



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

TUESDAY, JULY 1, 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.

CITY COUNCIL

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

(Pursuant to Government Code Section 54956.8)

Property: APN: 8001-003-934

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

Negotiation parties: Jamboree Housing Corporation

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

2. 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: Vehicle Parking Limited, LLC

Under negotiation: Lease price and terms of payments as relates to interests in real property

SUCCESSOR AGENCY

3. 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: Vehicle Parking Limited, LLC

Under negotiation: Lease price and terms of payments as relates to interests in real property

CLOSED SESSION REPORT

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

INVOCATION

PLEDGE OF ALLEGIANCE

INTRODUCTIONS

PRESENTATIONS

4. RECOGNITION OF YOUTH SOCCER TEAM FOR WINNING TOURNAMENT (PARKS & RECREATION)
5. BEST OF SFS: INSPIRING SERVICES – “THE POWER OF GIVING BACK” (PARKS & RECREATION)
6. PRESENTATION OF APPRECIATION TO ESPN LA AND THE ESPARZA FAMILY (PARKS & RECREATION)
7. EVERY 15 MINUTES (PARKS & RECREATION)
8. LOS ANGELES COUNTY VECTOR CONTROL – MOSQUITO SEASON PRESENTATION (CITY MANAGER)
9. NORTH STAR ALLIANCES PRESENTATION (PARKS & RECREATION)
10. 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

11. CONFIRMATION OF 2024/25 WEED ABATEMENT CHARGES (CITY CLERK)

RECOMMENDATION: It is recommended that the City Council:

- 1) Open the Public Hearing;
 - 2) Receive any comments from the public wishing to speak on this matter and thereafter close the Public Hearing;
 - 3) Confirm the charges listed in the Los Angeles County Agricultural Commissioner's 2024/25 Weed Abatement Assessment Roll and instruct the County Auditor to enter the amounts of these assessments against the respective parcels of land as they appear on the current assessment roll.
- 12. RESOLUTION NO. 9963 – AMENDING RESOLUTION NO. 9947 ADDING TWENTY-THREE (23) NEW FEES, AMENDING EIGHT (8) FEES, AND MOVING FOUR (4) FEES FROM POLICE SERVICES TO COMMUNITY DEVELOPMENT TO THE CITY OF SANTA FE SPRINGS COMPREHENSIVE FEE SCHEDULE FOR FISCAL YEAR 2024-25, AND UPDATING THE NAME TO THE CITY OF SANTA FE SPRINGS COMPREHENSIVE FEE SCHEDULE (FINANCE)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Open the Public Hearing;
 - 2) Receive any comments from the public wishing to speak on this matter and thereafter close the Public Hearing;
 - 3) Adopt Resolution No. 9963, which amends Resolution No. 9947, adopted on March 4, 2025, to add twenty-three (23) new fees, amend eight (8) existing fees, and move four (4) fees from Police Services to Community Development from the City of Santa Fe Springs Comprehensive Fee Schedule for Fiscal Year 2024-25;
 - 4) Update the name from City of Santa Fe Springs Comprehensive Fee Schedule for Fiscal Year 2024-25 to the City of Santa Fe Springs Comprehensive Fee Schedule;
 - 5) Take such additional, related, action that may be desirable.
- 13. PUBLIC HEARING TO CONSIDER ADOPTION OF RESOLUTION NO. 9968 CONFIRMING THE FISCAL YEAR 2025-26 ENGINEER'S REPORT FOR THE ANNUAL HERITAGE SPRINGS ASSESSMENT DISTRICT NO. 2001-1 (HAWKINS STREET AND PALM DRIVE) AND LEVYING SUCH ASSESSMENTS (PUBLIC WORKS)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Conduct a Public Hearing and consider adopting Resolution No. 9968 confirming the Fiscal Year 2025-26 Engineer's Report for the Annual Heritage Springs Assessment District No. 2001-1 (Hawkins Street and Palm Drive); and,

- 2) Authorize the Levying of the Fiscal Year 2025-26 Assessments; and,
- 3) Take such additional, related, action that may be desirable.

