



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

TUESDAY, AUGUST 19, 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****THREAT TO PUBLIC SERVICES OR FACILITIES**

(Pursuant to Government Code Section 54957)

Consultation with: René Bobadilla, City Manager

2. 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

3. CLOSED SESSION**CONFERENCE WITH LEGAL – ANTICIPATED LITIGATION**

(Pursuant to Government Code Sections 54956.9(d)(2) and 54569(e)(1)): Three Matters

SUCCESSOR AGENCY**4. 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: Inland Kenworth (U.S.) Inc.

Under negotiation: Lease price and terms related to interests in real property

CLOSED SESSION REPORT**REGULAR SESSION – BEGINNING AT 6:00 P.M.****INVOCATION**

PLEDGE OF ALLEGIANCE**INTRODUCTIONS****PRESENTATIONS**

5. STUDENT RECOGNITION FOR BOXCAR MURAL SUBMISSIONS
(COMMUNITY SERVICES)
6. RECOGNITION OF SANTA FE SPRINGS HOME BEAUTIFICATION AWARDS
(COMMUNITY SERVICES)
7. ECONOMIC DEVELOPMENT OPPORTUNITIES PLAN
(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 HEARING**

8. RESOLUTION NO. 9976 – AUTHORIZING TO EXECUTE ALL DOCUMENTS NECESSARY TO RECEIVE AND ADMINISTER YEAR 5 PERMANENT LOCAL HOUSING ALLOCATION (PLHA) PROGRAM FUNDING (POLICE SERVICES)

RECOMMENDATION: It is recommended that the City Council:

- 1) Open the Public Hearing; and
- 2) Receive any comments from the public wishing to speak on this matter and thereafter close the Public Hearing; and
- 3) Adopt Resolution No. 9976 (Attachment “A”), authorizing the allocation of Year 5 PLHA funds on two programs assisting families and individuals in Santa Fe Springs experiencing homelessness with (1) residential rental assistance and (2) rapid re-housing with the following allocations (Attachment “C”):

i.	Residential Rental Assistance Program:	\$33,893
ii.	<u>Rapid Re-Housing Program:</u>	<u>\$25,000</u>

Total Year 5 PHLA Budget: \$58,893

- 4) Appropriate \$58,893 into FY25-26 Fiscal Year Budget and establish a non-general fund Activity Detail Budget and special revenue account; and
 - 5) Authorize the City Manager to execute a reimbursement contract with City Attorney approval; and
 - 6) Take such additional, related action that may be desirable.
9. **RESOLUTION NO. 9967 – FULL STREET VACATION OF 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) Find and determine that the portion of Carmenita Road, south of Excelsior Drive, and the portion of Freeway Drive, north of the Carmenita I-5 offramp, as described in the City Engineer's Report and in Attachment A, are no longer needed as public rights-of-way ("ROW") and are unnecessary for present or prospective public use; and
- 2) Find that the street vacation does not qualify as a "project" under CEQA; and
- 3) Conduct the public hearing and adopt Resolution No. 9967, ordering the vacation of a portion of Carmenita Road, south of Excelsior Drive, and a portion of Freeway Drive, north of the Carmenita I-5 offramp; and
- 4) Authorize the City Manager or designee to determine title to the land so vacated and, if title is in the City's name, execute a quitclaim deed to the adjacent property owners; and
- 5) Take such additional, related action that may be desirable.

OLD BUSINESS

10. **BOX CAR MURAL SELECTION (COMMUNITY SERVICES)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Review the (5) five Box Car Mural designs, presented by Artists Ivo Vergara, an international visual artist and Artist Rachel Lofthouse of Phoenix Design Company and select (1) one to be installed on the Heritage Park train box car; and
- 2) Take such additional, related, action that may be desirable.

REGULAR BUSINESS – NONE

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

11. MINUTES OF THE JULY 1, 2025 PUBLIC FINANCING AUTHORITY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Public Financing Authority:

- 1) Approve the minutes as submitted.

12. 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

13. MINUTES OF THE JULY 1, 2025 WATER UTILITY AUTHORITY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Water Utility Authority:

- 1) Approve the minutes as submitted.

14. 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

15. MINUTES OF THE JULY 1, 2025 HOUSING SUCCESSOR MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Housing Successor:

- 1) Approve the minutes as submitted.

SUCCESSOR AGENCY

**16. MINUTES OF THE JULY 1, 2025 SUCCESSOR AGENCY MEETINGS
(CITY CLERK)**

RECOMMENDATION: It is recommended that the Successor Agency:

- 1) Approve the minutes as submitted.

CITY COUNCIL

17. MINUTES OF THE JULY 1, 2025 CITY COUNCIL MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the minutes as submitted.

