



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

TUESDAY, OCTOBER 15, 2024
AT 5:00 P.M.

CITY HALL COUNCIL CHAMBERS
11710 TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670

CITY COUNCIL

Jay Sarno, Mayor
William K. Rounds, Mayor Pro Tem
Joe Angel Zamora, Councilmember
Annette Rodriguez, Councilmember
Juanita Martin, Councilmember

CITY MANAGER

René Bobadilla, P.E.

CITY ATTORNEY

Rick Olivarez

CITY STAFF

Assistant City Manager
Fire Chief
Police Chief
Director of Community Services
Director of Finance
Director of Parks & Recreation
Director of Community Development
Director of Police Services
Director of Public Works

Nicholas Razo
Chad Van Meeteren
Aviv Bar
Maricela Balderas
Lana Dich
Gus Hernandez
Cuong Nguyen
Dino Torres
James Enriquez

NOTICES

This City Council Meeting ("Council") will be held in person and will meet at City Hall – City Council Chambers, 11710 E. Telegraph Road, Santa Fe Springs, California. The meeting will be live streamed on the City's YouTube Channel and can be accessed on the City's website via the following link:

https://santafesprings.org/city_council/city_council_meetings/index.php

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.

SB 1439: Effective January 1, 2023, City Council Members are subject to SB 1439 and cannot participate in certain decisions for a year after accepting campaign contributions of more than \$250 from an interested person. The Council Member would need to disclose the donation and abstain from voting.

Public Comments: 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 on the day of the meeting, please fill out a speaker card provided at the door and submit it to City Clerk staff. You may also submit comments in writing by sending them to the City Clerk's Office at cityclerk@santafesprings.org. All written comments received by 12:00 p.m. the day of the City Council Meeting will be distributed to the City Council and made a part of the official record of the meeting. Written comments will not be read at the meeting, only the name of the person submitting the comment will be announced. 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.

Council Meeting Start Times: If there is a closed session or study session scheduled on the agenda, the regular meeting shall be scheduled to start at 5:00 p.m. and open session shall start at 6:00 p.m. If there is no closed session or study session scheduled on the agenda, the regular meeting shall be scheduled to start at 6:00 p.m.

Please Note: Staff reports and supplemental attachments are available for inspection at the office of the City Clerk in City Hall, during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Thursday. Telephone: (562) 868-0511.

CALL TO ORDER**ROLL CALL****PUBLIC COMMENTS ON CLOSED SESSION ITEMS**

At this time, the general public may address the City Council on closed session items *only*. Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per speaker. State Law prohibits the City Council from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the City Council.

CITY COUNCIL**1. CLOSED SESSION****THREAT TO PUBLIC SERVICES OR FACILITIES**

(Pursuant to Government Code Section 54957)

Consultation with: René Bobadilla, City Manager

2. CLOSED SESSION**CONFERENCE REGARDING REAL PROPERTY NEGOTIATIONS**

(Pursuant to Government Code Section 54956.8)

Property: Santa Fe Springs Athletic Field and Lake Center Athletic Park

Agency Negotiators: René Bobadilla, City Manager and Gus Hernandez, Director of Parks and Recreation

Negotiation Parties: Alex Corral, En Fuego Kids

Under Negotiation: Terms Related to the Use of the Property

3. CLOSED SESSION**CONFERENCE REGARDING REAL PROPERTY NEGOTIATIONS**

(Pursuant to Government Code Section 54956.8)

Property: Little Lake Park

Agency Negotiators: René Bobadilla, City Manager and Gus Hernandez, Director of Parks and Recreation

Negotiation Parties: Alex Corral, En Fuego Kids

Under Negotiation: Potential Lease of the Property

4. CLOSED SESSION**CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

(Pursuant to Government Code Section 54956.8)

Property: Assessor's Parcel Nos. 8008-023-900 and 8008-023-901

Agency negotiator: René Bobadilla, City Manager and Cuong Nguyen, Director of Community Development

Negotiation parties: Any interested developers of affordable housing

Under negotiation: Price and terms of payment as relates to interests in real property

5. CLOSED SESSION

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code Section 54956.8)

Property: APNs: 8011-002-901, -902, -903, and 8011-003-955 to -979 (MC&C IV)

Agency negotiator: René Bobadilla, City Manager and Cuong Nguyen, Director of Community Development

Negotiation parties: City Ventures LLC; EBS Realty Partners LLC and Penwood Real Estate Investment Management.

Under negotiation: Price and terms of payment as relates to interests in real property

SUCCESSOR AGENCY

6. CLOSED SESSION

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code Section 54956.8)

Property: APNs: 8011-018-900, -901, -902, -903, -904, -905, -906, AND 8011-019-911 (MC&C III)

Agency negotiator: René Bobadilla, City Manager and Cuong Nguyen, Director of Community Development

Negotiation parties: AD Improvements; City Ventures LLC;

Under negotiation: Price and terms of payment as relates to interests in real property

CLOSED SESSION REPORT

REGULAR SESSION – BEGINNING AT 6:00 P.M.

