



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

TUESDAY, DECEMBER 2, 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 REAL PROPERTY NEGOTIATIONS**

(Pursuant to Government Code Section 54956.8)

Property: 11900 Telegraph Road (Assessor Parcel No. 8009-026-012 & 018)

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

Negotiating parties: Telegraph Ventures, LLC dba Maggie's Pub

Under negotiation: Price and Terms

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

(Pursuant to Government Code Section 54956.8)

Property: 12131 Telegraph Road (Assessor Parcel No. 8005-012-031)

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

Negotiating parties: Kamla Hotels

Under negotiation: Price and Terms

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

(Pursuant to Government Code Section 54956.8)

Property: Assessor Parcel No. 8177-029-908 & 8082-002-918

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

Negotiating parties: Kenneth G. Spiker, Spiker Rendon Consulting, Inc.

Under negotiation: Price and Terms

4. CLOSED SESSION**CONFERENCE WITH LABOR NEGOTIATORS: One Matter**

(Pursuant to California Government Code Section 54957.6)

Agency Designated Representatives: City Manager

Employee organization: Santa Fe Springs City Employees' Association

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

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

5. RECOGNITION OF ST. PAUL HIGH SCHOOL GIRLS VOLLEYBALL TEAM (CITY MANAGER)
6. PRESENTATION OF NEW POLICE SERVICES STAFF (POLICE SERVICES)
7. RECOGNITION OF THE RETIREMENT OF LEAD PUBLIC SAFETY OFFICER JOHN WESSELMAN, POLICE CAPTAIN AARON RUIZ, AND DIRECTOR OF COMMUNITY SERVICES MARICELA BALDERAS (CITY MANAGER)
8. CITY BRANDING PRESENTATION (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**

9. PUBLIC HEARING FOR SECOND READING AND ADOPTION OF ORDINANCE NO. 1165 AMENDING CHAPTER 150 AND CHAPTER 153 OF THE MUNICIPAL CODE OF SANTA FE SPRINGS RELATING TO BUILDING STANDARDS CODE ADOPTION WITH CERTAIN AMENDMENTS (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Open the Public Hearing and receive the written and oral staff report and comments from the public regarding the proposed ordinance; and
- 2) Find and determine that the Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), which indicates that CEQA only applies to projects that have a

“significant effect on the environment” as defined in Public Resources Code Section 21068 and in CEQA Guidelines Section 15382; and

- 3) Waive further reading and adopt Ordinance No 1165: AN ORDINANCE OF CITY OF SANTA FE SPRINGS AMENDING THE CITY OF SANTA FE SPRINGS MUNICIPAL CODE (“SFSMC”) CHAPTERS 150 (BUILDING REGULATIONS) AND 153 (SWIMMING POOLS) TO ADOPT BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE, INCLUDING THE CALIFORNIA BUILDING CODE, THE CALIFORNIA RESIDENTIAL CODE, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA MECHANICAL CODE, AND THE CALIFORNIA PLUMBING CODE, WITH CERTAIN AMENDMENTS, ADDITIONS, AND DELETIONS THERETO; and
- 4) 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

10. MINUTES OF THE NOVEMBER 5, 2025 PUBLIC FINANCING AUTHORITY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Public Financing Authority:

- 1) Approve the minutes as submitted.

11. 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

12. MINUTES OF THE NOVEMBER 5, 2025 WATER UTILITY AUTHORITY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Water Utility Authority:

1) Approve the minutes as submitted.

13. 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

14. MINUTES OF THE NOVEMBER 5, 2025 HOUSING SUCCESSOR MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Housing Successor:

1) Approve the minutes as submitted.

SUCCESSOR AGENCY

15. MINUTES OF THE NOVEMBER 5, 2025 SUCCESSOR AGENCY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Successor Agency:

1) Approve the minutes as submitted.

