Fe Springs Public Financing Authority is the City entity that is utilized to facilitate the issuance of public purpose debt in Santa Fe Springs. The following is a brief status report on the debt instruments currently outstanding that were issued through this financing authority.

Consolidated Redevelopment Project 2001 Tax Allocation Refunding Bonds

Financing proceeds available for appropriation at 7/31/11	None
Outstanding principal at 7/31/11	\$20,475,000

Consolidated Redevelopment Project 2002 Tax Allocation Refunding Bonds

Financing proceeds available for appropriation at 7/31/11	None
Outstanding principal at 7/31/11	\$17,540,000

Consolidated Redevelopment Project 2003 Taxable Tax Allocation Refunding Bonds

Financing proceeds available for appropriation at 7/31/11	None
Outstanding principal at 7/31/11	\$4,555,000

Water Revenue Bonds, 2003 Series A

Financing proceeds available for appropriation at 7/31/11	None
Outstanding principal at 7/31/11	\$4,325,000

Water Revenue Bonds, 2005 Series A

Financing proceeds available for appropriation at 7/31/11	None
Outstanding principal at 7/31/11	\$2,920,000

Consolidated Redevelopment Project 2006-A Tax Allocation Bonds

Financing proceeds available for appropriation at 7/31/11	\$1,538,121*
Outstanding principal at 7/31/11	\$29,864,247

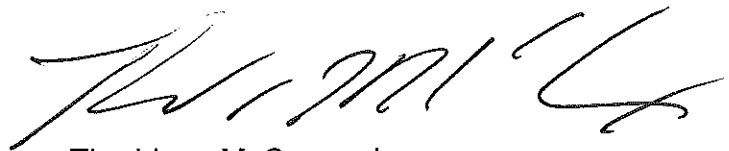
Consolidated Redevelopment Project 2006-B Taxable Tax Allocation Bonds

Financing proceeds available for appropriation at 7/31/11	None
Outstanding principal at 7/31/11	\$14,940,000

Consolidated Redevelopment Project 2007-A Tax Allocation Refunding Bonds

Financing proceeds available for appropriation at 7/31/11	None
Outstanding principal at 7/31/11	\$41,685,000

The City and Community Development Commission budgets include sufficient appropriations to meet the debt service obligations associated with these issues and it is anticipated that the Fiscal Year 2011-12 revenue sources funding these appropriations will be sufficient as well.



Thaddeus McCormack
City Manager/Executive Director

* \$1,538,121 of 2006-A tax exempt bond funds had been used for property acquisitions in relation to the Valley View Grade Separation Project. These funds were reimbursed from Federal, State and County sources in May 2011. However, due to the lawsuit pending with the State no appropriations can be made until the California Supreme Court decides the case. This is expected by mid-January 2012.

Refer to Item 3A



City of Santa Fe Springs

Community Development Commission Meeting

August 25, 2011

NEW BUSINESS

Resolution No. 263-2011 – Request for Certain Funding Advances to the Community Development Commission from the City's General Fund for Purposes of the Consolidated Redevelopment Project

RECOMMENDATION:


That the Community Development Commission adopt Resolution No. 263-2011 requesting certain funding advances from the City's General Fund and authorizing the Chairperson to execute two promissory notes in the amount of \$5,152,000 and \$3,494,000.

BACKGROUND

As it does every year, the Consolidated Redevelopment Project requires an advance of funds from the City of Santa Fe Springs Redevelopment Revolving Fund to finance administrative, operational and capital costs. This year the recommended amount totals \$8,646,000, consisting of two advance components. The previously-mentioned operational items are fairly consistent from year to year and require an advance of \$5,152,000 for FY 2011-12. The additional \$3,494,000 is necessary for economic development needs that are foreseen in the upcoming year. This amount fluctuates from year to year as development needs arise. Both advances will accrue interest, as allowed by State law. The Consolidated Project also has \$1,000,000 due to the CDC's own Housing Set-Aside fund as a result of an internal loan made to fund a State "ERAF takeaway" from redevelopment agencies several years back.

While the recent stay issued by the State Supreme Court does not allow redevelopment agencies to enter into new agreements, the City and CDC budgets (approved prior to the stay) inherently included this financial arrangement.


Paul R. Ashworth
Executive Director


Thaddeus McCormack
City Manager

Attachments:

Resolution No. 263-2011
Promissory Notes

RESOLUTION NO. 263-2011

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT
COMMISSION OF THE CITY OF SANTA FE SPRINGS,
CALIFORNIA, REQUESTING ADVANCES FROM THE CITY
OF SANTA FE SPRINGS FOR THE PURPOSES OF THE
CONSOLIDATED REDEVELOPMENT PROJECT**

WHEREAS, the Community Development Commission of the City of Santa Fe Springs is undertaking certain actions which are necessary and incidental to the carrying out of the Consolidated Redevelopment Plan which has previously been adopted by the City of Santa Fe Springs; and

WHEREAS, the Commission has incurred and will continue to incur obligations for such purpose; and

WHEREAS, the City of Santa Fe Springs is authorized, pursuant to Section 33600, et.seq., of the Health and Safety Code of the State of California to make loans to the Commission for the purposes of defraying said expenses;

NOW, THEREFORE, the Commission Board of the Community Development Commission of the City of Santa Fe Springs does hereby resolve, determine and order as follows:

Section 1. Pursuant to the provisions of said Section 33600, et.seq., of the Health and Safety Code, the Commission hereby requests of the City of Santa Fe Springs advances in the amount of \$5,152,000 and \$3,494,000 as of August 25, 2011.

Section 2. The Commission shall accept and administer any funds loaned to it pursuant to this request in accordance with the provisions of Section 33600, et.seq., of the Health and Safety Code.

Section 3. Such loans shall be evidenced by a promissory note of the Commission containing the following terms, in addition to all usual and customary terms:

- (a) Interest at the rate of twelve percent per annum.
- (b) Payable on or before September 30, 2012.
- (c) Payable from accumulated tax increment funds in excess of those pledged for payment of Commission bonded indebtedness, or from any other funds available to the Commission from which such payment may legally be made.

Section 4. The Chairperson and Secretary of the Commission are hereby authorized and directed to execute, on behalf of the Commission, a promissory note to the City of Santa Fe Springs in accordance with the provision of Section 3 hereof.

PASSED AND ADOPTED this 25th day of August 2011

Chairperson

ATTEST:

Secretary

PROMISSORY NOTE - \$5,152,000 (New Advance)

SANTA FE SPRINGS, CALIFORNIA

August 25, 2011

On or before September 30, 2012, for value received, the undersigned Commission promises to pay to the City of Santa Fe Springs, on order at Santa Fe Springs, California the sum of Five Million One Hundred Fifty Two Thousand (\$5,152,000) with interest thereon from the executed date herein, at the rate of twelve percent per annum, interest payable at maturity with principal. Repayment of this advance is and shall be subordinate to the payment of debt service on the Consolidated Redevelopment Project Tax Allocation Refunding Bonds, 2007 Series A; the Consolidated Redevelopment Project Tax Allocation Bonds, 2006 Series A and Series B; Consolidated Redevelopment Project Tax Allocation Refunding Bonds, 2002 Series A; and the Consolidated Redevelopment Project Tax Allocation Refunding Bonds, 2001 Series A.

REFERENCE: The Consolidated Redevelopment Project

Should default be made in payment of interest when due the whole sum of principal and interest shall become immediately due at the option of the holder of this note. Principal and interest is payable in lawful money of the United States. If action be instituted on this note, the undersigned Commission promises to pay such sum as the Court may fix as attorney's fees.

COMMUNITY DEVELOPMENT COMMISSION OF THE
CITY OF SANTA FE SPRINGS

By _____
Chairperson

PROMISSORY NOTE - \$3,494,000 (New Advance)

SANTA FE SPRINGS, CALIFORNIA

August 25, 2011

On or before September 30, 2012, for value received, the undersigned Commission promises to pay to the City of Santa Fe Springs, on order at Santa Fe Springs, California the sum of Three Million Four Hundred Ninety Four Thousand (\$3,494,000) with interest thereon from the executed date herein, at the rate of twelve percent per annum, interest payable at maturity with principal. Repayment of this advance is and shall be subordinate to the payment of debt service on the Consolidated Redevelopment Project Tax Allocation Refunding Bonds, 2007 Series A; the Consolidated Redevelopment Project Tax Allocation Bonds, 2006 Series A and Series B; the Consolidated Redevelopment Project Tax Allocation Refunding Bonds, 2002 Series A; and the Consolidated Redevelopment Project Tax Allocation Refunding Bonds, 2001 Series A.

REFERENCE: The Consolidated Redevelopment Project

Should default be made in payment of interest when due the whole sum of principal and interest shall become immediately due at the option of the holder of this note. Principal and interest is payable in lawful money of the United States. If action be instituted on this note, the undersigned Commission promises to pay such sum as the Court may fix as attorney's fees.

COMMUNITY DEVELOPMENT COMMISSION OF THE
CITY OF SANTA FE SPRINGS

By _____
Chairperson



City of Santa Fe Springs

Community Development Commission Meeting

August 25, 2011

NEW BUSINESS

Resolution No. 264-2011 – Request for a Funding Advance to the Community Development Commission from the City's General Fund for Purposes of the Washington Boulevard Project

RECOMMENDATION:


That the Community Development Commission adopt Resolution No. 264-2011 requesting a funding advance from the City's General Fund and authorizing the Chairperson to execute the promissory note in the amount of \$256,000.

BACKGROUND

As it periodically does, the Washington Boulevard Redevelopment Project requires an advance of funds in the amount of \$256,000 from the City of Santa Fe Springs Redevelopment Revolving Fund to finance administrative, operational and capital costs. The advance will accrue interest, as allowed by State law. The Community Development Commission Treasurer has prepared the necessary documents.

While the recent stay issued by the State Supreme Court does not allow redevelopment agencies to enter into new agreements, the City and CDC budgets (approved prior to the stay) inherently included this financial arrangement.


Paul R. Ashworth
Executive Director


Thaddeus McCormack
City Manager

Attachments:

Resolution No. 264-2011
Promissory Note

RESOLUTION NO. 264-2011

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA REQUESTING AN ADVANCE FROM THE CITY OF SANTA FE SPRINGS FOR THE PURPOSES OF THE WASHINGTON BOULEVARD REDEVELOPMENT PROJECT

WHEREAS, the Community Development Commission of the City of Santa Fe Springs is undertaking certain actions which are necessary and incidental to the carrying out of the Washington Boulevard Redevelopment Plan which has previously been adopted by the City of Santa Fe Springs; and

WHEREAS, the Commission has incurred and will continue to incur obligations for such purpose; and

WHEREAS, the City of Santa Fe Springs is authorized, pursuant to Section 33600, et. seq., of the Health and Safety Code of the State of California to make loans to the Commission for the purposes of defraying said expenses;

NOW, THEREFORE, the Commission Board of the Community Development Commission of the City of Santa Fe Springs does hereby resolve, determine and order as follows:

Section 1. Pursuant to the provisions of said Section 33600, et. seq., of the Health and Safety Code, the Commission hereby requests of the City of Santa Fe Springs an advance in the amount of \$256,000 as of August 25, 2011.

Section 2. The Commission shall accept and administer any funds loaned to it pursuant to this request in accordance with the provisions of Section 33620, et. seq., of the Health and Safety Code.

Section 3. Such loans shall be evidenced by a promissory note of the Commission containing the following terms, in addition to all usual and customary terms:

- (a) Interest at the rate of twelve percent per annum.
- (b) Payable on or before September 30, 2012.
- (c) Payable from accumulated property tax increment and sales tax increment in accordance with the "Agreement For Reimbursement of Tax Increment Funds" between the City of Santa Fe Springs, the Redevelopment Agency of the City of Santa Fe Springs and the County of Los Angeles, signed by the City and Agency on April 23, 1987.

Section 4. The Chairperson and Secretary of the Commission are hereby authorized and directed to execute, on behalf of the Commission, a promissory note to the City of Santa Fe Springs in accordance with the provision of Section 3 hereof.

