



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

TUESDAY, SEPTEMBER 16, 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 LEGAL COUNSEL**

(Pursuant to Government Code Section 54956.9(d)(1) – Existing Litigation)
People of the State of California v. Purdue Pharma L.P. et al. (Case No. 19STCV19045)

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

- 2. PROCLAMATION – WALK TO SCHOOL DAY (COMMUNITY SERVICES)**
- 3. THE BEST OF SFS (COMMUNITY SERVICES)**
- 4. HERITAGE ARTS ADVISORY COMMITTEE ANNUAL REPORT ON PROJECTS AND ACCOMPLISHMENTS (COMMUNITY SERVICES)**

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

5. RESOLUTION NO. 9972 – APPROVAL OF PROGRAMS/PROJECTS PROPOSED FOR FUNDING DURING FISCAL YEAR 2025/2026 UNDER THE CITY’S COMMUNITY DEVELOPMENT GRANT (CDBG) COOPERATION AGREEMENT WITH THE COUNTY OF LOS ANGELES (CITY MANAGER)

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) Approve the acceptance of CDBG funds as described in the body of this report; and
 - 4) Adopt Resolution No. 9972 (Attachment “A”) approving the City’s proposed FY 2025-26 CDBG program/projects and budgets under the Urban County Community Development Block Grant (CDBG) Program administered by the Los Angeles County Development Authority (LACDA).
 - 5) Authorize the City Manager, or designee, to execute all documents necessary to implement the approved activities pursuant to the CDBG Cooperation Agreement with the County of Los Angeles.
 - 6) Take such additional, related action that may be desirable.
- 6. ORDINANCE NO. 1162 – AMEND SECTIONS 155.003 (DEFINITIONS), 155.383 (DEFINITIONS), 155.384 (BILLBOARDS), AND 155.519 (INTERSTATE 605 CORRIDOR ELECTRONIC BILLBOARD SIGN PROGRAM) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA (COMMUNITY DEVELOPMENT)**

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) Find and determine that the Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3); and
- 4) Find and determine that the proposed Zoning Code Amendment is consistent with

the goals, policies, and programs of the City's General Plan; and

- 5) Introduce by title only and waive further reading of Ordinance No. 1162:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS AMENDING SECTIONS 155.003 (DEFINITIONS), 155.383 (DEFINITIONS), 155.384 (BILLBOARDS) AND 155.519 (INTERSTATE 605 CORRIDOR ELECTRONIC BILLBOARD SIGN PROGRAM) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE; and

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

OLD BUSINESS – NONE

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

7. MINUTES OF THE AUGUST 19, 2025 PUBLIC FINANCING AUTHORITY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Public Financing Authority:

- 1) Approve the minutes as submitted.

8. 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

9. MINUTES OF THE AUGUST 19, 2025 WATER UTILITY AUTHORITY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Water Utility Authority:

- 1) Approve the minutes as submitted.

10. 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

11. MINUTES OF THE AUGUST 19, 2025 HOUSING SUCCESSOR MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Housing Successor:

- 1) Approve the minutes as submitted.

SUCCESSOR AGENCY

12. MINUTES OF THE AUGUST 19, 2025 SUCCESSOR AGENCY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Successor Agency:

- 1) Approve the minutes as submitted.

CITY COUNCIL

13. MINUTES OF THE AUGUST 19, 2025 CITY COUNCIL MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the minutes as submitted.

14. ON-CALL PROFESSIONAL ENGINEERING SERVICES FOR THE DESIGN OF TOWN CENTER PLAZA IMPROVEMENT PROJECT – AWARD OF CONTRACT (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve adding the Town Center Plaza Improvement Project to the Capital Improvement Program; and
- 2) Award Task Order No. 9 to JMDiaz, Inc. of City of Industry, California in the amount of \$715,000 for the design of the Town Center Plaza Improvement Project and authorize the City Manager to execute the task order; and

- 3) Appropriate \$715,000 from Capital Improvement Reserve Fund to the subject project; and
- 4) Take such additional related action that may be desirable.