16. APPROVAL OF PROFESSIONAL SERVICES AGREEMENT WITH EKI ENVIRONMENT & WATER, INC. FOR MC&C IV ENVIRONMENTAL INVESTIGATION (COMMUNITY DEVELOPMENT)

RECOMMENDATION: It is recommended that the Successor Agency:

- 1) Find that approval of the Professional Services Agreement ("PSA") between the Successor Agency to the Community Development Commission/Redevelopment Agency of the City of Santa Fe Springs ("Successor Agency") and EKI Environment & Water, Inc. ("EKI") for environmental investigation work is exempt from the requirements of the California Environmental Quality Act ("CEQA") (Pub. Res. Code § 21000 *et seq.*);
- 2) Approve the PSA and authorize the City Manager to execute the PSA 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.

CITY COUNCIL

17. MINUTES OF THE NOVEMBER 5, 2025 SPECIAL AND REGULAR CITY COUNCIL MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the minutes as submitted.

18. RESOLUTION NO. 9989 – AMENDING AND ESTABLISHING A CITY COUNCIL MEETING SCHEDULE FOR CALENDAR YEAR 2026 (CITY CLERK)

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Resolution No. 9989:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS ESTABLISHING A CITY COUNCIL MEETING SCHEDULE THROUGH CALENDAR YEAR 2026.

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

19. VALLEY VIEW AVENUE AND ALONDRA BOULEVARD INTERSECTION IMPROVEMENT – AUTHORIZATION TO ADVERTISE FOR CONSTRUCTION BIDS (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the Plans and Specifications for the Valley View Avenue and Alondra Boulevard Intersection Improvement Project; and
- 2) Authorize the City Engineer to advertise for construction bids; and
- 3) Authorize the City Clerk to file a Notice of Exemption for the subject project with the Los Angeles Registrar-Recorder; and
- 4) Take such additional, related action that may be desirable.

20. RESIDENTIAL STREET LIGHTING SYSTEM UPGRADE – AUTHORIZATION TO ADVERTISE FOR CONSTRUCTION BIDS (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the Plans and Specifications for the Residential Street Lighting System Upgrade Project; and

- 2) Appropriate \$3,451,850 from Utility Users Tax Capital Improvement Fund to the Residential Street Lighting Upgrade project (Account No. PW220010); and
- 3) Appropriate \$923,150, from Measure SFS Fund to the Project (Account No. PW220010) for street lighting system upgrades in commercial areas on Alondra Boulevard and Telegraph Road; and
- 4) Authorize the City Engineer to advertise for construction bids, and
- 5) Authorize the City Clerk to file a Notice of Exemption for the subject project with the Los Angeles Registrar-Recorder; and
- 6) Take such additional, related action that may be desirable.

21. RESOLUTION NO. 9986 – IMPLEMENTING ON-STREET PARKING RESTRICTIONS IN THE VICINITY OF 9834 JORDAN CIRCLE (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Resolution No. 9986 to prohibit the parking of vehicles on the street at all times on the north side of Jordan Circle from 718 feet north/east of its intersection with McCann Drive and to a point 140 feet easterly thereof; and
- 2) Take such additional, related, action that may be desirable.

22. AUTHORIZE FINANCE DIRECTOR TO ENTER INTO IN TO A TAX-EXEMPT LEASE AGREEMENT WITH BANK OF AMERICA TO FINANCE THE PURCHASE OF FIRE RESCUE AND VARIOUS OTHER VEHICLES AND EQUIPMENT (FINANCE)

RECOMMENDATION: It is recommended that the City Council:

- 1) Authorize the purchase of three Type 1 ambulances from Redsky Emergency Vehicles not to exceed \$1,533,334.
- 2) Authorize the purchase of Hazardous Materials Vehicle and Apparatus not to exceed \$1,816,000.
- 3) Authorize the purchase of various public works vehicles and equipment not to exceed \$700,000 from various vendors.
- 4) Finance Command Vehicle previously authorized in an amount not-to-exceed \$300,000
- 5) Authorize the Director of Finance to enter into a tax-exempt lease agreement with Bank of America, N.A. to finance various vehicles and equipment, over a 10 to 15-

year term at an interest rate of not-to-exceed 4.0%, in an amount not-to-exceed \$4.5 million including cost of issuance and fees.

- 6) Approve Reimbursement Resolution No. 9990 declaring the intent to finance various vehicle and equipment purchases authorized herein with a tax-exempt loan.