PASSED AND ADOPTED this 25th day of August 2011.

Chairperson

ATTEST:

Secretary

PROMISSORY NOTE - \$256,000 (New Advance)

SANTA FE SPRINGS, CALIFORNIA

August 25, 2011

On or before September 30, 2012, for value received, the undersigned Commission promises to pay to the City of Santa Fe Springs, on order at Santa Fe Springs, California the sum of Two Hundred Fifty Six Thousand (\$256,000) with interest thereon from the executed date herein, at the rate of twelve percent per annum, interest payable at maturity with principal.

REFERENCE: The Washington Boulevard Redevelopment Project

Should default be made in payment of interest when due the whole sum of principal and interest shall become immediately due at the option of the holder of this note. Principal and interest is payable in lawful money of the United States. If action be instituted on this note, the undersigned Commission promises to pay such sum as the Court may fix as attorney's fees.

COMMUNITY DEVELOPMENT COMMISSION OF THE
CITY OF SANTA FE SPRINGS

By _____
Chairperson



City of Santa Fe Springs

Community Development Commission Meeting

August 25, 2011

NEW BUSINESS

Resolution No. 265-2011 Adopting an Enforceable Obligation Payment Schedule

RECOMMENDATION

That the Community Development Commission Adopt Resolution No. 265-2011.


BACKGROUND

AB1X26 calls for Redevelopment Agencies to adopt an Enforceable Obligation Payment Schedule within 60 days of the Governor's signing of the bill. The Schedule, which must be adopted by August 28, 2011, identifies bond debt service and other payments that must be made by the Community Development Commission (CDC) through December 2011. The Enforceable Obligation Payment Schedule forms the basis of payments that will be made by a successor agency if the CDC is dissolved as contemplated in AB1X26. Resolution No. 265-2011 outlines the requisite Enforceable Obligation Payment Schedule.

On August 11, 2011, the City Council introduced an Ordinance that, if passed, would make official the City's desire to "opt in" to the AB1X27-initiated Redevelopment mechanism, and therefore allow the City to make the "voluntary" payment in lieu of allowing the Agency to be dissolved. Please note that in response to the CRA and League of California Cities lawsuit, the State Supreme Court issued a stay on the enactment of AB1X27 which delays its implementation until the State Supreme Court decides on its constitutionality. However, the Court did not issue a stay on the provisions of AB1X26, which compel the City to adopt the Enforceable Obligation Payment Schedule. Even though it is clear that CDC will not be dissolved, voluntarily or otherwise, on October 1, the Enforceable Obligation Payment Schedule is necessary to protect the debts owed to the City and other third parties in the event that the City/CDC chooses to dissolve or is forced to as a result of a negative decision by the Court at some point in the future (i.e., after January 15, 2012, when the Supreme Court has committed to resolving the Constitutional issues raised by AB1X26 & 27). If the Court rules AB1X27 constitutional, the City Council will have the option to make the "Voluntary Payments", thus allowing the CDC to continue operating and thereby making the Enforceable Obligation Payment Schedule moot. However, if the City Council chooses, or is forced, to dissolve the CDC, the Enforceable Obligation Payment Schedule would then go into effect.

The Enforceable Obligation Payment Schedule may be amended by the CDC at any time. The Schedule, and any amendments, are subject to review and direction to modify from the State of California Department of Finance.


Thaddeus McCormack
City Manager


Paul R. Ashworth
Director, Planning and Development

Attachment
Resolution No. 265-2011

RESOLUTION NO. 265-2011

A RESOLUTION OF THE COMMUNITY DEVELOPMENT
COMMISSION OF THE CITY OF SANTA FE SPRINGS
ADOPTING AN ENFORCEABLE OBLIGATIONS PAYMENT
SCHEDULE

THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF
SANTA FE SPRINGS DOES RESOLVE AS FOLLOWS:

SECTION 1. Pursuant to section 34169(g) of the California Health and Safety Code, the Commission hereby adopts the Enforceable Obligations Payment Schedule attached hereto as Exhibit "A".

SECTION 2. The adoption of such Payment Schedule by the Commission is without prejudice to the Santa Fe Springs City Council's right and intention to adopt a "Continuation Ordinance" pursuant to AB 1X 27, and the right and intention of the Commission and City to challenge the constitutionality of AB 1X 26 and 27.

SECTION 3. The Commission Secretary shall certify to the adoption of this Resolution.

APPROVED and ADOPTED this 25th day of August 2011.

Chairperson

Attest:

Commission Secretary

Refer to Item 3A



City of Santa Fe Springs

City Council Meeting

August 25, 2011

Public Hearing

Resolution No. 9342 - Self Certification of Conformance to Congestion Management Program

RECOMMENDATION

That the City Council conduct a public hearing and adopt Resolution No. 9342 certifying that the City is in conformance with the Congestion Management Program.

BACKGROUND

The Congestion Management Program (CMP) is a county-wide program enacted by the State of California to reduce traffic congestion in the State's urbanized areas. The CMP originated in the State Legislature with the passage of Assembly Bill 471 in 1989 and Assembly Bill 1791 in 1990. The CMP became effective when Proposition 111, which increased the State Gas Tax by nine (9) cents over a five-year period, was approved by the voters in June 1990. The Los Angeles County Metropolitan Transportation Authority (MTA) has taken the leadership role to be the Congestion Management Agency for the County of Los Angeles. MTA was responsible for the development, implementation and subsequent annual update of the CMP for the entire county. The CMP was adopted by MTA on November 18, 1992.

In conjunction with requirements of the CMP, the City of Santa Fe Springs on March 25, 1993 adopted a Transportation Demand Management (TDM) Ordinance designed to reduce vehicle trips and promote alternatives to driving alone.

The self-certification process is an annual requirement to maintain conformance with the CMP and ensure continued flow of gas tax funds to the City. This process is accomplished by adoption of a resolution at a noticed public hearing.

Notice of the public hearing has been done by publication and posting.

A handwritten signature in black ink, appearing to read "Thaddeus McCormack", is written over the printed name.

Thaddeus McCormack
City Manager

Attachment(s)

Resolution No. 9342
2011 CMP Report

Report Submitted By: Don Jensen, Director Department of Public Works

Date of Report: August 16, 2011

RESOLUTION NO. 9342

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA FINDING THE CITY OF SANTA FE SPRINGS TO BE IN CONFORMANCE WITH THE CONGESTION MANAGEMENT PROGRAM (CMP) AND ADOPTING THE CMP LOCAL DEVELOPMENT REPORT, IN ACCORDANCE WITH GOVERNMENT CODE SECTION 65089

WHEREAS, CMP statute requires the Los Angeles County Metropolitan Transportation Authority ("LACMTA"), acting as the Congestion Management Agency for Los Angeles County, to annually determine that the County and cities within the County are conforming to all CMP requirements; and

WHEREAS, LACMTA requires submittal of the CMP Local Development Report by September 1 of each year; and

WHEREAS, the City Council of the City of Santa Fe Springs held a noticed public hearing on Thursday, August 25, 2011.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the City of Santa Fe Springs has taken all of the following actions, and that the City of Santa Fe Springs is in conformance with all applicable requirements of the 2010 CMP adopted by the LACMTA Board on October 28, 2010.

The City of Santa Fe Springs has locally adopted and continues to implement a transportation demand management ordinance, consistent with the minimum requirements identified in the CMP Transportation Demand Management chapter.

The City of Santa Fe Springs has locally adopted and continues to implement a land use analysis program, consistent with the minimum requirements identified in the CMP Land Use Analysis Program chapter.

The City of Santa Fe Springs has adopted a Local Development Report, attached hereto and made a part hereof, consistent with the requirements identified in the 2010 CMP. This report balances traffic congestion impacts due to growth within the City of Santa Fe Springs with transportation improvements, and demonstrates that the City of Santa Fe Springs is meeting its responsibilities under the Countywide Deficiency Plan consistent with the LACMTA Board adopted 2003 Short Range Transportation Plan.

Section 2. That the City Clerk shall certify to the adoption of this Resolution and shall forward a copy of this Resolution to the Los Angeles County Metropolitan Transportation Authority.

APPROVED and ADOPTED on this 25th day of August, 2011.

MAYOR

ATTEST:

CITY CLERK

City of Santa Fe Springs

Date Prepared: August 15, 2011

2011 CMP Local Development Report

Reporting Period: JUNE 1, 2010 - MAY 31, 2011

Contact: David M. Smith
Phone Number: 626-458-6371**CONGESTION MANAGEMENT PROGRAM
FOR LOS ANGELES COUNTY****2011 DEFICIENCY PLAN SUMMARY**

*** IMPORTANT: All "#value!" cells on this page are automatically calculated.
Please do not enter data in these cells.**

DEVELOPMENT TOTALS**RESIDENTIAL DEVELOPMENT ACTIVITY****Dwelling Units**

Single Family Residential

9.00

Multi-Family Residential

36.00

Group Quarters

0.00

COMMERCIAL DEVELOPMENT ACTIVITY**1,000 Net Sq.Ft.²**

Commercial (less than 300,000 sq.ft.)

(20.00)

Commercial (300,000 sq.ft. or more)

0.00

Freestanding Eating & Drinking

(2.33)

NON-RETAIL DEVELOPMENT ACTIVITY**1,000 Net Sq.Ft.²**

Lodging

0.00

Industrial

(7.72)

Office (less than 50,000 sq.ft.)

0.00

Office (50,000-299,999 sq.ft.)

0.00

Office (300,000 sq.ft. or more)

0.00

Medical

0.00

Government

0.00

Institutional/Educational

0.00

University (# of students)

0.00

OTHER DEVELOPMENT ACTIVITY**Daily Trips**

ENTER IF APPLICABLE

0.00

ENTER IF APPLICABLE

0.00

EXEMPTED DEVELOPMENT TOTALS

Exempted Dwelling Units

0

Exempted Non-residential sq. ft. (in 1,000s)

0

Page 1

2. Net square feet is the difference between new development and adjustments entered on pages 2 and 3.

City of Santa Fe Springs		Date Prepared: August 15, 2011
2011 CMP Local Development Report		
Reporting Period: JUNE 1, 2010 - MAY 31, 2011		
Enter data for all cells labeled "Enter." If there are no data for that category, enter "0."		
PART 1: NEW DEVELOPMENT ACTIVITY		
RESIDENTIAL DEVELOPMENT ACTIVITY		
Category	Dwelling Units	
Single Family Residential		10.00
Multi-Family Residential		36.00
Group Quarters		0.00
COMMERCIAL DEVELOPMENT ACTIVITY		
Category	1,000 Gross Square Feet	
Commercial (less than 300,000 sq.ft.)		1.38
Commercial (300,000 sq.ft. or more)		0.00
Freestanding Eating & Drinking		0.00
NON-RETAIL DEVELOPMENT ACTIVITY		
Category	1,000 Gross Square Feet	
Lodging		0.00
Industrial		117.28
Office (less than 50,000 sq.ft.)		0.00
Office (50,000-299,999 sq.ft.)		0.00
Office (300,000 sq.ft. or more)		0.00
Medical		0.00
Government		0.00
Institutional/Educational		0.00
University (# of students)		0.00
OTHER DEVELOPMENT ACTIVITY		
Description (Attach additional sheets if necessary)	Daily Trips (Enter "0" if none)	
ENTER IF APPLICABLE		0.00
ENTER IF APPLICABLE		0.00

City of Santa Fe Springs
2011 CMP Local Development Report
Reporting Period: JUNE 1, 2010 - MAY 31, 2011

Date Prepared: August 15, 2011

Enter data for all cells labeled "Enter." If there are no data for that category, enter "0."

PART 2: NEW DEVELOPMENT ADJUSTMENTS

IMPORTANT: Adjustments may be claimed only for 1) development permits that were both issued and revoked, expired or withdrawn during the reporting period, and 2) demolition of any structure with the reporting period.

