



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

TUESDAY, JUNE 17, 2025
AT 5:00 P.M.

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

CITY COUNCIL

William K. Rounds, Mayor
Joe Angel Zamora, Mayor Pro Tem
Annette Rodriguez, Councilmember
Juanita Martin, Councilmember
John M. Mora, Councilmember

CITY MANAGER

René Bobadilla, P.E.

CITY ATTORNEY

Rick Olivarez

CITY STAFF

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

Nicholas Razo
Chad Van Meeteren
Aviv Bar
Cuong Nguyen
Maricela Balderas
Julio Morales
Gus Hernandez
Arlene Salazar
James Enriquez
Fernando N. Muñoz

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.gov/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, 2025, City Council Members are subject to SB 1439 and cannot participate in certain decisions for a year after accepting campaign contributions of more than \$500 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.gov. 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 online and 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.

1. CLOSED SESSION

CONFERENCE WITH LABOR NEGOTIATORS: One Matter

(Pursuant to California Government Code Section 54957.6)

Agency Designated Representatives: City Manager

Employee organizations: Santa Fe Springs City Employees' Association and Santa Fe Springs Management and Confidential Employees' Association

CLOSED SESSION REPORT**REGULAR SESSION – BEGINNING AT 6:00 P.M.****INVOCATION****PLEDGE OF ALLEGIANCE****INTRODUCTIONS****PRESENTATIONS**

- 2. RECOGNITION OF YOUTH SOCCER TEAM FOR WINNING TOURNAMENT (PARKS & RECREATION)**
- 3. BEST OF SFS: INSPIRING SERVICES – “THE POWER OF GIVING BACK” (PARKS & RECREATION)**
- 4. PRESENTATION OF APPRECIATION TO ESPN LA AND THE ESPARZA FAMILY (PARKS & RECREATION)**
- 5. EVERY 15 MINUTES (PARKS & RECREATION)**
- 6. LOS ANGELES COUNTY VECTOR CONTROL – MOSQUITO SEASON PRESENTATION (CITY MANAGER)**
- 7. NORTH STAR ALLIANCES PRESENTATION (PARKS & RECREATION)**
- 8. RECOGNITION OF KATHIE FINK (CITY MANAGER)**

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 HEARING****9. PUBLIC HEARING AND STATUS UPDATE ON STAFF VACANCIES IN COMPLAINT WITH ASSEMBLY BILL 2561 (2024) (HUMAN RESOURCES)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Conduct a public hearing and receive and file the report.

OLD BUSINESS**10. COMMERCIAL STREET IMPROVEMENTS FOR SPRINGDALE AVENUE, WAKEMAN STREET AND JOHN STREET – AWARD OF CONTRACT (PUBLIC WORKS)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Find and declare that Sequel Contractors, Inc. of Santa Fe Springs, California does not meet the requirements of a Responsible Bidder as defined in California Public Contract Code Section 1103 and reject as non-responsible the apparent low bid received from Sequel in the amount of \$1,494,165; and
- 2) Award a construction contract to the 2nd apparent low bidder Hardy & Harper, Inc. of Lake Forest, California in the amount of \$1,605,000 for the construction of the Commercial Street Improvements for Springdale Avenue, Wakeman Street and John Street and authorize the City Manager to execute the agreement; and
- 3) Appropriate \$1,095,000 from the Measure SFS Fund for the Commercial Street Improvements for Springdale Avenue, Wakeman Street and John Street Project distributed to Account No. PW220106 (Springdale Avenue) in the amount of \$365,000, Account No. PW220501 (Wakeman Street) in the amount of \$365,000 and to Account No. PW220105 (John Street) in the amount of \$365,000; and
- 4) Take such additional, related action that may be desirable.