14. PUBLIC HEARING TO CONSIDER ADOPTION OF RESOLUTION NO. 9969 CONFIRMING THE FISCAL YEAR 2025-26 ENGINEER'S REPORT FOR THE ANNUAL SANTA FE SPRINGS LIGHTING DISTRICT NO. 1 AND LEVYING SUCH ASSESSMENTS (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Conduct a Public Hearing and consider adopting Resolution No. 9969 confirming the Fiscal Year 2025-26 Engineer's Report for the Annual Santa Fe Springs Lighting District No. 1; and,
- 2) Authorize the Levying of the Fiscal Year 2025-26 Assessments; and,
- 3) Take such additional, related, action that may be desirable.

OLD BUSINESS

15. 2026 TOURNAMENT OF ROSES FLOAT DESIGN SELECTION (COMMUNITY SERVICES)

RECOMMENDATION: It is recommended that the City Council:

- 1) Review the three (3) Rose Float designs, presented by Phoenix Design Company (Phoenix), and select one (1) for production for the 2026 Tournament of Roses parade; and
- 2) Take such additional, related, action that may be desirable.

REGULAR BUSINESS

16. CONSIDERATION AND APPROVAL OF A RESOLUTION DECLARING A FISCAL EMERGENCY AND CALLING A SPECIAL MUNICIPAL ELECTION TO PRESENT VOTERS WITH A BALLOT MEASURE TO INCREASE THE CITY'S TRANSACTIONS AND USE TAX ALONG WITH OTHER ELECTION-RELATED ACTION; AND FIRST READING APPROVAL OF A RELATED ORDINANCE CODIFYING THE PROPOSED INCREASE, SUBJECT TO VOTER APPROVAL (CITY ATTORNEY)

RECOMMENDATION: It is recommended that the City Council:

- 1) Subject to adoption by the electorate, give first reading to Ordinance No. 1160 of the City of Santa Fe Springs, California ("City") increasing the City's existing transactions and use tax rate from 1% to 1.25% and making such other

administrative amendments and updates requested by the California Department of Tax and Fee Administration; and

- 2) Adopt Resolution No. 9970 (i) Declaring a fiscal emergency within the meaning of Article XIII C, §2 of the California Constitution; (ii) Calling and Giving Notice of a November 4, 2025 Special Election for the Submission of a Ballot Measure to Santa Fe Springs Voters increasing the City's 1% Transactions and Use Tax rate to 1.25%; (iii) Requesting Consolidation of Said Special Election with the County-Administered Election of the Same Date; (iv) Requesting that the Los Angeles County Registrar-Recorder/County Clerk Provide Specific Election Administration Services; and (v) Setting Priorities for Filing Written Arguments and Rebuttals Regarding the Ballot Measure and Directing Preparation of An Impartial of Analysis; and
- 3) Discuss and take action regarding the preparation of ballot arguments.
- 4) Take such additional, related, action that may be desirable.

17. APPOINTMENTS TO THE YOUTH LEADERSHIP COMMITTEE (CITY CLERK)

RECOMMENDATION: It is recommended that the City Council:

- 1) Review and make appointments to the Youth Leadership Committee as desired; 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

18. MINUTES OF THE JUNE 17, 2025 PUBLIC FINANCING AUTHORITY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Public Financing Authority:

- 1) Approve the minutes as submitted.

19. 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

20. MINUTES OF THE JUNE 17, 2025 WATER UTILITY AUTHORITY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Water Utility Authority:

- 1) Approve the minutes as submitted.

21. 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

22. MINUTES OF THE JUNE 3 AND 17, 2025 HOUSING SUCCESSOR MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Housing Successor:

- 1) Approve the minutes as submitted.

SUCCESSOR AGENCY

23. MINUTES OF THE JUNE 3 AND 17, 2025 SUCCESSOR AGENCY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Successor Agency:

- 1) Approve the minutes as submitted.