RESIDENTIAL DEVELOPMENT ADJUSTMENTS

Category	Dwelling Units
Single Family Residential	1.00
Multi-Family Residential	0.00
Group Quarters	0.00

COMMERCIAL DEVELOPMENT ACTIVITY

Category	1,000 Gross Square Feet
Commercial (less than 300,000 sq.ft.)	21.38
Commercial (300,000 sq.ft. or more)	0.00
Freestanding Eating & Drinking	2.33

NON-RETAIL DEVELOPMENT ACTIVITY

Category	1,000 Gross Square Feet
Lodging	0.00
Industrial	125.00
Office (less than 50,000 sq.ft.)	0.00
Office (50,000-299,999 sq.ft.)	0.00
Office (300,000 sq.ft. or more)	0.00
Medical	0.00
Government	0.00
Institutional/Educational	0.00
University (# of students)	0.00

OTHER DEVELOPMENT ACTIVITY

Description (Attach additional sheets if necessary)	Daily Trips (Enter "0" if none)
ENTER IF APPLICABLE	0.00
ENTER IF APPLICABLE	0.00

City of Santa Fe Springs
2011 CMP Local Development Report
Reporting Period: JUNE 1, 2010 - MAY 31, 2011

Date Prepared: August 15, 2011

Enter data for all cells labeled "Enter." If there are no data for that category, enter "0."

PART 3: EXEMPTED DEVELOPMENT ACTIVITY
(NOT INCLUDED IN NEW DEVELOPMENT ACTIVITY TOTALS)

Low/Very Low Income Housing	<input type="text" value="0"/>	Dwelling Units
High Density Residential Near Rail Stations	<input type="text" value="0"/>	Dwelling Units
Mixed Use Developments Near Rail Stations	<input type="text" value="0"/>	1,000 Gross Square Feet
	<input type="text" value="0"/>	Dwelling Units
Development Agreements Entered into Prior to July 10, 1989	<input type="text" value="0"/>	1,000 Gross Square Feet
	<input type="text" value="0"/>	Dwelling Units
Reconstruction of Buildings Damaged due to "calamity"	<input type="text" value="0"/>	1,000 Gross Square Feet
	<input type="text" value="0"/>	Dwelling Units
Reconstruction of Buildings Damaged in Jan. 1994 Earthquake	<input type="text" value="0"/>	1,000 Gross Square Feet
	<input type="text" value="0"/>	Dwelling Units
Total Dwelling Units	<input type="text" value="0"/>	
Total Non-residential sq. ft. (in 1,000s)	<input type="text" value="0"/>	

Page 4

Exempted Development Definitions:

1. Low/Very Low Income Housing: As defined by the California Department of Housing and Community Development as follows:
 - Low-Income: equal to or less than 80% of the County median income, with adjustments for family size.
 - Very Low-Income: equal to or less than 50% of the County median income, with adjustments for family size.
2. High Density Residential Near Rail Stations: Development located within 1/4 mile of a fixed rail passenger station and that is equal to or greater than 120 percent of the maximum residential density allowed under the local general plan and zoning ordinance. A project providing a minimum of 75 dwelling units per acre is automatically considered high density.
3. Mixed Uses Near Rail Stations: Mixed-use development located within 1/4 mile of a fixed rail passenger station, if more than half of the land area, or floor area, of the mixed use development is used for high density residential housing.
4. Development Agreements: Projects that entered into a development agreement (as specified under Section 65864 of the California Government Code) with a local jurisdiction prior to July 10, 1989.
5. Reconstruction or replacement of any residential or non-residential structure which is damaged or destroyed, to the extent of > or = to 50% of its reasonable value, by fire, flood, earthquake or other similar calamity.
6. Any project of a federal, state or county agency that is exempt from local jurisdiction zoning regulations and where the local jurisdiction is precluded from exercising any approval/disapproval authority. These locally precluded projects do not have to be reported in the LDR.



City of Santa Fe Springs

City Council Meeting

August 25, 2011

ORDINANCE FOR PASSAGE

Ordinance 1026 - Determining Compliance with the Voluntary Alternative Redevelopment Program Pursuant to Part 1.9 of Division 24 of the California Health and Safety Code in Order to Permit the Continued Existence and Operation of the Community Development Commission of the City of Santa Fe Springs

RECOMMENDATION

That the City Council waive further reading and adopt Ordinance No. 1026, an ordinance determining compliance with the Voluntary Alternative Redevelopment Program pursuant to Part 1.9 of Division 24 of the California Health and Safety Code in order to permit the continued existence and operation of the Community Development Commission of the City of Santa Fe Springs.

BACKGROUND

On June 28, 2011, the Governor signed into law Assembly Bills x1 26 ("Dissolution Act") and the companion ABx1 27 ("Voluntary Alternative Redevelopment Program") as part of the State budget package. ABx1 26 effectively abolishes redevelopment agencies and ABx1 27 resuscitates those redevelopment agencies, so long as the communities that created the redevelopment agencies enact an ordinance committing to make certain payments to the State. If agencies choose not to continue operation under the "Voluntary Alternative Redevelopment Program" (VARP), their assets will pass to successor entities, which will administer the shut down of the redevelopment agencies, and which will in turn be overseen by unrelated "oversight boards."

On July 18, the League of California Cities and the California Redevelopment Association filed a petition with the California Supreme Court challenging the constitutionality of the legislation. The lawsuit is requesting the Court to issue a stay to prevent the legislation from going into effect until the Court can rule on the merits of these claims. In addition, at the last City Council meeting, the Council voted to join in on a separate lawsuit with surrounding area cities, led by the City of Cerritos, which is also challenging the legislation.

On August 1, the State Department of Finance released the amounts of the initial VARP payments that participating cities would have to pay in order to reactivate their redevelopment agency. The amount varies by each redevelopment agency, depending on several factors, including the amount of tax increment funds already going to local schools and the breakdown of the basic general levy in each community. Santa Fe Springs' "community remittances" is \$9,259,313 for the 2011-12 Fiscal Year. Subsequent years' payments will be determined by the State Director of Finance. Annual payments thereafter for Santa Fe Springs are anticipated to be approximately \$300,000.



City of Santa Fe Springs

City Council Meeting

August 25, 2011

Although the VARP provides a costly means to continue redevelopment activities, it may be the City's only option if the subject legislation is deemed constitutional. Accordingly, notwithstanding the City's legal challenges to the legislation, Staff feels that it is in the City's interest to move forward with adopting the requisite VARP Ordinance to preserve the CDC's ability to continue its existence while the constitutionality of the State's action is being determined. Ordinance No. 1026 is being presented for consideration and action by the City Council to avoid involuntary dissolution of the CDC. It should be noted that the Ordinance provides for the VARP continuation payments to be made under protest and subject to the resolution of litigation against the State concerning the legislation.

The adoption of this Ordinance will give the CDC the ability to enter into contracts to incur indebtedness (debt) to perform redevelopment activities within the project area upon the effective date of the Ordinance. This action will also allow the CDC to continue to pay existing debt, proceed on projects that are currently in progress, continue with projects identified as part of existing cooperative agreements between the City of Santa Fe Springs and the Santa Fe Springs Community Development Commission, and reimburse the City for ongoing administrative costs.

The City's participation in VARP is required to be adopted by ordinance by or before November 1, 2011. Adoption of Ordinance No. 1026 does not constitute a waiver or disclaimer of the right of the City and the CDC to challenge the VARP legislation and/or the amounts of the continuation payment amount determinations now or in the future.

FISCAL IMPACT

Under VARP, the City is ultimately responsible for the community remittance payments, due semi-annually on January 15 and May 15. In order to cover these costs, the CDC can transfer funds to the City. Staff has evaluated the CDC's fund balance and projects that the CDC can make the community remittance payments as estimated in 2011-12, 2012-13 and likely for the next several years.

The CDC receives approximately \$30 million annually in Tax Increment (prior to VARP) and would therefore, even after VARP remittance, still be in a position to retain a larger share of the property taxes compared to what the City General Fund would collect in the CDC's absence. For Fiscal Year 2011-12, the estimated VARP payment is \$9,259,313, which will be made under protest and subject to the City's right to recover such funds should the litigation be resolved in favor of cities and their redevelopment agencies. It is expected that the CDC would use low- and moderate-income housing set aside to make the initial 2011-12 payment. Thereafter, the community remittance payments are projected to equal between seven and ten percent of the gross tax increment revenue collected by the CDC annually (after 2012-13). While the community remittance payments may cause

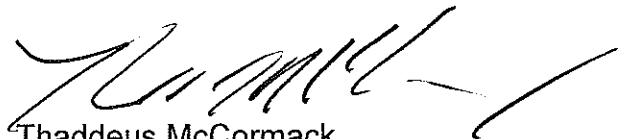


City of Santa Fe Springs

City Council Meeting

August 25, 2011

the CDC to defer consideration of additional projects beyond those currently under contract today, going forward, the CDC will still have enough discretionary funds after existing obligations and the community remittance payments to complete new redevelopment projects and programs on into the future.


Thaddeus McCormack
City Manager

Attachment
Ordinance No. 1026

ORDINANCE NO. 1026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA, DETERMINING IT WILL COMPLY WITH THE VOLUNTARY ALTERNATIVE REDEVELOPMENT PROGRAM PURSUANT TO PART 1.9 OF DIVISION 24 OF THE CALIFORNIA HEALTH AND SAFETY CODE IN ORDER TO PERMIT THE CONTINUED EXISTENCE AND OPERATION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTA FE SPRINGS

WHEREAS, the City Council of the City of Santa Fe Springs (the "City") has approved and adopted multiple Redevelopment Plans (the "Plans") covering certain properties within the City (the "Project Areas"); and

WHEREAS, the Community Development Commission of the City of Santa Fe Springs (the "CDC") has and is engaged in activities to execute and implement the Plans pursuant to the provisions of the California Community Redevelopment Law (Health and Safety Code § 33000, et seq.) ("CRL"); and

WHEREAS, since the adoptions of the Plans, the CDC has undertaken redevelopment projects in the Project Areas to eliminate blight, to improve public facilities and infrastructure, to renovate and construct affordable housing, and to enter into partnerships with private industries to create jobs and expand the local economy; and

WHEREAS, the CDC hopes to continue to engage in redevelopment activities in the Project Areas in future years; and

WHEREAS, as part of the 2011-12 State budget bill, the California Legislature has recently enacted and the Governor has signed, companion bills AB 1X 26 and AB 1X 27, requiring that each redevelopment agency be dissolved unless the community that created it enacts an ordinance committing it to making certain payments; and

WHEREAS, specifically, AB 1X 26 prohibits agencies from taking numerous actions, effective immediately and purportedly retroactively, and additionally provides that agencies are deemed to be dissolved as of October 1, 2011; and

WHEREAS, AB 1X 27 provides that a community may participate in an "Alternative Voluntary Redevelopment Program," in order to enable a redevelopment agency within that community to remain in existence and carry out the provisions of the CRL, by enacting an ordinance agreeing to comply with Part 1.9 of Division 24 of the Health and Safety Code; and

WHEREAS, the Alternative Voluntary Redevelopment Program requires that the community agree by ordinance to remit specified annual amounts to the county auditor-controller; and

WHEREAS, under the threat of dissolution pursuant to AB 1X 26, and upon the contingencies and reservations set forth herein, the City shall make the Fiscal Year 2011-2012 community remittance, currently estimated to be nine million, two hundred fifty-nine thousand, three hundred thirteen Dollars (\$9,259,313), as well as the subsequent annual community remittances as set forth in the CRL; and

WHEREAS, the City reserves the right to appeal the California Director of Finance's determination of the Fiscal Year 2011-12 community remittance, as provided in Health and Safety Code Section 34194; and

WHEREAS, the City understands that an action challenging the constitutionality of AB 1X 26 and AB 1X 27 has been filed on behalf of cities, counties and redevelopment agencies, and that there may be other, similar actions filed in the near future; and

WHEREAS, while the City currently intends to make these community remittances, they shall be made under protest and without prejudice to the City's right to recover such amounts and interest thereon, to the extent there is a final determination that AB 1X 26 and AB 1X 27 are unconstitutional; and

WHEREAS, the City reserves the right, regardless of any community remittance made pursuant to this Ordinance, to challenge the legality of AB 1X 26 and AB 1X 27; and

WHEREAS, to the extent a court of competent jurisdiction enjoins, restrains, or grants a stay on the effectiveness of the Alternative Voluntary Redevelopment Program's payment obligation of AB 1X 26 and AB 1X 27, the City shall not be obligated to make any community remittance for the duration of such injunction, restraint, or stay; and

WHEREAS, all other legal prerequisites to the adoption of this Ordinance have occurred.

THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and incorporated herein by reference.

Section 2. Participation in the Alternative Voluntary Redevelopment Program. In accordance with Health and Safety Code Section 34193, and based on the Recitals set forth above, the City Council hereby determines that the City shall comply with the provisions of Part 1.9 of Division 24 of the Health and Safety Code, as enacted by AB 1X 27.

Section 3. Payment Under Protest. Except as set forth in Section 4, below, the City Council hereby determines that the City shall make the community remittances set forth in Health and Safety Code section 34194, et seq.

Section 4. Effect of Stay or Determination of Invalidity. The City shall not make any community remittance in the event a court of competent jurisdiction either grants a stay on the enforcement of AB 1X 26 and AB 1X 27 or determines that AB 1X 26 and AB 1X 27 are unconstitutional and therefore invalid, and all appeals therefrom are exhausted or unsuccessful, or time for filing an appeal therefrom has lapsed. Any community remittance shall be made under protest and without prejudice to the City's right to recover such amount and interest thereon in the event that there is a final determination that AB 1X 26 and AB 1X 27 are unconstitutional. If there is a final determination that AB 1X 26 and AB 1X 27 are invalid, this Ordinance shall be deemed to be null and void and of no further force or effect.

Section 5. Implementation. The City Council hereby authorizes and directs the City Manager to take any action and execute any documents necessary to implement this Ordinance, including but not limited to notifying the Los Angeles County Auditor-Controller, the Controller of the State of California, and the California Department of Finance of the adoption of this Ordinance and the City's agreement to comply with the provisions of Part 1.9 of Division 24 of the Health and Safety Code, as set forth in AB 1X 27.

Section 6. Additional Understandings and Intent. It is the understanding and intent of the City Council that, once the CDC is again authorized to enter into agreements under the CRL, the City will enter into an agreement with the CDC as authorized pursuant to Section 34194.2, whereby the CDC will transfer annual portions of its tax increment to the City in amounts not to exceed the annual community remittance payments to enable the City, directly or indirectly, to make the annual remittance payments. The City Council does not intend, by enactment of this Ordinance, to pledge any of its general fund revenues or assets to make the remittance payments.

Section 7. CEQA. The City Council finds, under Title 14 of the California Code of Regulations, Section 15378(b)(4), that this Ordinance is exempt from the requirements of the California Environmental Quality Act ("CEQA") in that it is not a "project," but instead consists of the creation and continuation of a governmental funding mechanism for potential future projects and programs, and does not commit funds to any specific project or program. The City Council therefore directs that a Notice of Exemption be filed with the County Clerk of the County of Los Angeles in accordance with CEQA Guidelines.

Section 8. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the City Clerk's office. The custodian for these records is the City Clerk.

Section 9. Severability. The City Council hereby declares it would have passed this Ordinance sentence by sentence, paragraph by paragraph and section by section, and does hereby declare the provisions of this Ordinance are severable, and if for any reason any section of this Ordinance should be held invalid, such decision shall not affect the validity of the remaining parts of this Ordinance.

Section 10. Certification. The City Clerk shall certify to the adoption of this Ordinance, and shall cause the same to be posted in at least three (3) public places in the City, such posting to be completed not later than fifteen (15) days after passage hereof.

The foregoing Ordinance was adopted this _____ day of _____, 2011, by the following vote:

AYES:

NOES:

ABSENT:

Mayor

ATTEST:

City Clerk



City of Santa Fe Springs

City Council Meeting

August 25, 2011

NEW BUSINESS

Supplemental Right-of-Way Acquisition Support Services for the Valley View Avenue Grade Separation Project

RECOMMENDATION

That the City Council take the following actions:

1. Approve an extension of the contract with Epic Land Solutions, Inc. in the amount of \$175,936 to cover supplemental right-of-way acquisition support services for the Valley View Avenue Grade Separation Project.
2. Authorize the Director of Public Works to execute the work order in order to incorporate these supplemental services into the contract.

BACKGROUND

Epic Land Solutions, Inc. (ELS) is providing right-of-way acquisition support services for the Valley View Avenue Grade Separation Project under a time and materials contract that was approved in 2006. An extension of the contract with ELS was approved in December 2009 based on the assumption that all property acquisition and related activities could be completed by April 2010.

In October 2010 the City took possession of all right-of-way needed to complete the Project and in November 2010 the City obtained right-of-way certification from Caltrans. However, the contract with ELS needs to be amended to cover the cost of additional time and effort necessitated by on-going condemnation proceedings, extended negotiations with utility companies, extended negotiations with tenants, and delays in the project schedule.

At this time, staff is requesting approval of an amendment that will cover the cost of right-of-way acquisition services through October 2011. An agreement has been negotiated with ELS and staff is recommending that the contract with ELS be extended by \$175,936 to cover the supplemental services described in Attachments 1 and 2. With this extension, the total contract amount for right-of-way acquisition support services to be provided by ELS would be as follows:

▪ Original Contract Authorization	\$ 243,000
▪ Contract Extensions Authorized to Date	\$ 718,247
▪ Total Authorized Contract Amount	\$ 961,247
▪ Contract Amendment Requested by ELS	\$ 175,936
	<u>\$1,137,183</u>

FISCAL IMPACT

Project costs, including the cost of right-of-way acquisition support services, will be reimbursed from State and County funds that have been allocated to the project.

Report Submitted By:

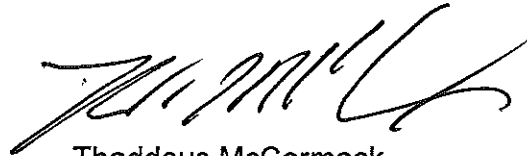
Don Jensen, Director
Department of Public Works

Date of Report: August 12, 2011

Sufficient funds are available to cover the increased cost of the contract with ELS. Local funds will be needed only to make initial payments.

INFRASTRUCTURE IMPACT

This action does not have a direct impact on City infrastructure.



Thaddeus McCormack
City Manager

Attachment(s):

1. Summary of Supplemental Right-of-Way Support Costs
2. Letter from Epic Land Solutions, Inc. (7/14/2011)
3. Exhibit 1 (Work Order No. 4)

Attachment 1
Summary of Changes in Budget for Right-of-Way Services
Epic Land Solutions, Inc. (City Consultant)
Valley View Avenue Grade Separation Project

Description of Task	Authorized Budget	Amendment Requested *	Revised Budget
Advisory/Project Management	\$256,432.00	\$26,363.00	\$282,795.00
Utility Relocation	\$86,373.00	\$38,373.00	\$124,746.00
Right of Way Certification	\$18,606.00	\$0.00	\$18,606.00
Environmental	\$165,228.00	\$0.00	\$165,228.00
Preliminary Title Reports	\$19,490.00	\$0.00	\$19,490.00
Appraisals	\$145,925.00	\$14,700.00	\$160,625.00
Appraisal Review	\$68,828.00	\$9,576.00	\$78,404.00
Negotiations	\$67,268.00	\$15,106.00	\$82,374.00
Resolution Hearings/Eminent Domain	\$18,377.00	\$50,013.00	\$68,390.00
Public Meetings	\$12,791.00	\$0.00	\$12,791.00
Goodwill Support	\$29,680.00	\$21,144.00	\$50,824.00
Value Engineering	\$5,145.00	\$0.00	\$5,145.00
Aerial Mapping	\$2,651.00	\$0.00	\$2,651.00
Surveillance Camera	\$21,748.00	\$0.00	\$21,748.00
Goodwill Analysis	\$29,273.00	\$0.00	\$29,273.00
Other Direct Costs	\$13,432.00	\$661.00	\$14,093.00
Total - Right of Way Services	\$961,247.00	\$175,936.00	\$1,137,183.00

* Budget amendment will cover services provided between April 2010 through October 2011

Epic Land Solutions, Inc.

24050 Madison Street, Suite 205
Torrance, CA 90505

Voice: 310-378-1178
Fax: 310-378-0558

July 14, 2011

Don Jensen
Director of Public Works
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

RE: Valley View Avenue Grade Separation Project

Dear Don:

Thank you for the opportunity to continue to work with the Cities of Santa Fe Springs and La Mirada on the Valley View Avenue Grade Separation Project. As you are aware, there have been additional changes to the scope of work since our last contract amendment. Below is a description of the out of scope items and attached is a worksheet with the anticipated number of hours for each task.

1. Advisory/Project Management

Advisory/project management includes participation in monthly team meetings, oversight of subconsultants, schedule and budget updates, and conference calls/meetings to discuss right of way issues.

The previous contract amendment assumed project management activities through April 2010. At this stage, it is anticipated that right of way project management will continue through October 2011 when utility relocation agreements will be complete and the right of way support for eminent domain will be less intensive. Additional right of way activities will occur beyond that date, but the majority of project management will be completed by then.

Also under project management is the update for the right of way cost estimate and Caltrans approval of the update.

2. Utility Relocation

Due to the delays in the project, there has been additional coordination and communication with the utilities. Two additional Notices to Owner (NTO) for all utilities were required in order to update the utilities with the project timing and an additional Notice to Owner for all utilities is anticipated in August 2011.

www.epicland.com

RIGHT OF WAY SOLUTIONS FOR THE PUBLIC GOOD

ATTACHMENT 2

It was previously anticipated that no utility agreement would be required for AT&T, but due to the determination that the cost of removal of those facilities will be more significant than originally anticipated, it is likely a utility agreement will be required. AT&T has contested the liability for payment of the relocation.

Epic will draft utility agreements for the three city utilities, which is being required by Caltrans and was not anticipated under the original scope of work.

The negotiation of the easement language with Southern California Edison and The Gas Company was more complex than originally anticipated. Conveyances to Los Angeles County Sanitation District and Los Angeles County Department of Public Works will need to be completed after finalization of the utility/conveyance agreements with those agencies.

3. Real Estate Appraisals

Additional appraisals were required on all seven properties as a result of the extension of the Temporary Construction Easements (TCE).

4. Appraisal Review

Additional review appraisals were required on all seven properties as a result of the extension of the Temporary Construction Easements.

5. Negotiations

Epic prepared offers for all seven properties for the TCE extensions and conducted negotiations with the three residential property owners.

Additional negotiation will be required with BNSF in relation to the wording in the easement conveyances.

6. Eminent Domain Support

Epic is supporting the City's legal counsel by collecting, copying and providing information requested by the owners' attorneys as part of the eminent domain action. One deposition has already occurred and an additional deposition may be scheduled. Epic will also coordinate eminent domain settlement agreements with legal counsel, document the settlements reached, and obtain Caltrans approval.

7. Goodwill Settlements

Epic conducted the research, including meeting with businesses, obtaining move bids and writing reports for goodwill settlement recommendations for Curves, Vicky's, Berensden, and Dr. Aldrete.

July 14, 2011
Page 3

Based on the proposed scope of work, we are respectfully requesting a contract amendment in the amount of **\$175,936** for a total contract value of **\$1,137,183**. Please feel free to contact me at 310-626-4855 with any questions regarding this proposal.

Best Regards,

Holly Rockwell

www.epicland.com

RIGHT OF WAY SOLUTIONS FOR THE PUBLIC GOOD

ATTACHMENT 2

EXHIBIT 1
TIME AND MATERIALS WORK ORDER NO. 4

In accordance with the Agreement for Professional Services between **City of Santa Fe Springs** ("CITY"), a municipal corporation and **Epic Land Solutions, Inc.**, ("EPIC"), a California corporation, dated August 25, 2011, this Work Order describes the Services, Schedule and Payment Conditions or additional work on **ongoing condemnation proceedings, extended negotiations with utility companies, extended negotiations with tenants, and delays in the project schedule** on the Valley View Avenue Grade Separation Project.