11. STAGE ROAD AND ISELI ROAD STREET IMPROVEMENTS – AWARD OF CONTRACT (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Find and declare that Sequel Contractors, Inc. of Santa Fe Springs, California does not meet the requirements of a Responsible Bidder as defined in California Public Contract Code Section 1103 and reject as non-responsible the apparent low bid received from Sequel in the amount of \$1,136,100; and
- 2) Award a construction contract to the 2nd apparent low bidder Toro Enterprises, Inc. of Oxnard, California in the amount of \$1,219,264.50 for the construction of the Stage Road and Iseli Road Street Improvements and authorize the City Manager to execute the agreement; and
- 3) Deprogram \$1,737,800 of Capital Improvement Fund Reserves, previously appropriated in Account No. PW250102 for the Stage Road and Iseli Road Street Improvements Project; and
- 4) Appropriate \$1,737,800 from the Measure SFS Fund for the Stage Road and Iseli Road Street Improvements Project to Account No. PW250102; and
- 5) Take such additional, related action that may be desirable.

REGULAR BUSINESS**12. RECOMMENDATION FOR NAMING OF THE AQUATIC CENTER TO PAUL T. NAKAMURA REGIONAL AQUATIC CENTER (PARKS & RECREATION)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the naming of the City's Aquatic Center as the Paul T. Nakamura Regional Aquatic Center, in recognition of Mr. Nakamura's honorable service to the City and ultimate sacrifice while serving his country.
- 2) Take such additional, related action that may be desirable

13. ADOPT RESOLUTION NO. 9964 APPROVING AND ADOPTING THE FISCAL YEAR (FY) 2025-26 OPERATING BUDGET (FINANCE)

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt the FY 2025-26 Proposed Budget for the City, Water Utility Authority, Successor Agency, and Housing Successor Agency, as detailed in the proposed budget document and adjusted as discussed in this report (this includes all the forecasted revenue estimates, expenditure allocations, and related transfers).

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

14. MINUTES OF THE MAY 20, 2025 PUBLIC FINANCING AUTHORITY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Public Financing Authority:

- 1) Approve the minutes as submitted.

15. 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

16. MINUTES OF THE MAY 20, 2025 WATER UTILITY AUTHORITY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Water Utility Authority:

- 1) Approve the minutes as submitted.

17. 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

18. MINUTES OF THE MAY 20, 2025 HOUSING SUCCESSOR MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Housing Successor:

- 1) Approve the minutes as submitted.

SUCCESSOR AGENCY

**19. MINUTES OF THE MAY 20, 2025 SUCCESSOR AGENCY MEETINGS
(CITY CLERK)**

RECOMMENDATION: It is recommended that the Successor Agency:

- 1) Approve the minutes as submitted.

CITY COUNCIL

**20. MINUTES OF THE MAY 20 AND 22, 2025 REGULAR AND SPECIAL CITY
COUNCIL MEETINGS (CITY CLERK)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the minutes as submitted.

**21. MEASURE SFS COMMERCIAL STREETS IMPROVEMENT PROGRAM ON-CALL
PROFESSIONAL DESIGN SERVICES – AWARD OF CONTRACT
(PUBLIC WORKS)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Authorize the City Manager to execute a master Professional Services Agreement for on-call engineering design services with the following consultants: 1) Mark Thomas & Company, Inc.; 2) NV5; Inc. and 3) Dewberry Engineers, Inc., each for a maximum aggregate fee not to-exceed \$1.5 million; and
- 2) Take such additional, related, action that may be desirable.

**22. HERITAGE SPRINGS ASSESSMENT DISTRICT NO. 2001-01 (HAWKINS STREET
AND PALM DRIVE) – ADOPTION OF RESOLUTION NO. 9959 AND RESOLUTION
NO. 9960 (PUBLIC WORKS)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Resolution No. 9959 approving the Engineer's Report (Fiscal Year 2025/26) in conjunction with the annual levy of assessments for the Heritage Springs Assessment District No. 2001-01; and
- 2) Adopt Resolution No. 9960 declaring the City of Santa Fe Springs' intention to provide for an annual levy and collection of assessments for Heritage Springs Assessment District No. 2001-01 (Hawkins Street and Palm Drive), and setting the public hearing for the Council meeting of July 1, 2025, at 6:00 p.m.; and

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

23. SANTA FE SPRINGS LIGHTING DISTRICT NO. 1 – ADOPTION OF RESOLUTION NO. 9961 AND RESOLUTION NO. 9962 (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