15. AQUATIC CENTER IMPROVEMENT PROJECT (PHASE 1B) – AWARD OF CONTRACT (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Award a construction contract to the apparent low bidder PCN3, Inc. of Los Alamitos, California in the amount of \$9,506,000 for the construction of the Aquatic Center Improvement Project (Phase 1B) and authorize the City Manager to execute the agreement; and
- 2) Authorize the City Manager to execute Task Order No. 115 to Southstar | DCCM in the amount of \$998,621 for Project Management, Construction Management, Construction Inspection and Public Outreach Services for the project; and
- 3) Appropriate \$3,465,500 from the Utility Users Tax (UUT) Fund to Project Account No. PW220014 for the Aquatic Center Improvement Project (Phase 1B); and
- 4) Transfer \$380,000 from the Aquatic Center Improvements – Replaster Pools Project (Account No. PW220015) Utility Users Tax (UUT) Fund to the Aquatic Center Improvement Project – Phase 1B (Account No. PW220014); and
- 5) Transfer \$282,000 from Aquatic Center Improvements – Surge Pit, Vault and Pump Replacement Project (Account No. PW220016) Utility Users Tax (UUT) Fund to the Aquatic Center Improvements Project – Phase 1B (Account No. PW220014); and
- 6) Take such additional, related action that may be desirable.

16. APPROVAL OF PROFESSIONAL SERVICES AGREEMENT WITH CBRE, INC. ON-CALL CITY-WIDE REAL ESTATE 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 CBRE, 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.
- 17. INTRODUCTION OF ORDINANCE NO. 1163 – AMENDING SECTION 30.21 (CONDUCT OF MEETINGS) OF TITLE III (ADMINISTRATION) AND SECTION 130.04 (UNLAWFUL CONDUCT WITHIN PUBLIC PARK) OF TITLE XIII (GENERAL OFFENSES) OF THE SANTA FE SPRINGS MUNICIPAL CODE TO SUPPORT THE SAFE AND EFFECTIVE USE OF PUBLIC SPACES INCLUDING PARKS, FACILITIES, AND PUBLIC MEETINGS (PARKS AND RECREATION)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Find and determine that the Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3); and
- 2) Introduce by title only and waive further reading of Ordinance No. 1163:
- AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS MUNICIPAL CODE AMENDING SECTION 3021 (CONDUCT OF MEETINGS) OF TITLE III (ADMINISTRATION), AND SECTION 130.04 (UNLAWFUL CONDUCT WITHIN PUBLIC PARK) OF TITLE XIII (GENERAL OFFENSES) TO SUPPORT THE SAFE AND EFFECTIVE USE OF PUBLIC SPACES INCLUDING PARKS, FACILITIES, AND PUBLIC MEETINGS; and
- 3) Take such additional, related, action that may be desirable.
- 18. APPROVAL FOR THE PURCHASE OF CHRISTMAS DECORATIONS (PARKS AND RECREATION)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the purchase of Christmas décor from St. Nick's Commercial Design and Decor in the amount not to exceed \$91,752.38; and
- 2) Authorize the City Manager to execute the purchase agreement with the selected vendor; and
- 3) Take such additional, related action that may be desirable.
- 19. AUTHORIZATION TO ADVERTISE REQUEST FOR PROPOSAL FOR ADULT SOFTBALL LEAGUE SERVICES (PARKS AND RECREATION)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Authorize staff to advertise a Request for Proposal (RFP) for Adult Softball League Services; and
- 2) Take such additional, related action that may be desirable.

20. SIRSI CORPORATION AGREEMENT FOR INTEGRATED LIBRARY SYSTEMS SOFTWARE (COMMUNITY SERVICES)

RECOMMENDATION: It is recommended that the City Council:

- 1) Authorize the execution of a service agreement with Sirsi Corporation DBA SirsiDynix (SirsiDynix) in the amount of \$145,206; and
- 2) Take such additional, related action that may be desirable.

21. SIDE LETTER #3 (UNIFORM ALLOWANCE) TO THE 2024-2027 MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SANTA FE SPRINGS AND THE SANTA FE SPRINGS FIREFIGHTERS ASSOCIATION (HUMAN RESOURCES)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve side letter #3 (Uniform Allowance) to the 2024-2027 Memorandum of Understanding between the City of Santa Fe Springs and the Santa Fe Springs Firefighters Association.

22. REVISE SENIOR DISCOUNT REQUIREMENTS FOR WATER UTILITY (FINANCE)

RECOMMENDATION: It is recommended that the City Council:

- 1) Revise Senior Discount Requirements to all Heads of Household 65 years or older; 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.