



APPROVED: 11/12/2024

MINUTES OF THE REGULAR MEETINGS OF THE CITY COUNCIL

October 15, 2024

CALL TO ORDER

Mayor Sarno called the meeting to order at 5:01 p.m.

ROLL CALL

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

MEMBERS ABSENT: None

PUBLIC COMMENTS ON CLOSED SESSION: 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 REGARDING REAL PROPERTY NEGOTIATIONS
(Pursuant to Government Code Section 54956.8)
Property: Santa Fe Springs Athletic Field and Lake Center Athletic Park
Agency Negotiators: René Bobadilla, City Manager and Gus Hernandez, Director of Parks and Recreation
Negotiation Parties: Alex Corral, En Fuego Kids
Under Negotiation: Terms Related to the Use of the Property
3. **CLOSED SESSION**
CONFERENCE REGARDING REAL PROPERTY NEGOTIATIONS
(Pursuant to Government Code Section 54956.8)
Property: Little Lake Park
Agency Negotiators: René Bobadilla, City Manager and Gus Hernandez, Director of Parks and Recreation
Negotiation Parties: Alex Corral, En Fuego Kids
Under Negotiation: Potential Lease of the Property
4. **CLOSED SESSION**
CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code Section 54956.8)
Property: Assessor's Parcel Nos. 8008-023-900 and 8008-023-901

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

Negotiation parties: Any interested developers of affordable housing

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

5. 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: City Ventures LLC; EBS Realty Partners LLC and Penwood Real Estate Investment Management.

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

SUCCESSOR AGENCY

6. 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: AD Improvements; City Ventures LLC;

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

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

Mayor Sarno reconvened the meeting at 6:08 p.m.

CLOSED SESSION REPORT

City Attorney, Rick Olivarez provided a closed session report: With respect to Item No. 1, Council received a briefing from City Manager. With respect to Item Nos 2 – 6, direction was given to staff, and no reportable action was taken.

INVOCATION

Mayor Pro Tem Rounds led the invocation.

PLEDGE OF ALLEGIANCE

Members of the Youth Leadership Committee led the pledge of allegiance.

INTRODUCTIONS

Mayor Sarno introduced the following representatives from the Chamber of Commerce:

1. Mark Gutierrez – GILMAR Automotive Group
2. Kathie Fink – Santa Fe Springs Chamber of Commerce CEO

PRESENTATIONS

7. **"BEST OF SFS" (COMMUNITY SERVICES)**
8. **STATE OF THE CITY SPONSOR RECOGNITION (COMMUNITY SERVICES)**
9. **PROCLAMATION – RED RIBBON WEEK (PARKS & RECREATION)**
10. **UPDATE FROM THE WHOLE CHILD/THE RICHMAN GROUP (COMMUNITY DEVELOPMENT)**

CHANGES TO AGENDA

None

PUBLIC COMMENTS

The following people spoke during public comments: 1) Jorge Morales, 2) AJ Hayes, 3) Irma Huitron, and 4) Ixtlana Bernal

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

Director of Parks & Recreation, Gus Hernandez provided a brief presentation on the following items: 1) Fiestas Patrias de Octubre on September 19 and 20, 2) Halloween Carnival on October 26, and 3) Veterans Day Ceremony on November 11. Senior Planner, Vince Velasco also provided a brief presentation on upcoming businesses.

PUBLIC FINANCING AUTHORITY, WATER UTILITY AUTHORITY, HOUSING SUCCESSOR, SUCCESSOR AGENCY, AND CITY COUNCIL

OLD BUSINESS

11. **APPROVAL OF FACILITY USE AGREEMENT WITH EN FUEGO KIDS FOR ATHLETIC FIELDS AND FACILITY IMPROVEMENTS (PARKS & RECREATION)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the attached Facility Use Agreement between the City of Santa Fe Springs and En Fuego Kids, allowing En Fuego Kids to use and make significant improvements to the athletic fields and facilities at Lake Center Athletic Park, and Santa Fe Springs Athletic Fields; and
- 2) Directs the City Attorney to make clarifying changes necessary to effectuate the intent of the Agreement; and
- 3) Take such additional, related action that may be desirable.