1) Adopt Resolution No. 9961, approving the Engineer's Report (Fiscal Year 2025/26) in conjunction with the annual levy of assessments for Street Lighting District No. 1; and

2) Adopt Resolution No. 9962, declaring the City of Santa Fe Springs' intention to provide for an annual levy and collection of assessments for Lighting District No. 1, and setting the public hearing for the Council meeting on July 1, 2025, at 6:00 p.m.; and

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

24. APPROVAL OF TITLE VI PLAN INCLUDING PUBLIC PARTICIPATION PLAN (PPP), LIMITED ENGLISH PROFICIENCY (LEP) POLICY, AND COMPLAINT PROCEDURES (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

1) Adopt the Title VI Non-Discrimination Program, including the Public Participation Plan, Limited English Proficiency Policy, and Title VI Complaint Procedures; and

2) Authorize the City Manager or designated official to submit the program and sign the required Assurance of Compliance.

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

25. APPROVAL OF PROFESSIONAL SERVICES AGREEMENT WITH HUGHES MARINO, INC. FOR REAL ESTATE CONSULTANT SERVICES (COMMUNITY DEVELOPMENT)

RECOMMENDATION: It is recommended that the City Council:

1) Approve the Professional Service Agreement (PSA) between the City of Santa Fe Springs and Hughes Marino, Inc.; and

2) Authorize the City Manager to execute the agreement and serve as the City's representative under the agreement; and

3) Determine that the action is categorically exempt under the California Environmental Quality Act (CEQA); and

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

26. INITIAL QUARTERLY UPDATE – COMPREHENSIVE ZONING CODE UPDATE PROJECT (COMMUNITY DEVELOPMENT)

RECOMMENDATION: It is recommended that the City Council:

- 1) Receive and file this update on the Comprehensive Zoning Code Update project.

27. KOSMONT COMPANIES, INC & DEODATE CORPORATION – ADDITIONAL APPROPRIATION OF FUNDS (COMMUNITY DEVELOPMENT)

RECOMMENDATION: It is recommended that the City Council:

- 1) Authorize the City Manager to execute Change Order No. 1 to the contract with Kosmont Companies, Inc. to complete the Economic Development Opportunities Plan (EDOP) and conduct additional work related to the implementation of the EDOP in an aggregate amount of \$75,000; and
- 2) Authorize the City Manager to execute Change Order No. 1 to the contract with DEODATE Corporation to complete work related to ongoing real estate services in an aggregate amount of \$100,000; and
- 3) Take such additional, related action that may be desirable.

28. RESOLUTION OF INTENTION TO FORM AN ENHANCED INFRASTRUCTURE DISTRICT (EIFD); ESTABLISH THE SANTA FE SPRINGS EIFD PUBLIC FINANCE AUTHORITY; AND APPOINT THE MAYOR AND MAYOR PRO TEM TO THE EIFD PUBLIC FINANCE AUTHORITY (COMMUNITY DEVELOPMENT)

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Resolution No. 9954, declaring its intention to establish the Santa Fe Springs Enhanced Infrastructure Financing District (EIFD) and establishing the Santa Fe Springs EIFD Public Financing Authority (PFA); and
- 2) Appoint the Mayor and Mayor Pro Tem to the Public Financing Authority Board, and appoint one member of the City Council as alternate Board member;
- 3) Take such additional, related action that may be desirable.

29. AUTHORIZATION TO ISSUE BLANKET PURCHASE ORDERS/AUTHORIZATIONS FOR FISCAL YEAR 2025 - 26 (FINANCE)

RECOMMENDATION: It is recommended that the City Council:

- 1) Authorize issuing Blanket Purchase Orders/Authorization amounts to various vendors for purchases occurring during Fiscal Year 2025-26; and

- 2) Authorize the City Manager to approve up to an additional ten (10) percent for each purchase order, if necessary, during the same fiscal year; and
- 3) 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).

ADJOURNMENT

I, Fernando N. Muñoz, 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.gov; 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.