23. AUTHORIZE THE CITY MANAGER TO ENTER INTO PROFESSIONAL SERVICES AGREEMENTS WITH DEODATE AND NORTH STAR ALLIANCES FOR THE REGIONAL MULTI-JURISDICTIONAL COALITION (BIG 4) TO PROMOTE LEGISLATIVE INITIATIVES TO FURTHER ECONOMIC DEVELOPMENT AND KEY POLICY OBJECTIVES (FINANCE)

RECOMMENDATION: It is recommended that the City Council:

- 1) Direct the City Manager to a Professional Services Agreement with North Star Alliances Not-To-Exceed \$385,000 to provide Phase 1 Internal/External Strategic Communication Services to the Regional Multi-Jurisdictional Coalition (Big 4).
- 2) Direct the City Manager to a Professional Services Agreement with North Star Alliances Not-To-Exceed \$280,000 to provide Phase 1 Real Estate Strategic Services to the Regional Multi-jurisdictional Coalition (Big 4).

24. FISCAL YEAR 2025-2026 FIRST QUARTER BUDGET REVIEW AND POSITION ADJUSTMENTS (FINANCE)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve staff recommendation of an additional \$812,415 to General Fund expenditures detailed in Attachment A;
- 2) Approve new positions (Attachment A):
 - Four (4) new full-time positions to support Emergency Medical Services
 - Two (2) new full-time positions to support Code Enforcement Services
 - One (1) new full-time position to support Parks and Recreation special events
- 3) Approve position reclassifications and salary modifications (Attachment A):
 - Three (3) reclassifications of existing full-time positions
 - One (1) full-time hire to support Information Technology Services
- 4) Approve one (1) hourly contracted position for temporary Accounting Services.
- 5) Approve and adopt the attached revised salary schedule.

25. ON-CALL PETROLEUM ENGINEERING SERVICES – AUTHORIZATION TO ADVERTISE A REQUEST FOR QUALIFICATIONS (RFQ) (COMMUNITY DEVELOPMENT)

RECOMMENDATION: It is recommended that the City Council:

- 1) Find that the advertisement of a Request for Qualifications (RFQ) for On-Call Petroleum Engineering Services is exempt from the requirements of the California Environmental Quality Act (CEQA);
- 2) Authorize the Director of Community Development to advertise an RFQ for On-Call Petroleum Engineering Services; and
- 3) Take such additional, related action that may be desirable.

26. FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT FOR PETROLEUM ENGINEERING AND WELL ABANDONMENT CONSULTING SERVICES WITH PR FIELD SERVICES, INC. (COMMUNITY DEVELOPMENT)**RECOMMENDATION: It is recommended that the City Council:**

- 1) Determine that the approval and execution of the First Amendment to Professional Services Agreement for Petroleum Engineering and Well Abandonment Consulting Services with PR Field Services, Inc. (First Amendment) is exempt from the requirements of the California Environmental Quality Act (CEQA);
- 2) Authorize the City Manager/Executive Director to execute the First Amendment in substantially the form presented, with such minor modifications as approved by the City Attorney, to increase the not-to-exceed amount from \$50,000 to \$100,000; and
- 3) Authorize the City Manager to take any additional, related action(s) that may be desirable.

27. APPROVAL OF AN EXCLUSIVE NEGOTIATION AGREEMENT WITH JHC-ACQUISITIONS LLC (JAMBOREE HOUSING CORPORATION) FOR THE POTENTIAL DEVELOPMENT OF THE GUS VELASCO NEIGHBORHOOD CENTER PROPERTY, INCLUDING AN AFFORDABLE HOUSING DEVELOPMENT AND A REPLACEMENT COMMUNITY CENTER (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 JHC-Acquisitions LLC (an affiliate of Jamboree Housing Corporation) (Developer) for the potential ground lease, subdivision, and redevelopment of the city-owned Gus Velasco Neighborhood Center property located at 9255 Pioneer Boulevard (Site);