It was moved by Councilmember Martin, seconded by Mayor Pro Tem Rounds, to approve the attached Facility Use Agreement between the City of Santa Fe Springs and En Fuego Kids, allowing En Fuego Kids to use and make significant improvements to the athletic fields and facilities at Lake Center Athletic Park, and Santa Fe Springs Athletic Fields, direct the City Attorney to make clarifying

changes necessary to effectuate the intent of the Agreement, and take such additional, related action that may be desirable, by the following vote:

Ayes: Martin, Rodriguez, Zamora, Rounds, Sarno

Nayes: None

Absent: None

Recused: None

REGULAR BUSINESS

12. REPLACEMENT OPTIONS FOR THE SANTA FE SPRINGS ORANGE MURAL (BOX CAR) AT HERITAGE PARK (COMMUNITY SERVICES)

RECOMMENDATION: It is recommended that the City Council:

- 1) Select a replacement option for the Santa Fe Springs Oranges Art Mural; and
- 2) Take such additional, related action that may be desirable.

Community Services Manager, Ed Ramirez provided a brief presentation on Item No. 12. He reminded Council that there are maintenance costs associated with whatever option is selected. Council deliberated and gave direction to staff to do an art contest with students and to bring the item back at a subsequent meeting.

It was moved by Councilmember Zamora, seconded by Councilmember Rodriguez, to bring back the item at a subsequent meeting with Council's recommendations, by the following vote:

Ayes: Martin, Rodriguez, Zamora, Rounds, Sarno

Nayes: None

Absent: None

Recused: 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

13. MINUTES OF THE SEPTEMBER 17, 2024 PUBLIC FINANCING AUTHORITY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Public Financing Authority:

- 1) Approve the minutes as submitted.

14. 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

15. MINUTES OF THE SEPTEMBER 17, 2024 WATER UTILITY AUTHORITY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Water Utility Authority:

- 1) Approve the minutes as submitted.

16. 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

17. MINUTES OF THE SEPTEMBER 17, 2024 HOUSING SUCCESSOR MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Housing Successor:

- 1) Approve the minutes as submitted.

SUCCESSOR AGENCY

18. MINUTES OF THE SEPTEMBER 17, 2024 SUCCESSOR AGENCY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Successor Agency:

- 1) Approve the minutes as submitted.

CITY COUNCIL

19. MINUTES OF THE SEPTEMBER 17, 2024 CITY COUNCIL MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the minutes as submitted.

20. APPOINTMENT OF REPRESENTATIVE TO THE GREATER LOS ANGELES COUNTY VECTOR CONTROL DISTRICT BOARD OF TRUSTEES (CITY CLERK)

RECOMMENDATION: It is recommended that the City Council:

- 1) Appoint Mayor Pro Tem Rounds as the Santa Fe Springs representative to the Board of Trustees of the Greater Los Angeles County Vector Control District for a term of 4 years beginning in January 2025.

21. RESOLUTION NO. 9932 – DESIGNATING THE CITY OF SANTA FE SPRINGS AS A PURPLE HEART CITY (PARKS & RECREATION)

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt the attached resolution designating the City of Santa Fe Springs as a Purple Heart City, in recognition of the sacrifices made by members of the U.S. Armed Forces who have been wounded or killed in action while serving their country; and
- 2) Take such additional, related, action that may be desirable.

22. SECOND READING OF ORDINANCE NO. 1146 – TO AMEND SECTIONS 155.003 (DEFINITIONS), 155.519 (INTERSTATE 605 CORRIDOR ELECTRONIC BILLBOARD SIGN PROGRAM), 155.526 (COMPREHENSIVE SIGN PROGRAM REQUIREMENT FOR UNIFIED DEVELOPMENTS), 155.527 (WINDOW DISPLAYS), 155.536 (SIGN GUIDELINES), AND ADD SECTION 155.537 (STATIC POSTER BILLBOARD CONVERSION PROGRAM) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE (COMMUNITY DEVELOPMENT)

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Ordinance No. 1146:

AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS AMENDING SECTIONS 155.003 (DEFINITIONS), 155.519 (INTERSTATE 605 CORRIDOR ELECTRONIC BILLBOARD SIGN PROGRAM), 155.526 (COMPREHENSIVE SIGN PROGRAM REQUIREMENT FOR UNIFIED DEVELOPMENTS), 155.527 (WINDOW DISPLAYS), 155.536 (SIGN GUIDELINES), AND ADD SECTION 155.537 (STATIC POSTER BILLBOARD CONVERSION PROGRAM) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE.