CITY OF SANTA FE SPRINGS:

Authorized Representative: Donald K. Jensen, Director of Public Works/City Engineer
Address: 11710 Telegraph Road
City of Santa Fe Springs, California 90670
Telephone No: (562) 409-7541

HWI & COMPANY, INC:

Authorized Representative: Holly Rockwell, President
Lynette Overcamp, SR/WA, Vice President
Address: 2601 Airport Drive
Suite 115
Torrance, CA 90505
Telephone No: (310) 378-1178

SERVICES. The Services are described in Attachment 1 to this Work Order.

SCHEDULE. Services shall commence no earlier than the date on which this Task Order is signed by CITY and shall continue through the pre-construction phase of the Project as shown in the current project schedule.

PAYMENT. EPIC charges shall be on a "time and materials" basis and shall be in accordance with the EPIC Schedule of Fees and Charges in effect at the time the Services are performed. Payment provisions and the EPIC current Schedule of Fees and Charges are attached to this Work Order as Attachment 2. The total cost of services provided pursuant to this Work Order shall not exceed \$175,936.

TERMS AND CONDITIONS. The terms and conditions of the Agreement referenced above shall apply to this Work Order, except as expressly modified herein.

ACCEPTANCE of the terms of this Work Order is acknowledged by the following signatures of the Authorized Representatives.

CITY OF SANTA FE SPRINGS

EPIC LAND SOLUTIONS, INC.

Signature

Signature

Donald K. Jensen, Director of Public Works
Typed Name/Title

Holly Rockwell, President
Typed Name/Title

Date of Signature

Date of Signature

Valley View Avenue Grade Separation Project				
Professional Services Proposal				
Prepared by Epic Land Solutions, Inc.				
Task No	Task	Hours	Rate*	Total
1	Advisory/Project Management			
	Project Manager, Holly Rockwell	148	\$ 178.13	\$ 26,363.24
2	Utility Relocation			
	Project Manager, Holly Rockwell	127	\$ 178.13	\$ 22,622.51
	Ivy Coker, Utility Coordinator	209	\$ 75.36	\$ 15,750.36
6	Appraisals			
	Appraisal reports (Riggs & Riggs, Inc.)	N/A		\$ 14,700.00
7	Appraisal Review			
	Review Appraiser, Gary Peck	56	\$ 171.00	\$ 9,576.00
8	Negotiations			
	Project Manager, Holly Rockwell	60	\$ 178.13	\$ 10,687.80
	Senior Agent, Kathy Cabanilla	30	\$ 75.35	\$ 2,260.50
	Agent, Eva Polizzi	35	\$ 61.65	\$ 2,157.75
9	Eminent Domain Support			
	Project Manager, Holly Rockwell	260	\$ 178.13	\$ 46,313.80
	Agent, Eva Polizzi	60	\$ 61.65	\$ 3,699.00
11	Goodwill Settlements			
	Project Manager, Holly Rockwell	60	\$ 178.13	\$ 10,687.80
	Senior Agent, Kathy Cabanilla	90	\$ 75.35	\$ 6,781.50
	Goodwill Appraiser, DMA			\$ 3,675.00
12	Other Direct Costs			
	Mileage	1,150	\$ 0.550	\$ 632.50
	Certified Mail	7	\$ 4.00	\$ 28.00
	GRAND TOTAL			\$ 175,936
COST BREAKOUT				
	Hourly Cost Summary	Hours	Rate*	Total
	Project Manager, Holly Rockwell	655	\$ 178.13	\$ 116,675.15
	Ivy Coker, Utility Coordinator	209	\$ 75.36	\$ 15,750.36
	Review Appraiser, Gary Peck	56	\$ 171.00	\$ 9,576.00
	Senior Agent, Kathy Cabanilla	120	\$ 75.35	\$ 9,042.00
	Agent, Eva Polizzi	95	\$ 61.65	\$ 5,856.75
	Subtotal Hourly Cost Summary	1,135		\$ 156,900.26
	Fixed Fee Cost Summary*			
	Goodwill Appraiser, DMA			\$ 3,675.00
	Appraisal Reports, Joyce Riggs (Riggs & Riggs, Inc.)			\$ 14,700.00
	Subtotal Fixed Fee Cost Summary			\$ 18,375.00
	Other Direct Costs	Number	Unit	Cost
	Mileage	1,150	\$ 0.550	\$ 632.50
	Certified Mail	7	\$ 4.00	\$ 28.00
	Subtotal Other Direct Costs			\$ 660.50
	GRAND TOTAL			\$ 175,935.76
*Includes 5% markup on subconsultants; Epic rates are according to FAR				



City of Santa Fe Springs

City Council Meeting

August 25, 2011

NEW BUSINESS

Approval to Initiate Pre-Award Audits in Conjunction with the Valley View Avenue Grade Separation Project

RECOMMENDATION

That the City Council Authorize the Director of Public Works to retain a Certified Public Accountant to perform Pre-Award Audits of AECOM Technical Services, Inc., Analyzer International and Safework, Inc.

Staff is in the process of soliciting proposals from qualified firms to perform these audits. A Supplemental Agenda Report and specific recommendation will be submitted to the City Council prior to August 25.

BACKGROUND

On July 14, 2011 the City Council approved the designation of AECOM Technical Services, Inc. as the preferred consultant to provide Project and Construction Management Services for the Valley View Grade Separation project. Contract negotiations with AECOM are in progress and staff is confident a mutually acceptable agreement will be reached with AECOM on the scope of work and compensation. Contract award is currently scheduled to be considered by the City Council on September 29, 2011.

State procurement guidelines applicable to the Valley View project require a pre-award audit to be performed before a contract can be awarded if the anticipated fee for the Prime Consultant, or any Subconsultant, will exceed \$250,000. With respect to the Valley View project, pre-award audits will need to be done for AECOM Technical Services, Inc. and two subconsultants, Analyzer International and Safework, Inc.

The audit must be performed by a Certified Public Accountant, and must comply with specific Caltrans procedures and governmental accounting standards required by the U.S. General Accounting Office. The audit will examine accounting, estimating, administrative systems, proposed costs, financial conditions and the proposed contract language.

Staff is in the process of soliciting proposals from qualified firms to perform these audits. A Supplemental Agenda Report with a specific recommendation for award of a contract to perform these audits will be submitted to the City Council prior to August 25.

FISCAL IMPACT

Project related costs, including the cost of the Pre-Award Audit, will be reimbursed

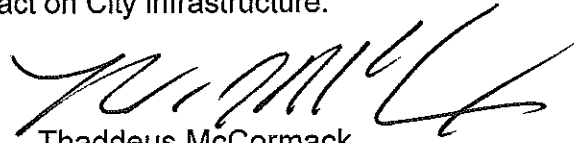
Report Submitted By: Don Jensen, Director 
Department of Public Works

Date of Report: August 17, 2011

through the State and Federal funds allocated to the project. Local funds will be needed only to make initial payments.

INFRASTRUCTURE IMPACT

This action will not have a direct impact on City infrastructure.



Thaddeus McCormack
City Manager

Attachment(s):

1. A Supplemental Report and Cost Proposal will be provided to the City Council prior to August 25.



City of Santa Fe Springs

City Council Meeting

August 25, 2011

NEW BUSINESS

Request for Bus Loading Zone on Clarkman Street between Orr and Day Road and Roseton Avenue

RECOMMENDATION

That the City Council approve the recommendation from the Traffic Commission that the request for a bus loading zone on Clarkman Street 130 feet west of Roseton Avenue be denied.

BACKGROUND

The Traffic Commission at their meeting of July 21, 2011 reviewed the attached report regarding a request from the Santa Fe Springs High School that a bus loading zone be installed on the north side of Clarkman and 130 feet west of Roseton Avenue in order to accommodate loading and unloading of special needs students. This request was initiated by Councilmember Trujillo.

Following a lengthy discussion of the issue, the Commission voted 5 to 0 to recommend to the City Council that the request be denied. It was the consensus of the Commissioners that the loading zone was unnecessary and that the unloading and loading of special needs students should be done on school grounds rather than on Clarkman Street.

The staff recommendation was that the request for a bus loading zone on Clarkman Street 130 feet west of Roseton Avenue be approved.

A handwritten signature in black ink, appearing to read "Thaddeus McCormack".

Thaddeus McCormack
City Manager

Attachment(s):

1. Report to the Traffic Commission dated July 21, 2011

Report Submitted By: Don Jensen, Director Public Works Department

Date of Report: August 17, 2011



City of Santa Fe Springs

Traffic Commission Meeting

July 21, 2011

NEW BUSINESS

Request for Bus Loading Zone on Clarkman Street between Orr and Day Road and Roseton Avenue

RECOMMENDATION

That the Commission recommend to the City Council that a bus loading zone be established on the north side of Clarkman Street 130 feet west of Roseton Avenue.

BACKGROUND

A request was received by Councilmember Juanita Trujillo from representatives of Santa Fe High School for the establishment of a bus loading zone on Clarkman Street between Orr and Day Road and Roseton Avenue. This request was referred to the Public Works Engineering Division for follow-up and review. Note that this request is only for the bus that provides the transportation for the special needs students that attend Santa Fe High School. This report will review the area and identify any impacts that could affect the neighborhood.

Based on the last school year's bus operation, the bus would enter the parking lot at the signalized entrance at Orr and Day Road and Clarkman Street. The bus would then enter onto the campus via a motorized gate located at the southwest corner of the campus adjacent to Clarkman Street. The problem has been that students' vehicles follow the bus onto the campus thru the opened gate and it negates the school's efforts at trying to have a secure campus and keep students' vehicles in the exterior parking lots. For this reason Councilmember Trujillo was approached to see if the City could establish an on-street bus loading zone on Clarkman Street west of Orr and Day Road.

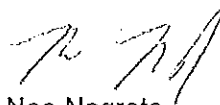
Clarkman Street east of Orr and Day Road is a local residential street with a curb to curb width of 36 feet. The street runs from the Orr and Day frontage road approximately 950 feet easterly where it terminates at a cul de sac east of Roseton Avenue. The street is unstriped and has one lane in each direction. The prima facie speed limit for Clarkman Street is 25 miles-per-hour. The north side of Clarkman Street is the south end of the Santa Fe High School campus while the south side of Clarkman Street is comprised of single family residences. There are various parking restrictions on Clarkman Street as shown on Figure 1 and listed below:

1. South side— From Orr and Day Road to Roseton Avenue—No Stopping or Parking 7:00 a.m. to 4:00 p.m. on School Days
2. North side—From Orr and Day Road to Roseton Avenue—No Stopping or Parking 7:00 a.m. to 4:00 p.m. on School Days
3. North side—From Roseton Avenue to easterly terminus—No Stopping Any Time

The classrooms for the special needs students are located at the south end of the high school campus near a gated driveway entrance. This driveway is located on the north side of Clarkman Street about 180 feet west of Roseton Avenue and is

used mainly for deliveries to the school. The parkway area located just east of this driveway is the location that has been requested by the high school for the bus loading zone. This location is shown on Figure 2 of this report and it falls within the No Stopping or Parking 7:00 a.m. to 4:00 p.m. on school days restricted zone. The parkway in this area is comprised of a 4-foot wide sidewalk and an 8-foot wide strip of stamped concrete with tree wells located behind the sidewalk. There is a curb ramp located adjacent to the driveway which could be used by wheelchair-bound students to travel from the sidewalk level down to the driveway level. The plan is that the teachers would meet the bus at the curb and then escort the students onto the campus to the nearby classrooms. According to information provided by high school representatives, there would be two buses in the morning dropping off students about 8:00 am and two buses in the afternoon picking up students between 2:00 pm and 3:30 pm. The buses used for these pickups and dropoffs are not the full size school buses but rather smaller buses that are 25 and 30 feet long.