**18. ON-CALL TREE MAINTENANCE SERVICES – AWARD OF CONTRACT FOR RFB
NO. 25-1 (PUBLIC WORKS)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Accept the proposal from West Coast Arborists, Inc. in response to RFB No. 25-1 for On-Call Tree Maintenance Services; and
- 2) Award a contract to West Coast Arborists, Inc. from Anaheim, California for On-Call Tree Maintenance Services for an annual fee not-to-exceed \$350,000; and
- 3) Authorize the City Manager to execute the agreement with West Coast Arborists, Inc.; and
- 4) Take such additional, related, action that may be desirable.

**19. RESIDENTIAL STREET IMPROVEMENT 2024-2025 – FINAL PAYMENT
(PUBLIC WORKS)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the Final Payment to Toro Enterprises, Inc. of Oxnard, California for \$1,718,468.68 (Less 5% Retention); and
- 2) Approve the final contract amount with Toro Enterprises, Inc. in the amount of \$6,615,744.70; and

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

20. SHOEMAKER AVENUE AND BROADWAY AVENUE STREET IMPROVEMENT – FINAL PAYMENT (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the Final Payment to Sequel Contractors, Inc. of Santa Fe Springs, California for \$312,413 (Less 5% Retention); and
- 2) Approve the final contract amount with Sequel Contractors, Inc. in the amount of \$971,328; and
- 3) Authorize the Director of Public Works to execute Contract Change Order Nos. 1 - 4 in an aggregate amount of \$159,485; and
- 4) Appropriate \$20,000 from Measure SFS funds to the Shoemaker Avenue and Broadway Avenue Street Improvement Project (Account No. PW230504); and
- 5) Take such additional, related action that may be desirable.

21. STREET LIGHT LED CONVERSION PROJECT – CHANGE ORDER APPROVAL (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Authorize the City Manager to execute Contract Change Order No. 1 in the amount of \$44,000 and Contract Change Order No. 2 in the amount of \$79,730 with Yunex, LLC, for additional work in an aggregate amount of \$123,730; and
- 2) Take such additional and related action as may be desirable.

22. INTRODUCTION OF ORDINANCE NO. 1161 – DISSOLVING THE TRAFFIC COMMISSION AND REPEALING SECTIONS 70.40 THROUGH 70.44 OF CHAPTER 70 (GENERAL PROVISIONS) OF TITLE VII (TRAFFIC CODE) OF THE SANTA FE SPRINGS MUNICIPAL CODE (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Introduce by title only and waive further reading of Ordinance No. 1161:

AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS DISSOLVING THE TRAFFIC COMMISSION AND REPEALING SECTIONS 70.40 THROUGH 70.44 OF CHAPTER 70 (GENERAL PROVISIONS) OF TITLE VII (TRAFFIC CODE) OF THE SANTA FE SPRINGS MUNICIPAL CODE; and

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

23. FLEET MAINTENANCE SERVICES – AWARD OF CONTRACT TO PCAM LLC (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Award a piggyback contract to PCAM LLC of Commerce, CA in an annual not-to-exceed amount of \$450,000 for fleet maintenance services in accordance with Santa Fe Springs Municipal Code §34.18; and
- 2) Authorize the City Manager to execute the agreement with PCAM LLC; and
- 3) Take such additional, related, action that may be desirable.

24. PROFESSIONAL SERVICES AGREEMENT WITH THE ARROYO GROUP FOR PREPARATION OF THE DOWNTOWN SPECIFIC PLAN (COMMUNITY DEVELOPMENT)

RECOMMENDATION: It is recommended that the City Council:

- 1) Authorize the award of RFP 25-13 to The Arroyo Group for the Downtown Specific Plan; and
- 2) Approve a Professional Services Agreement between the City of Santa Fe Springs and The Arroyo Group; and
- 3) Authorize the City Manager to finalize, execute and act as the City Representative for the Professional Services Agreement with The Arroyo Group; and
- 4) Determine that the action is categorically exempt pursuant to the California Environmental Quality Act (CEQA) (Pub. Res. Code § 21000 et seq.); and
- 5) Take such additional, related action that may be desirable.

25. APPROVE AND ADOPT THE 2025 CITY OF SANTA FE SPRINGS ECONOMIC DEVELOPMENT OPPORTUNITIES PLAN (EDOP) (COMMUNITY DEVELOPMENT)

RECOMMENDATION: It is recommended that the City Council:

- 1) Review, approve and adopt the 2025 City of Santa Fe Springs Economic Development Opportunities Plan (EDOP), as prepared by Kosmont Companies;
- 2) Direct staff to begin implementing priority action items identified in the EDOP; and
- 3) Take such additional, related action that may be desirable.

26. AMENDMENT NO. 1 TO AGREEMENT WITH LISA WISE CONSULTING (COMMUNITY DEVELOPMENT)

RECOMMENDATION: It is recommended that the City Council:

- 1) Authorize the City Manager to execute Amendment No. 1 to the agreement with Lisa Wise Consulting (Lisa Wise) to expand the scope of work to include reviewing and making recommendations regarding the City's industrial design objective standards in an amount that shall not exceed \$42,275; and
- 2) Authorize the City Manager to take any additional, related action(s) that may be desirable.