24. APPROVAL OF LEASE AGREEMENT WITH VEHICLE PARKING UNLIMITED, LLC FOR USE OF MC&C III FOR COMMERCIAL VEHICLE PARKING AND STORAGE (COMMUNITY DEVELOPMENT)

RECOMMENDATION: It is recommended that the Successor Agency:

- 1) Determine that the proposed lease agreement with Vehicle Parking Unlimited, LLC (VPU) is exempt from the California Environmental Quality Act (CEQA) (Pub. Res. Code § 21000 *et seq.*) pursuant to CEQA Guidelines Section 15301 (Minor Alterations to Land); and

- 2) Adopt Resolution No. SA-2025-003, approving a five-year lease agreement between the Successor Agency to the Community Development Commission/Redevelopment Agency of the City of Santa Fe Springs (Successor Agency) and VPU for the use of MC&C III site located at 10448 Bloomfield Avenue; and
- 3) Take such additional, related action that may be desirable.

CITY COUNCIL

**25. MINUTES OF THE JUNE 3 AND 17, 2025 CITY COUNCIL MEETINGS
(CITY CLERK)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the minutes as submitted.

**26. AQUATIC CENTER IMPROVEMENT PROJECT (PHASE 1B) – APPROVAL OF
PREQUALIFIED BIDDERS LIST AND AUTHORIZATION TO ADVERTISE FOR
CONSTRUCTION BIDS (PUBLIC WORKS)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the Prequalified Bidders List for Phase 1B; and
- 2) Approve the Plans and Specifications for Phase 1B; and
- 3) Authorize the City Engineer to solicit construction bids for Phase 1B from the Prequalified Bidders List; and
- 4) Authorize the City Clerk to file a Notice of Exemption for the subject project with the Los Angeles Registrar-Recorder; and
- 5) Take such additional, related action that may be desirable.

**27. LANDSCAPE MAINTENANCE SERVICES – AUTHORIZATION TO ADVERTISE
REQUEST FOR PROPOSALS (RFP) (PUBLIC WORKS)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Authorize staff to finalize and advertise a Request for Proposals for Landscape Maintenance Services on Planet Bids, and
- 2) Approve the Third Amendment to the Agreement with Merchants Landscape Services, Inc. extending the contract for 90 days to terminate November 1, 2025, for an additional not-to-exceed fee of \$255,000; and

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

28. RESOLUTION NO. 9971 – ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2025-26 FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017 (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Resolution No. 9971 approving the Commercial Street Improvement Slauson Ave (Sorensen Ave to Santa Fe Springs Rd) Project to be partially funded by RMRA, the Road Repair and Accountability Act (SB1); and
- 2) Take such additional, related, action that may be desirable.

29. SANTA FE SPRINGS PARK PLAYGROUND REPLACEMENT – AWARD OF CONTRACT TO DAVE BANG ASSOCIATES, INC. (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Resolution No. 9966 approving a cooperative purchase contract with Dave Bang Associates, Inc. of Tustin, CA in the amount of \$455,719.20 for the purchase and installation of playground equipment in accordance with Santa Fe Springs Municipal Code §34.18; and
- 2) Authorize the City Manager to execute the agreement with Dave Bang Associates, Inc.; and
- 3) Appropriate \$185,000 from the Capital Improvement Program Reserve Fund to the Santa Fe Springs Park Playground Improvement Project (Account No. PW230006); and
- 4) Authorize the City Clerk to file a Notice of Exemption for the subject project with the Los Angeles Registrar-Recorder; and
- 5) Take such additional, related, action that may be desirable.

30. RESOLUTION NO. 9953 – INTENT TO VACATE TWO PUBLIC RIGHT-OF-WAY EASEMENTS AT THE SOUTHEASTERN CORNER OF CARMENITA ROAD AND EXCELSIOR DRIVE AND A PORTION OF FREEWAY DRIVE (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Resolution No. 9953 declaring City Council's intention to vacate two public right-of-way easements at the southeastern corner of Carmenita Road and Excelsior Drive and a portion of Freeway Drive; and

- 2) Take such additional, related action that may be desirable.
31. **RESOLUTION NO. 9965 – ADOPTION OF ANNUAL APPROPRIATION (GANN) LIMIT FOR FISCAL YEAR 2025-26 (FINANCE)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Resolution No. 9965 setting the appropriation limit for Fiscal Year 2025-26.

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.