In the past, the residents of Clarkman Street in this area have been very concerned with the inappropriate actions of some parents driving their students to school, such as dropping off students in the resident's driveways or blocking the resident's driveway while dropping off or picking up students. In response to a request from the resident's living on the south side of Clarkman Street, east of Orr and Day Road, the parking restrictions were revised in this area in July 2003 to their present conditions. Whittier Police Department conducts random selective enforcement of the area on an as-needed basis to ensure compliance with the various parking restrictions in place. The placing of the bus loading zone on the north side of Clarkman Street should not impact the resident's ability to utilize their driveways on school days and staff recommends that the Traffic Commission concur with the request for a bus loading zone on the north side of Clarkman Street between Orr and Day Road and Roseton Avenue and recommend to the City Council that the request be approved.



Noe Negrete
Assistant Director of Public Works

Attachment(s):
Figures 1 & 2

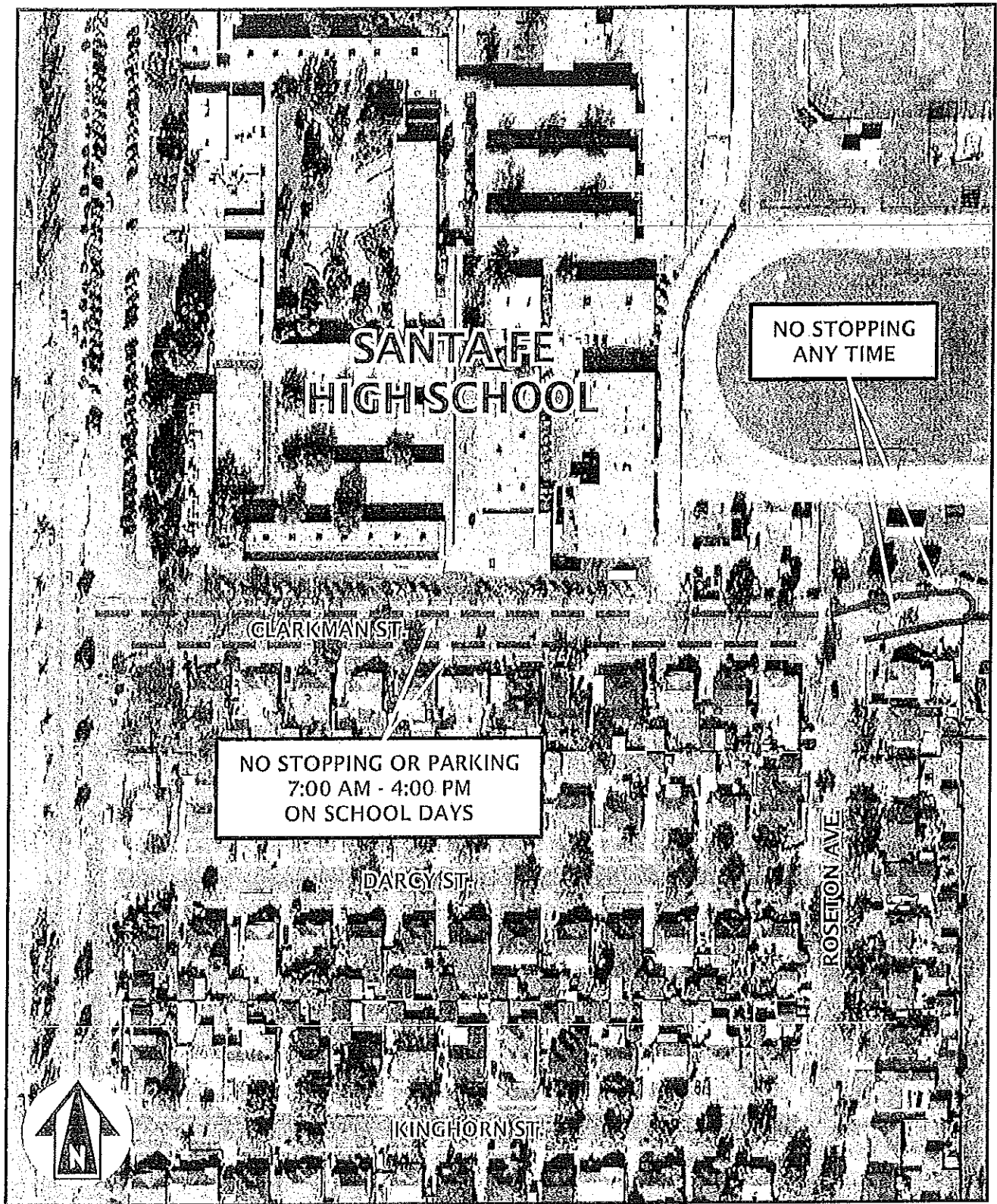


FIGURE 1

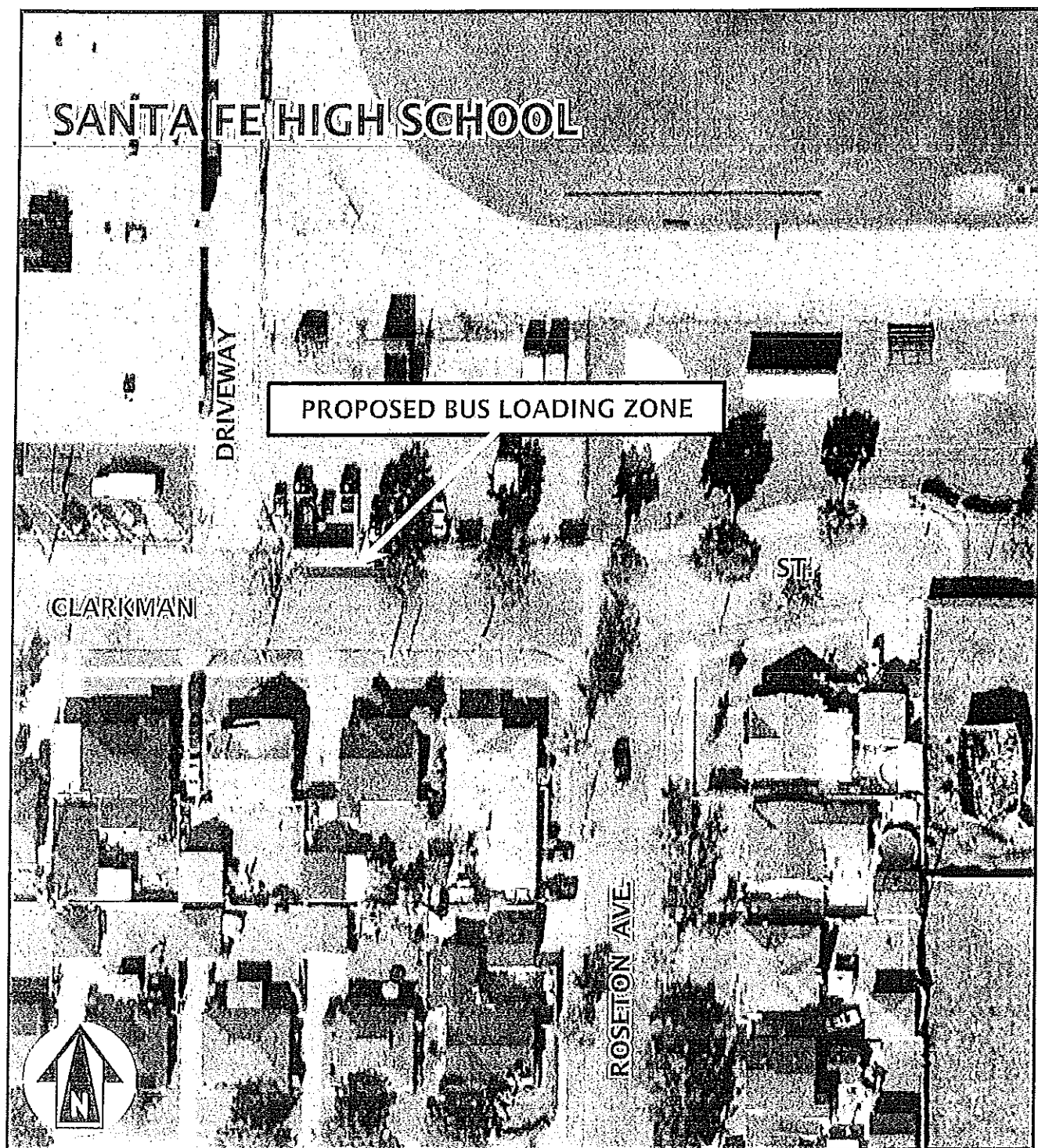


FIGURE 2



City of Santa Fe Springs

City Council Meeting

August 25, 2011

NEW BUSINESS

Application for Alcohol Sales Conditional Use Permit Case No. 54

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the storage and wholesale distribution of alcoholic beverages at 13017 La Dana Court, in the M2, Heavy Manufacturing Zone, located within the Consolidated Redevelopment Project Area. (Specialty Cellars/Robert Castellani)

RECOMMENDATION

Staff recommends that the City Council take the following action:

Approve Alcohol Sales Conditional Use Permit (ASCUP) Case No. 54 subject to a compliance review in one (1) year, to ensure the use is still operating in strict compliance with the conditions of approval.

BACKGROUND

The applicant, Specialty Cellars, recently purchased the 3,843 square foot, concrete tilt-up building to serve as a storage and distribution warehouse for alcoholic beverages. The applicant is an importer and wholesaler of fine wine and craft beer products.

Specialty Cellars currently holds a Type 9, 10, 17, & 20 License with the Department of Alcoholic Beverage Control (ABC) for the import and wholesale of beer and wine. Staff from the Fire Prevention Bureau, Police Services, and the Planning Department have inspected the location and created a list of conditions of approval for the Conditional Use Permit.

As is required by Section 155.628 of the Zoning Regulations, Specialty Cellars is applying for an ASCUP to allow the distribution and storage of alcoholic beverages at the above location.

CALLS FOR SERVICE

No calls for service are on file for the location.

ENVIRONMENTAL DOCUMENTS

Staff finds and determines that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

ZONING ORDINANCE REQUIREMENTS

Section 155.628 (B), regarding the sale or service of alcoholic beverages, states the following:

"A Conditional Use Permit shall be required for the establishment, continuation or enlargement of any retail, commercial, wholesale, warehousing or manufacturing business engaged in the sale, storage or manufacture of any type of alcoholic beverage meant for on or off-site consumption. In establishing the requirements for such uses, the Planning Commission and City Council shall consider, among other criteria, the following:

a. Conformance with parking regulations.

The subject warehouse building is part of a 7-building industrial development that occurred in 1979. The 3,843 sq ft concrete tilt-up building was developed with 8 parking space, which meets the current parking requirements as set forth in Section 155.481 D-1 of the City's Zoning Regulations.

b. Control of vehicle traffic and circulation.

The subject property has on-site vehicle circulation with a single driveway for entry and exit located on the north curb line of La Dana Court.

c. Hours and days of operation.

The subject location will operate from 8:00am to 5:00pm, Monday – Friday, and will be closed on weekends.

d. Security and/or law enforcement plans.

As part of the conditions of approval, the Applicant is required to submit and maintain an updated Security Plan.

e. Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors.

The subject use is a warehouse activity and will not deal with retail sales to the public. Therefore, staff does not believe this use will be incompatible with other land uses or public facilities attended or utilized by minors.

f. Proximity to other alcoholic beverage uses to prevent the incompatible and undesirable concentration of such uses in an area.

The subject use is a warehouse activity and is simply a wholesale distributor. No onsite retail sales or consumption is permitted; therefore, proximity to another alcohol beverage use is not a concern. Nevertheless, the subject site is located over 1-mile from a retail establishment selling alcoholic beverages (Bob's Market), and over a mile-and-a-half from another warehouse storing alcoholic beverages (Southern Wine and Spirits).