INVOCATION

PLEDGE OF ALLEGIANCE

INTRODUCTIONS

PRESENTATIONS

7. “BEST OF SFS” (COMMUNITY SERVICES)

8. STATE OF THE CITY SPONSOR RECOGNITION (COMMUNITY SERVICES)

9. PROCLAMATION – RED RIBBON WEEK (PARKS & RECREATION)

**10. UPDATE FROM THE WHOLE CHILD/THE RICHMAN GROUP
(COMMUNITY DEVELOPMENT)**

CHANGES TO AGENDA

PUBLIC COMMENTS ON NON-AGENDA & NON-PUBLIC HEARING AGENDA ITEMS

At this time, the general public may address the City Council on both non-agenda *and* non-public hearing agenda items. Comments relating to public hearing items will be heard during the public hearing. Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per speaker. State Law prohibits the City Council from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the City Council.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

PUBLIC FINANCING AUTHORITY, WATER UTILITY AUTHORITY, HOUSING
SUCCESSOR, SUCCESSOR AGENCY, AND CITY COUNCIL AGENDA

PUBLIC HEARING – NONE**OLD BUSINESS****11. APPROVAL OF FACILITY USE AGREEMENT WITH EN FUEGO KIDS FOR
ATHLETIC FIELDS AND FACILITY IMPROVEMENTS (PARKS & RECREATION)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the attached Facility Use Agreement between the City of Santa Fe Springs and En Fuego Kids, allowing En Fuego Kids to use and make significant improvements to the athletic fields and facilities at Lake Center Athletic Park, and Santa Fe Springs Athletic Fields; and
- 2) Directs the City Attorney to make clarifying changes necessary to effectuate the intent of the Agreement; and
- 3) Take such additional, related action that may be desirable.

REGULAR BUSINESS**12. REPLACEMENT OPTIONS FOR THE SANTA FE SPRINGS ORANGE MURAL
(BOX CAR) AT HERITAGE PARK (COMMUNITY SERVICES)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Select a replacement option for the Santa Fe Springs Oranges Art Mural; and
- 2) Take such additional, related action that may be desirable.

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine. Any items a Councilmember wishes to discuss should be designated at this time. All other items may be approved in a single motion. Such approval will also waive the reading of any Ordinance.

PUBLIC FINANCING AUTHORITY

13. MINUTES OF THE SEPTEMBER 17, 2024 PUBLIC FINANCING AUTHORITY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Public Financing Authority:

- 1) Approve the minutes as submitted.

14. MONTHLY REPORT ON THE STATUS OF DEBT INSTRUMENTS ISSUED THROUGH THE CITY OF SANTA FE SPRINGS PUBLIC FINANCING AUTHORITY (PFA) (FINANCE)

RECOMMENDATION: It is recommended that the Public Financing Authority:

- 1) Receive and file the report.

WATER UTILITY AUTHORITY

15. MINUTES OF THE SEPTEMBER 17, 2024 WATER UTILITY AUTHORITY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Water Utility Authority:

- 1) Approve the minutes as submitted.

16. MONTHLY REPORT ON THE STATUS OF DEBT INSTRUMENTS ISSUED THROUGH THE CITY OF SANTA FE SPRINGS WATER UTILITY AUTHORITY (WUA) (FINANCE)

RECOMMENDATION: It is recommended that the Water Utility Authority:

- 1) Receive and file the report.

HOUSING SUCCESSOR

17. MINUTES OF THE SEPTEMBER 17, 2024 HOUSING SUCCESSOR MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Housing Successor:

- 1) Approve the minutes as submitted.

SUCCESSOR AGENCY

18. MINUTES OF THE SEPTEMBER 17, 2024 SUCCESSOR AGENCY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Successor Agency:

- 1) Approve the minutes as submitted.

CITY COUNCIL

**19. MINUTES OF THE SEPTEMBER 17, 2024 CITY COUNCIL MEETINGS
(CITY CLERK)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the minutes as submitted.

**20. APPOINTMENT OF REPRESENTATIVE TO THE GREATER LOS ANGELES
COUNTY VECTOR CONTROL DISTRICT BOARD OF TRUSTEES (CITY CLERK)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Appoint Mayor Pro Tem Rounds as the Santa Fe Springs representative to the Board of Trustees of the Greater Los Angeles County Vector Control District for a term of 4 years beginning in January 2025.

**21. RESOLUTION NO. 9932 – DESIGNATING THE CITY OF SANTA FE SPRINGS AS
A PURPLE HEART CITY (PARKS & RECREATION)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt the attached resolution designating the City of Santa Fe Springs as a Purple Heart City, in recognition of the sacrifices made by members of the U.S. Armed Forces who have been wounded or killed in action while serving their country; and
- 2) Take such additional, related, action that may be desirable.