27. APPROVAL OF AN EXCLUSIVE NEGOTIATION AGREEMENT WITH INLAND KENWORTH INC. FOR THE DEVELOPMENT OF A MEDIUM AND HEAVY-DUTY TRUCK DEALERSHIP (COMMUNITY DEVELOPMENT)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the Exclusive Negotiation Agreement (ENA) between the City of Santa Fe Springs and Inland Kenworth Inc., for the potential purchase and development of a medium- and heavy-duty truck dealership within the City limits;
- 2) Authorize the City Manager to execute the ENA in substantially the form presented, with such minor modifications as approved by the City Attorney; and
- 3) Take such additional, related action that may be desirable.

28. ART IN PUBLIC PLACES FY 2025-26 ART EDUCATION GRANT PROGRAM AWARDS (COMMUNITY SERVICES)

RECOMMENDATION: It is recommended that the City Council:

- 1) Authorize the FY 2025-26 award distribution of \$66,911.45, as recommended by the Heritage Arts Advisory Committee (HAAC), to fund the Art Education Grant Program recipients.
- 2) Take such additional, related, action that may be desirable.

29. APPROVAL OF TRANSPORTATION SERVICES AGREEMENT WITH PCAM, LLC (COMMUNITY SERVICES)

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Resolution No. 9975 approving a cooperative contract services agreement with PCAM, LLC dba Parking Company of America in the amount of \$672,900 for

the management and operations of the City's Dial-A- Ride (DAR) services in accordance with Santa Fe Springs Municipal Code §34.18; and

- 2) Authorize the City Manager to execute the contract agreement with PCAM, LLC dba Parking Company of America (PCAM); and
- 3) Appropriate \$672,900 from the Transit Budget Account No. 10105850 for DAR operations; and
- 4) Take such additional, related, action that may be desirable.

30. APPROVE PROFESSIONAL SERVICES AGREEMENT WITH VASQUEZ & COMPANY LLP FOR FINANCIAL AUDIT SERVICES (FINANCE)

RECOMMENDATION: It is recommended that the City Council:

- 1) Authorize the City Manager to execute a Professional Services Agreement with Vasquez & Company LLP for server upgrades required for Financial Audit Services in the amount of \$227,694 through June 30, 2027; and
- 2) Authorize the City Manager, at their discretion, to execute extension options for Year 4 and Year 5 in an additional amount that shall not exceed \$159,487; and
- 3) Take such additional, related action that may be desirable.

31. TREASURER'S REPORT OF INVESTMENTS FOR THE QUARTER ENDING JUNE 30, 2025 (FINANCE)

RECOMMENDATION: It is recommended that the City Council:

- 1) Receive and file the report.

32. APPROVE AWARD OF PROFESSIONAL SERVICES AGREEMENT WITH AP TRITON, LLC, TO PROVIDE PROFESSIONAL CONSULTATION SERVICES TO THE CITY OF SANTA FE SPRINGS FIRE DEPARTMENT (FIRE)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the award of a Professional Services Agreement (PSA) with AP Triton, LLC, as a sole source provider, to provide professional consulting services for the City's Response to Request for Proposals (RFP): Ambulance Service: Response to Los Angeles County's RFP; and
- 2) Adopt a Resolution to waive the City's competitive bidding process with AP Triton, LLC, with respect to this PSA; and

- 3) Authorize the City Manager to execute the PSA and any subsequent amendments, subject to approval by the City Attorney as to form; and
- 4) Take such additional, related, action that may be desirable.

33. REGIONAL TRAINING GROUP CIVILIAN ASSISTANT PLANNING COORDINATOR (PART TIME): AWARD OF CONTRACT (FIRE)

RECOMMENDATION: It is recommended that the City Council:

- 1) Authorize the City Manager to enter into a Professional Services Agreement with Fire Support Services, LLC and award a contract for the part-time Regional Training Group Civilian Assistant Planning Coordinator position, funded through the 2023, 2024, and 2025 State Homeland Security Program grants; and
- 2) Take such additional, related, action that may be desirable.

34. ADOPTION OF RESOLUTION PROCLAIMING THE CITY MANAGER TO ACT AS THE DIRECTOR OF EMERGENCY SERVICES DURING THE EXISTENCE OR THREATENED EXISTENCE OF A LOCAL EMERGENCY (FIRE)

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt the attached Resolution proclaiming the City Manager to act as the Director of Emergency Services during the existence or threatened existence of a local emergency, in accordance with California Government Code Section 8630 and Chapter 26 of the Santa Fe Springs Municipal Code; and
- 2) 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.