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- 2) Authorize the City Manager to execute the ENA in substantially the form presented, with such minor modifications and clarifying revisions as approved by the City Attorney; and
- 3) Take such additional, related action that may be desirable.
- 28. DECLARING A PORTION OF THE PROPERTY LOCATED AT 9255 PIONEER BOULEVARD (APN: 8001-003-934) AS EXEMPT SURPLUS LAND PURSUANT TO THE SURPLUS LAND ACT (COMMUNITY DEVELOPMENT)**
- RECOMMENDATION: It is recommended that the City Council:**
- 1) Find that this action is exempt from environmental review under the California Environmental Quality Act (CEQA); and
- 2) Adopt Resolution No. 9987, declaring that a portion of the city-owned property located at 9255 Pioneer Boulevard (APN 8001-003-934) is “exempt surplus land” pursuant to the Surplus Land Act (Government Code Sections 54221(f)(1)(A) and 37364).
- 29. AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH MAJOR LEAGUE SOFTBALL, INC., FOR ADULT SOFTBALL LEAGUE SERVICES (PARKS AND RECREATION)**
- RECOMMENDATION: It is recommended that the City Council:**
- 1) Authorize the award of RFP 26-3 to Major League Softball, Inc. to operate the City’s adult softball league programming; and
- 2) Authorize the City Manager to enter into a Professional Services Agreement with Major League Softball, Inc., subject to City Attorney approval as to form; and
- 3) Authorize the City Manager to approve minor amendments and extensions to the agreement as needed to ensure continuity of services; and
- 4) Direct the City Attorney to make clarifying changes necessary to effectuate the intent of the Agreement; and
- 5) Take such additional, related action that may be desirable.
- 30. AUTHORIZATION TO NEGOTIATE AND EXECUTE A FACILITY USE AGREEMENT WITH ASOCIACIÓN DE JALISCIENSES UNIDOS EN ACCIÓN FOR SHORT-TERM USE OF THE CITY-OWNED NTMA FACILITY (PARKS AND RECREATION)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Determine that the proposed negotiation and execution of a Facility Use Agreement with Asociación de Jaliscienses Unidos en Acción (AJUA) for the short-term use of designated spaces within the former National Tooling & Machining Association (NTMA) facility located at 12131 Telegraph Road (Agreement) is exempt from the requirements of the California Environmental Quality Act (CEQA) (Pub. Res. Code § 21000 *et seq.*) pursuant to CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 *et seq.*) Section 15304 (Class 4 - Minor Alterations to Land) and Section 15061(b)(3) (Common Sense Exemption); and
- 2) Authorize the City Manager to negotiate and execute the Agreement, for a monthly amount of three hundred dollars (\$300) and a term set to expire on March 31, 2026, subject to City Attorney approval as to form; and
- 3) Authorize the City Manager, in consultation with the City Attorney, to approve minor amendments and extensions to the Agreement as needed to ensure continuity of use; and
- 4) Direct the City Attorney to make clarifying changes to the Agreement as necessary to effectuate the intent of the Agreement; and
- 5) Take such additional, related action that may be desirable.

31. ADOPTION OF REVISED FACILITY RESERVATION AND USE POLICY (FRUP) (PARKS AND RECREATION)

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt the revised Facility Reservation and Use Policy (FRUP); and
- 2) Take such additional, related action that may be desirable.

32. STATE HOMELAND SECURITY PROGRAM FUNDS – AWARD OF PURCHASE TO AUTO PULSE NXT EQUIPMENT (FIRE)

RECOMMENDATION: It is recommended that the City Council:

- 1) Award of purchase to Zoll Medical Corporation, in the amount of \$87,670.86 for Auto Pulse NXT system(s) and equipment.
- 2) Take such additional, related, action that may be desirable.

33. AGREEMENT WITH 789, INC. FOR BRAND ROLL-OUT AND APPLICATION SERVICES (COMMUNITY SERVICES)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve a sole-source agreement with 789, Inc for a Tier 3 brand roll-out and design application services to support implementation for the City's new brand identity, logo, and visual system; and
- 2) Authorize the City Manager to execute the agreement and any subsequent amendments, subject to approval by the City Attorney as to form; 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.