- g. Control of noise, including noise mitigation measures.**
The subject site does not generate any audible noises out of character with other industrial facilities in the area.
- h. Control of littering, including litter mitigation measures.**
Due to the fact that the company is a distributor, staff does not foresee an issue with littering; however, as a standard condition of approval, the Applicant is required to keep the property free of litter and debris.
- i. Property maintenance.**
The property owner is in the process of moving into the building as well as bringing the landscaping up to the City's property maintenance standards. It should be noted that the property has been vacant for a number of months; as a result, the on-site landscaping was not being cared for. The applicant is currently working to nurture the on-site landscaping to a healthy condition.
- j. Control of public nuisance activities, including, but not limited to, disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violations, sale of alcoholic beverages to a minor, lewd conduct or excessive police incident responses resulting from the use.**
The applicant's sales are wholesale; therefore, the negative impacts normally encountered by retail uses involved in alcohol beverage sales are not foreseen at the site. Nevertheless, Staff has generated the attached conditions of approval to address these impacts should they become apparent.

SURROUNDNG ZONING AND LAND USE

The subject property, as well as the surrounding properties, is within the M-2, Heavy Manufacturing, Zone, and developed with warehouse/industrial type buildings.

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Section 65090 and 65091 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

Legal notice of the Public Hearing for the proposed Alcohol Sales Conditional Use Permit was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on July 26, 2011. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on July 26, 2011 as required by the State Zoning and Development Laws and by the

City's Zoning Regulations. As of August 3, 2011, Staff has not received any inquiries regarding the proposal.

STAFF CONSIDERATIONS

After conducting an on-site inspection, Staff found that the establishment is compliant with the conditions of approval as set forth in this report, and is compliant with the ABC regulations. Based on its findings, staff is recommending approval of an Alcohol Sales Conditional Use Permit subject to a compliance review in one (1) year, to ensure the use is still operating in strict compliance with the conditions of approval.

CONDITIONS OF APPROVAL

1. The applicant shall maintain all licenses issued by the Department of Alcoholic Beverage Control.
2. That the applicant shall store all alcoholic beverages in a secured area of the warehouse designated only for the storage of alcohol.
3. That the applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property.
4. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, equipment or any other related material.
5. That the applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.
6. That the alcoholic beverages shall not be sold to the general public from the subject site at any time.
7. That the alcoholic beverages shall be shipped to the applicant's customers by the applicant's commercial trucks and/or other licensed commercial transportation companies.
8. That it shall be unlawful for any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the State Business and Professions Code.
9. That it shall be unlawful to have upon the subject premises any alcoholic beverage other than the alcoholic beverage(s) which the licensee is authorized by the State ABC to sell under the licensee's license, as set forth in Section 25607(a) of the State Business and Professions Code.

10. That this permit is contingent upon the approval by the Department of Police Services of an updated security plan that, within sixty (60) days of the effective date of this approval, shall be submitted by the applicant and shall address the following for the purpose of minimizing risks to the public health, welfare and safety:
 - (A) A description of the storage and accessibility of alcohol beverages on display as well as surplus alcohol beverages in storage;
 - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;
 - (C) A description of how the permittee plans to educate employees on their responsibilities, actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;
 - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of the law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.
 - (E) The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety
11. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel and code enforcement officers and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
12. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
13. That failure to comply with the foregoing conditions shall be cause for suspension and/or revocation of this Permit.
14. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.

15. That this Permit shall be subject to a compliance review in one year to ensure the alcohol sales activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
16. That all other applicable requirements of the City Zoning Ordinance, California Building Code, California Fire Code, Business & Professions Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.
17. That ASCUP Case No. 54 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem necessary to impose.
18. That this Permit shall not be effective for any purpose until the Applicant has filed with the City of Santa Fe Springs an affidavit stating that he/she is aware of and accepts all the conditions of this Permit.
19. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.



Thaddeus McCormack
City Manager

Attachment(s)

1. Aerial Photograph

Location Map



CITY OF SANTA FE SPRINGS

Alcohol Sales Conditional Use Permit Case No. 54
Specialty Cellars Inc.
13017 La Dana Court



City of Santa Fe Springs

City Council Meeting

August 25, 2011

NEW BUSINESS

Resolution No. 9344 – A Resolution Authorizing General Fund Advances from the City of Santa Fe Springs to the Community Development Commission (CDC) for Purposes of the Consolidated Redevelopment Project

RECOMMENDATION:

That the City Council adopt Resolution No. 9344 authorizing General Fund advances to the CDC in the amount of \$5,152,000 to fund the administrative, operational and capital needs of the Consolidated Redevelopment Project and \$3,494,000 for economic development purposes.

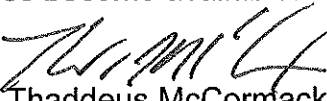
BACKGROUND

Tonight's Community Development Commission meeting agenda includes the annual Resolution, No. 263-2011, requesting and authorizing a new advance of \$8,646,000 from the City. This year's advance consists of two amounts: \$5,152,000 that will be used to finance administrative, operating and capital costs of the Commission, and \$3,494,000 that is necessary for economic development needs that are foreseen in the upcoming year. The City's Redevelopment Revolving Fund has been established for purposes of advancing monies to the Community Development Commission.

While the recent stay issued by the State Supreme Court does not allow redevelopment agencies to enter into new agreements, the City and CDC budgets (approved prior to the stay) inherently included this financial arrangement.

FISCAL IMPACT

The General Fund has sufficient reserves to maintain the Redevelopment Revolving Fund over the next several years. The Consolidated Redevelopment Project will repay the advances as tax increment revenue monies become available.


Thaddeus McCormack
City Manager

Attachment:
Resolution No. 9344

RESOLUTION NO. 9344

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA, AUTHORIZING ADVANCES FROM THE CITY OF SANTA FE SPRINGS FROM THE REDEVELOPMENT REVOLVING FUND FOR THE PURPOSES OF THE CONSOLIDATED REDEVELOPMENT PROJECT

WHEREAS, the Community Development Commission of the City of Santa Fe Springs is undertaking certain actions which are necessary and incidental to the carrying out of the Consolidated Redevelopment Plan which has previously been adopted by the City of Santa Fe Springs; and

WHEREAS, the Commission has incurred and will continue to incur obligations for such purpose; and

WHEREAS, the City of Santa Fe Springs is authorized, pursuant to Section 33600, et.seq., of the Health and Safety Code of the State of California to make loans to the Commission for the purposes of defraying said expenses;

NOW, THEREFORE, the City Council of the City of Santa Fe Springs does hereby resolve, determine and order as follows:

Section 1. Pursuant to the provisions of said Section 33600, et.seq., of the Health and Safety Code, the Commission hereby requests of the City of Santa Fe Springs advances in the amount of \$5,152,000 and \$3,494,000 as of August 25, 2011.

Section 2. The Commission shall accept and administer any funds loaned to it pursuant to this request in accordance with the provisions of Section 33600, et.seq., of the Health and Safety Code.

Section 3. Such loans shall be evidenced by a promissory note of the Commission containing the following terms, in addition to all usual and customary terms:

- (a) Interest at the rate of twelve percent per annum.
- (b) Payable on or before September 30, 2012.
- (c) Payable from accumulated tax increment funds in excess of those pledged for payment of Commission bonded indebtedness, or from any other funds available to the Commission from which such payment may legally be made.

PASSED AND ADOPTED this 25th day of August 2011.

Mayor

ATTEST:

City Clerk



City of Santa Fe Springs

City Council Meeting

August 25, 2011

NEW BUSINESS

Resolution No. 9345 – A Resolution Authorizing a General Fund Advance from the City of Santa Fe Springs to the Community Development Commission (CDC) for Purposes of the Washington Boulevard Redevelopment Project

RECOMMENDATION:

That the City Council adopt Resolution No. 9345 authorizing a General Fund advance to the CDC in the amount of \$256,000 to assist in funding the administrative, operational and capital needs of the Washington Boulevard Redevelopment Project.

BACKGROUND

Tonight's Community Development Commission meeting agenda includes Resolution No. 264-2011 requesting and authorizing an advance of \$256,000 from the City. The advance will be used to finance administrative, operating and capital costs of the Commission. While the recent stay issued by the State Supreme Court does not allow redevelopment agencies to enter into new agreements, the City and CDC budgets (approved prior to the stay) inherently included this financial arrangement.

FISCAL IMPACT

The General Fund has sufficient reserves to maintain the Redevelopment Revolving Fund (Consolidated and Washington Boulevard) over the next several years. The Washington Boulevard Redevelopment Project will repay the \$256,000 as tax increment revenue monies become available.

Thaddeus McCormack
City Manager

Attachment:

Resolution No. 9345

RESOLUTION NO. 9345

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA AUTHORIZING AN ADVANCE FROM THE CITY OF SANTA FE SPRINGS FROM THE REDEVELOPMENT REVOLVING FUND FOR THE PURPOSES OF THE WASHINGTON BOULEVARD REDEVELOPMENT PROJECT

WHEREAS, the Community Development Commission of the City of Santa Fe Springs is undertaking certain actions which are necessary and incidental to the carrying out of the Washington Boulevard Redevelopment Plan which has previously been adopted by the City of Santa Fe Springs; and

WHEREAS, the Commission has incurred and will continue to incur obligations for such purpose; and

WHEREAS, the City of Santa Fe Springs is authorized, pursuant to Section 33600, et.seq., of the Health and Safety Code of the State of California to make loans to the Commission for the purposes of defraying said expenses;

NOW, THEREFORE, the City Council of the City of Santa Fe Springs does hereby resolve, determine and order as follows:

Section 1. Pursuant to the provisions of said Section 33600, et.seq., of the Health and Safety Code, the Commission hereby requests of the City of Santa Fe Springs an advance in the amount of \$256,000 as of August 25, 2011.

Section 2. The Commission shall accept and administer any funds loaned to it pursuant to this request in accordance with the provisions of Section 33600, et.seq., of the Health and Safety Code.

Section 3. Such loan shall be evidenced by a promissory note of the Commission containing the following terms, in addition to all usual and customary terms:

- (a) Interest at the rate of twelve percent per annum.
- (b) Payable on or before September 30, 2012.
- (c) Payable from accumulated property tax increment and sales tax increment in accordance with the "Agreement For Reimbursement of Tax Increment Funds" between the City of Santa Fe Springs, the Redevelopment Agency of the City of Santa Fe Springs and the County of Los Angeles, signed by the City and Agency on April 23, 1987.

PASSED AND ADOPTED this 25th day of August 2011.

Mayor

ATTEST:

City Clerk



City of Santa Fe Springs

City Council Meeting

August 25, 2011

PRESENTATION

Commendation to Santa Fe Springs Community Playhouse, Inc. in honor of their 25th Season

RECOMMENDATION

The Mayor may wish to call upon Carole Joseph, Director of Parks and Recreation Services Division, to assist with this presentation.

The Santa Fe Springs Community Playhouse, established in 1986, celebrated its 25th season. The Playhouse has held true to its mission of its commitment to fostering the Arts in our community.

Representatives of the Playhouse have been invited to tonight's meeting in honor of their 25th season. The Mayor may wish to call upon Mark E. Scoggins, President of the Santa Fe Springs Community Playhouse to accept the commendation.

A handwritten signature in black ink, appearing to read "Thaddeus McCormack", is written above the printed name.

Thaddeus McCormack
City Manager

Attachment(s)

None



City of Santa Fe Springs

City Council Meeting

August 25, 2011

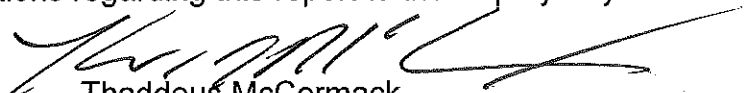
APPOINTMENT TO BOARDS, COMMITTEES, COMMISSIONS

Committee Appointments

Below is a list of current vacancies:

Committee	Vacancy	Councilmember
Beautification	2	González
Beautification	1	Moore
Beautification	2	Rounds
Beautification	3	Serrano
Community Program	3	González
Community Program	1	Moore
Community Program	3	Rounds
Community Program	2	Serrano
Community Program	5	Trujillo
Historical	1	Moore
Historical	2	Rounds
Historical	1	Serrano
Historical	2	Trujillo
Parks & Recreation	2	González
Parks & Recreation	1	Rounds
Parks & Recreation	1	Trujillo
Senior Citizens Advisory	1	González
Senior Citizens Advisory	2	Rounds
Senior Citizens Advisory	1	Trujillo
Sister City	3	González
Sister City	1	Moore
Sister City	1	Rounds
Sister City	2	Serrano
Sister City	1	Trujillo
Youth Leadership	3	González
Youth Leadership	3	Serrano

An application was received from A.J. Hayes for the Heritage Arts and Family & Human Services Committees. In March 2011, Alicia Mora was granted a six-month leave of absence. It is recommended that an additional leave of 3 months be granted. Please direct any questions regarding this report to the Deputy City Clerk.