**22. SECOND READING OF ORDINANCE NO. 1146 – TO AMEND SECTIONS 155.003
(DEFINITIONS), 155.519 (INTERSTATE 605 CORRIDOR ELECTRONIC
BILLBOARD SIGN PROGRAM), 155.526 (COMPREHENSIVE SIGN PROGRAM
REQUIREMENT FOR UNIFIED DEVELOPMENTS), 155.527 (WINDOW
DISPLAYS), 155.536 (SIGN GUIDELINES), AND ADD SECTION 155.537 (STATIC
POSTER BILLBOARD CONVERSION PROGRAM) WITHIN TITLE 15 (LAND USE),
CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE
(COMMUNITY DEVELOPMENT)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Ordinance No. 1146:

AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS AMENDING SECTIONS 155.003 (DEFINITIONS), 155.519 (INTERSTATE 605 CORRIDOR ELECTRONIC BILLBOARD SIGN PROGRAM), 155.526 (COMPREHENSIVE SIGN PROGRAM REQUIREMENT FOR UNIFIED DEVELOPMENTS), 155.527 (WINDOW DISPLAYS), 155.536 (SIGN GUIDELINES), AND ADD SECTION 155.537 (STATIC POSTER BILLBOARD CONVERSION PROGRAM) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE.

2) Take such additional, related action that may be desirable.

23. APPROVAL OF ARTWORK FOR DAVE'S HOT CHICKEN RESTAURANT (COMMUNITY SERVICES)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve Artwork for the Dave's Hot Chicken Restaurant; and
- 2) Take such additional, related, action that may be desirable.

24. APPROVE PROFESSIONAL SERVICES AGREEMENTS FOR PRINTING, GRAPHIC DESIGN, AND MAILING SERVICES (FINANCE)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve a three (3) year agreement with Advantage Mailing (Advantage) in the amount of \$50,000 annually (total amount shall not exceed \$150,000); and
- 2) Approve a three (3) year agreement with DDWerks (DDWerks) in the amount of \$80,000 annually (total amount shall not exceed \$240,000); and
- 3) Approve a three (3) year agreement with Inkovation Inc.(Inkovation) in the amount of \$80,000 annually (total amount shall not exceed \$240,000); and
- 4) Approve a three (3) year agreement with Intergraphics Company (Intergraphics) in the amount of \$80,000 annually (total amount shall not exceed \$240,000); and
- 5) Approve a three (3) year agreement with Simpson Advertising (Simpson) in the amount of \$50,000 annually (total amount shall not exceed \$150,000); and
- 6) Authorize the City Manager to exercise the one (1) year extension option of each agreement, if needed; and
- 7) Take any additional related action necessary.

25. MEASURE R FUNDING AGREEMENT WITH LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY – AMENDMENT NO. 2 TO AGREEMENT MR315.42 (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve Amendment No. 2 for Measure R Funding Agreement MR315.42 for Florence Avenue Widening Project, from Orr and Day to Pioneer Boulevard; and
- 2) Authorize the City Manager to execute Amendment No. 2; and
- 3) Take such additional, related, action that may be desirable.

26. MEASURE R FUNDING AGREEMENT WITH LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY – AMENDMENT NO. 4 TO AGREEMENT MR315.40 (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve Amendment No. 4 for Measure R Funding Agreement MR 315.40 for the Valley View Avenue and Rosecrans Avenue Intersection; and
- 2) Authorize the City Manager to execute Amendment No. 4; and
- 3) Take such additional, related, action that may be desirable.

27. TOWN CENTER HALL PAINTING AND FLOORING PROJECT (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve adding the Town Center Hall Painting and Flooring project to the Capital Improvement Program; and
- 2) Appropriate \$175,000 from the Utility Users Tax (UUT) Capital Improvements Fund to the Town Center Hall Painting and Flooring Project; and
- 3) Authorize the City Engineer to advertise for construction bids; and
- 4) Take such additional, related action that may be desirable.

APPOINTMENTS TO BOARDS, COMMITTEES, AND COMMISSIONS

COUNCIL COMMENTS/AB1234 COUNCIL CONFERENCE REPORTING

Council member announcements; requests for future agenda items; conference/meetings reports. Members of the City Council will provide a brief report on meetings attended at the expense of the local agency as required by Government Code Section 53232.3(d).

CLOSED SESSION CONTINUED – AS NEEDED

ADJOURNMENT

I, Fernando N. Muñoz, Deputy City Clerk for the City of Santa Fe Springs hereby certify that a copy of this agenda has been posted no less than 72 hours at the following locations; City's website at www.santafesprings.org; 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.