



APPROVED: 09/16/2025

MINUTES OF THE MEETINGS OF THE CITY COUNCIL

August 19, 2025

CALL TO ORDER

Mayor Rounds called the meeting to order at 5:02 p.m.

ROLL CALL

Members present: Councilmembers/Directors: Mora, Martin, Rodriguez, Mayor Pro Tem/Vice Chair Zamora, and Mayor/Chair Rounds.

Members absent: None.

PUBLIC COMMENTS ON CLOSED SESSION ITEMS

None

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

Mayor Rounds recessed the meeting at 5:03 p.m.

Mayor Rounds reconvened the meeting at 6:04 p.m.

CLOSED SESSION REPORT

City Attorney, Rick Olivarez provided a closed session report: feedback was provided, and no reportable action was taken. He also announced that closed session would resume after the consent calendar.

INVOCATION

Cindy Jarvis led the invocation.

PLEDGE OF ALLEGIANCE

The Youth Leadership Committee led the pledge of allegiance.

INTRODUCTIONS

The following members of the Chamber of Commerce were introduced:

1. John Wilson – Chamber CEO

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

None.

PUBLIC COMMENTS

The following persons spoke during public comments:

- 1) Eric Franklin and 2) Lee Squire.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

None

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.	Rapid Re-Housing Program:	<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.

Public Hearing opened at: 6:41 p.m.

No. of Speakers: None

Public Hearing closed at: 6:41 p.m.

It was moved by Mayor Pro Tem Zamora, seconded by Councilmember Martin, to adopt Resolution No. 9976, 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, appropriate \$58,893 into FY25-26 Fiscal Year Budget and establish a non-general fund Activity Detail Budget and special revenue account, authorize the City Manager to execute a reimbursement contract with City Attorney approval, and take such additional, related action that may be desirable, by the following vote:

Ayes:	Mora, Martin, Rodriguez, Zamora, Rounds
Noes:	None
Absent:	None
Recuse:	None

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.

Public Hearing opened at: 6:42 p.m.

No. of Speakers: None

Public Hearing closed at: 6:42 p.m.

It was moved by Councilmember Rodriguez, seconded by Councilmember Mora, to 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, find that the street vacation does not qualify as a "project" under CEQA, 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, 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 take such additional, related action that may be desirable, by the following vote:

Ayes:	Mora, Martin, Rodriguez, Zamora, Rounds
Noes:	None
Absent:	None
Recuse:	None

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.

Community Services Manager, Ed Ramirez provided a brief presentation on Item No. 10. Heritage Arts Advisory Committee Chair, Gabriel Jimenez also provided additional information.

Council provided their opinions on the different options and eventually chose Option No. 1 with slight modifications.

It was moved by Mayor Rounds, seconded by Councilmember Mora, to choose Option No. 1 with slight modifications, and take such additional, related, action that may be desirable, by the following vote:

Ayes:	Mora, Martin, Rodriguez, Zamora, Rounds
Noes:	None
Absent:	None
Recuse:	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

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.

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.

Mayor Pro Tem Zamora requested to pull Item No. 24 due to wishing to extend the RFP process for another 30 days. Council unanimously agreed to pull Item No. 24.

It was moved by Councilmember Mora, seconded by Councilmember Rodriguez, to approve the consent calendar without Item No. 24, by the following vote:

Ayes:	Mora, Martin, Rodriguez, Zamora, Rounds
Noes:	None
Absent:	None
Recuse:	None

APPOINTMENTS TO BOARDS, COMMITTEES, AND COMMISSIONS

Mayor Rounds appointed Odalys Valladares to the Parks and Recreation Committee;

COUNCIL COMMENTS/AB1234 COUNCIL CONFERENCE REPORTING

Councilmember Mora thanked the Chamber of Commerce and thanked the young artists for their mural inspirations. He also thanked the Historical & Beautification Committee for the judging of the properties that won beautification awards.

Councilmember Martin attended an ICA conference in the City of Coronado. She also introduced Miss Santa Fe Springs and talked about the recent offerings like National Night Out.

Councilmember Rodriguez thanked our Public Works Director for cleaning up a vacant property on Millergrove Dr. She also commended the National Night Out event and mentioned the LEAFF Golf Tournament.

Mayor Pro Tem Zamora also reported on attending the ICA Conference in the City of Coronado. He also attended a NALEO Conference in Atlanta, Georgia. He commended staff on their management and guidance, and commented on National Night Out.

Mayor Rounds highlighted the Miss Santa Fe Springs court, and thanked staff.

CLOSED SESSION (continued)

Mayor Rounds recessed the meeting at 7:17 p.m.

Mayor Rounds reconvened the meeting at 8:40 p.m.

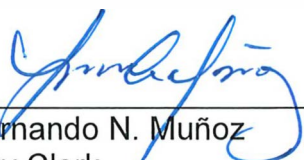
ADJOURNMENT

Mayor Rounds adjourned the meeting at 8:40 p.m. in memory of Jeff Mahlstead.



William K. Rounds
Mayor

ATTEST:



Fernando N. Muñoz
City Clerk

10/01/25
Date