Thaddeus McCormack
City Manager

Attachments

Committee Lists

Prospective Member List

Prospective Members for Various Committees/Commissions

Beautification

Community Program

Family & Human Services

Miguel Estevez

Raul Miranda, Jr.

A.J. Hayes

Heritage Arts

A.J. Hayes

Historical

Personnel Advisory Board

Parks & Recreation

Angelica Miranda

Raymond Reyes

Planning Commission

Senior Citizens Advisory

Sister City

Traffic Commission

Youth Leadership

Yardley Castellanos

Alyssa Portillo

Victoria Ramirez

Felipe Rangel

BEAUTIFICATION COMMITTEE

Meets the fourth Wednesday of each month, except July, Aug, Dec.

9:30 a.m., Town Center Tall

Membership: 25

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	Juanita Montes	(12)
	Irene Pasillas	(12)
	Vacant	(12)
	May Sharp	(13)
	Vacant	(13)
Moore	Juliet Ray	(12)
	Vacant	(12)
	Annie Petris	(13)
	Guadalupe Placensia	(13)
	Ruth Gray	(13)
Rounds	Vacant	(12)
	Rita Argott	(12)
	Annette Ledesma	(13)
	Marlene Vernava	(13)
	Vacant	(13)
Serrano	Vacant	(12)
	Vacant	(12)
	Vacant	(12)
	Vada Conrad	(13)
	Sally Gaitan*	(13)
Trujillo	Sylvia Takata	(12)
	Eleanor Connelly	(12)
	Margaret Bustos*	(12)
	Rosalie Miller	(13)
	A.J. Hayes	(13)

*Asterisk indicates person currently serves on three committees

COMMUNITY PROGRAM COMMITTEE

Meets the third Wednesday in Jan., May, and Sept., at 7:00 p.m., in City Hall.

Membership: 25

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	Jeanne Teran	(12)
	Miguel Estevez	(12)
	Vacant	(12)
	Vacant	(13)
	Vacant	(13)
Moore	Rosalie Miller	(12)
	Margaret Palomino	(12)
	Mary Jo Haller	(13)
	Lynda Short	(13)
	Vacant	(13)
Rounds	Mark Scoggins*	(12)
	Marlene Vernava	(12)
	Vacant	(12)
	Vacant	(13)
	Vacant	(13)
Serrano	Ruth Gray	(12)
	Mary Anderson	(13)
	Dolores H. Romero*	(13)
	Vacant	(12)
	Vacant	(13)
Trujillo	Vacant	(12)
	Vacant	(12)
	Vacant	(12)
	Vacant	(13)
	Vacant	(13)

*Asterisk indicates person currently serves on three committees

FAMILY & HUMAN SERVICES ADVISORY COMMITTEE

Meets the third Wednesday of the month, except Jul., Aug., Sept., and Dec., at 5:30 p.m., Neighborhood Center

Membership: 15 Residents Appointed by City Council
5 Social Service Agency Representatives Appointed by the Committee

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	Mercedes Diaz	(12)
	Josephine Santa-Anna	(12)
	Angelica Miranda	(13)
Moore	Arcelia Miranda	(12)
	Laurie Rios*	(13)
	Margaret Bustos*	(13)
Rounds	Annette Rodriguez	(12)
	Janie Aguirre*	(13)
	Ted Radoumis	(13)
Serrano	Lydia Gonzales	(12)
	Manny Zevallos	(13)
	Gilbert Aguirre*	(13)
Trujillo	Dolores H. Romero*	(12)
	Gloria Duran*	(12)
	Alicia Mora	(13)

Organizational Representatives: Nancy Stowe
Evelyn Castro-Guillen
Irene Redondo Churchward
(SPIRRIT Family Services)

**Asterisk indicates person currently serves on three committees*

HERITAGE ARTS ADVISORY COMMITTEE

Meets the Last Tuesday of the month, except Dec., at 9:00 a.m., at the Library
Community Room

Membership: 9 Voting Members
 6 Non-Voting Members

APPOINTED BY	NAME
Gonzalez	Laurie Rios*
Moore	May Sharp
Rounds	Gustavo Velasco
Serrano	Paula Minnehan
Trujillo	Amparo Oblea

Committee Representatives

Beautification Committee
Historical Committee
Planning Commission
Chamber of Commerce

Vacant
Larry Oblea
Frank Ybarra
Tom Summerfield

Council/Staff Representatives

Council
City Manager
Director of Library & Cultural Services
Director of Planning & Development

Richard Moore
Thaddeus McCormack
Hilary Keith
Paul Ashworth

**Asterisk indicates person currently serves on three committees*

HISTORICAL COMMITTEE

Meets Quarterly - The second Tuesday of Jan. and the first Tuesday of April, July, and Oct., at 5:30 p.m., Carriage Barn

Membership: 20

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	Ed Duran	(12)
	Gilbert Aguirre*	(13)
	Janie Aguirre*	(13)
	Sally Gaitan	(13)
Moore	Astrid Gonzalez	(12)
	James Berkshire	(12)
	Amparo Oblea	(13)
	Vacant	(13)
Rounds	Vacant	(12)
	Vacant	(12)
	Mark Scoggins*	(13)
	Janice Smith	(13)
Serrano	Gloria Duran*	(12)
	Hilda Zamora	(12)
	Vacant	(13)
	Larry Oblea	(13)
Trujillo	Vacant	(12)
	Alma Martinez	(12)
	Merrie Hathaway	(13)
	Vacant	(13)

**Asterisk indicates person currently serves on three committees*

PARKS & RECREATION ADVISORY COMMITTEE

Meets the First Wednesday of the month, except Jul., Aug., and Dec., 7:00 p.m., Council Chambers.

Subcommittee Meets at 6:00 p.m., Council Chambers

Membership: 25

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	Jennie Carlos	(12)
	Frank Leader	(12)
	Vacant	(13)
	Raul Miranda, Jr.	(12)
	Vacant	(13)
Moore	Jimmy Mendoza	(12)
	Michele Carbajal	(12)
	Janet Rock	(13)
	David Gonzalez	(13)
	Daniel Baca	(13)
Rounds	Kenneth Arnold	(12)
	Richard Legarreta, Sr.	(12)
	Luigi Trujillo	(12)
	Vacant	(13)
	Mark Scoggins*	(13)
Serrano	Lynda Short	(12)
	Bernie Landin	(12)
	Joe Avila	(12)
	Sally Gaitan	(13)
	Fred Earl	(13)
Trujillo	Miguel Estevez	(12)
	Andrea Lopez	(12)
	Christina Maldonado	(13)
	Vacant	(13)
	Arcelia Miranda	(13)

**Asterisk indicates person currently serves on three committees*

PERSONNEL ADVISORY BOARD

Meets Quarterly on an As-Needed Basis

Membership: 5 (2 Appointed by City Council, 1 by Personnel Board, 1 by Firemen's Association, 1 by Employees' Association)

Terms: Four Years

APPOINTED BY	NAME	TERM EXPIRES
Council	Angel Munoz	6/30/2015
	Ron Biggs	6/30/2013
Personnel Advisory Board	Jim Contreras	6/30/2011
Firemen's Association	Wayne Tomlinson	6/30/2013
Employees' Association	Anita Ayala	6/30/2011

PLANNING COMMISSION

Meets the second and fourth Mondays of every Month at 4:30 p.m.,
Council Chambers

Membership: 5

APPOINTED BY

NAME

Gonzalez

Laurie Rios

Moore

Larry Oblea

Rounds

Susan Johnston

Serrano

Michael Madrigal

Trujillo

Frank Ybarra

SENIOR CITIZENS ADVISORY COMMITTEE

Meets the Second Tuesday of the month, except Jul., Aug., Sep., and Dec., at 10:00 a.m., Neighborhood Center

Membership: 25

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	Gloria Duran*	(12)
	Josephine Santa-Anna	(12)
	Vacant	(13)
	Janie Aguirre*	(13)
	Ed Duran	(13)
Moore	Yoshi Komaki	(12)
	Yoko Nakamura	(12)
	Paul Nakamura	(12)
	Annie Petris	(13)
	Pete Vallejo	(13)
Rounds	Vacant	(12)
	Vacant	(12)
	Gloria Vasquez	(13)
	Lorena Huitron	(13)
	Berta Sera	(13)
Serrano	Gusta Vicuna	(12)
	Louis Serrano	(12)
	Mary Bravo	(12)
	Amelia Acosta	(13)
	Jessie Serrano	(13)
Trujillo	Julia Butler	(12)
	James Hogan	(12)
	Gilbert Aguirre*	(13)
	Margaret Bustos*	(13)
	Vacant	(13)

**Asterisk indicates person currently serves on three committees*

SISTER CITY COMMITTEE

Meets the First Monday of every month, except Dec., at 6:30 p.m., Town Center Hall, Mtg. Room #1. If the regular meeting date falls on a holiday, the meeting is held on the second Monday of the month.

Membership: 25

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	Vacant	(12)
	Kimberly Mette	(12)
	Jimmy Mendoza	(13)
	Vacant	(12)
	Vacant	(13)
Moore	Martha Villanueva	(12)
	Vacant	(12)
	Mary K. Reed	(13)
	Peggy Radoumis	(13)
	Jeannette Wolfe	(13)
Rounds	Manny Zevallos	(12)
	Susan Johnston	(12)
	Francis Carbajal	(12)
	Ted Radoumis	(13)
	Vacant	(13)
Serrano	Charlotte Zevallos	(12)
	Vacant	(12)
	Laurie Rios*	(13)
	Doris Yarwood	(13)
	Vacant	(13)
Trujillo	Alicia Mora	(12)
	Andrea Lopez	(12)
	Dolores H. Romero*	(13)
	Marcella Obregon	(13)
	Vacant	(13)

*Asterisk indicates person currently serves on three committees.

TRAFFIC COMMISSION

Meets the Third Thursday of every month, at 7:00 p.m., Council Chambers

Membership: 5

APPOINTED BY	NAME
Gonzalez	Arcelia Valenzuela
Moore	Manny Zevallos
Rounds	Ted Radoumis
Serrano	Sally Gaitan
Trujillo	Greg Berg

YOUTH LEADERSHIP COMMITTEE

Meets the First Monday of every month, at 6:30 p.m., Council Chambers

Membership: 20

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	Vacant	()
	Vacant	()
	Vacant	()
	Marilyn Llanos	(12)
Moore	Destiny Cardona	(14)
	Gabriela Rodriguez	(13)
	Wendy Pasillas	(13)
	Daniel Wood	(13)
Rounds	Drew Bobadilla	(14)
	Siboney Ordaz	(12)
	Alexandra Vergara	(12)
	Lisa Baeza	(13)
Serrano	Vacant	()
	Vacant	()
	Marisa Gonzalez	(15)
	Ariana Gonzalez	(13)
Trujillo	Maxine Berg	()
	Martin Guerrero	(13)
	Omar Rodriguez	(12)
	Kevin Ramirez	(13)



City of Santa Fe Springs

City Council Meeting

August 25, 2011

NEW BUSINESS

Affirmation of Appointment to the Personnel Advisory Board

RECOMMENDATION

That the City Council affirm the General Employees Association re-appointment of Anita Ayala to the Personnel Advisory Board.

BACKGROUND

The General Employees Association re-appointed Anita Ayala as their representative on the Personnel Advisory Board for the 2011-2015 term. It would be appropriated for Council to affirm this re-appointment at this time.

Thaddeus McCormack
City Manager

Attachment(s)

None