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

23. APPROVAL OF ARTWORK FOR DAVE’S HOT CHICKEN RESTAURANT (COMMUNITY SERVICES)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve Artwork for the Dave’s Hot Chicken Restaurant; and
- 2) Take such additional, related, action that may be desirable.

24. APPROVE PROFESSIONAL SERVICES AGREEMENTS FOR PRINTING, GRAPHIC DESIGN, AND MAILING SERVICES (FINANCE)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve a three (3) year agreement with Advantage Mailing (Advantage) in the amount of \$50,000 annually (total amount shall not exceed \$150,000); and
- 2) Approve a three (3) year agreement with DDWerks (DDWerks) in the amount of \$80,000 annually (total amount shall not exceed \$240,000); and
- 3) Approve a three (3) year agreement with Inkovation Inc.(Inkovation) in the amount of \$80,000 annually (total amount shall not exceed \$240,000); and
- 4) Approve a three (3) year agreement with Intergraphics Company (Intergraphics) in the amount of \$80,000 annually (total amount shall not exceed \$240,000); and
- 5) Approve a three (3) year agreement with Simpson Advertising (Simpson) in the amount of \$50,000 annually (total amount shall not exceed \$150,000); and
- 6) Authorize the City Manager to exercise the one (1) year extension option of each agreement, if needed; and
- 7) Take any additional related action necessary.

25. MEASURE R FUNDING AGREEMENT WITH LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY – AMENDMENT NO. 2 TO AGREEMENT MR315.42 (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve Amendment No. 2 for Measure R Funding Agreement MR315.42 for Florence Avenue Widening Project, from Orr and Day to Pioneer Boulevard; and
- 2) Authorize the City Manager to execute Amendment No. 2; and
- 3) Take such additional, related, action that may be desirable.

26. MEASURE R FUNDING AGREEMENT WITH LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY – AMENDMENT NO. 4 TO AGREEMENT MR315.40 (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve Amendment No. 4 for Measure R Funding Agreement MR 315.40 for the Valley View Avenue and Rosecrans Avenue Intersection; and

- 2) Authorize the City Manager to execute Amendment No. 4; and
- 3) Take such additional, related, action that may be desirable.

27. TOWN CENTER HALL PAINTING AND FLOORING PROJECT (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve adding the Town Center Hall Painting and Flooring project to the Capital Improvement Program; and
- 2) Appropriate \$175,000 from the Utility Users Tax (UUT) Capital Improvements Fund to the Town Center Hall Painting and Flooring Project; and
- 3) Authorize the City Engineer to advertise for construction bids; and
- 4) Take such additional, related action that may be desirable.

It was moved by Councilmember Rodriguez, seconded by Councilmember Zamora, to approve the consent calendar, by the following vote:

Ayes: Martin, Rodriguez, Zamora, Rounds, Sarno

Nays: None

Absent: None

Recused: None

APPOINTMENTS TO BOARDS, COMMITTEES, AND COMMISSIONS

None

COUNCIL COMMENTS/AB1234 COUNCIL CONFERENCE REPORTING

Councilmember Zamora said it was nice to see people in attendance and commented on the time frame for construction on the Melia Homes project.

Councilmember Martin spoke about attending the JPIA conference which touched on topics that do not affect the City specifically. She spoke about the Lantern Tours at Heritage Park and about the State of the City event. Lastly, she commended Whittier Police Department and wished everyone a Happy Halloween.

Councilmember Rodriguez talked about State of the City event and commended library staff for the great offerings. She looked forward to the Red Ribbon Parade. She wished everyone in attendance a Happy Halloween.

Mayor Pro Tem Rounds commented on The Whole Child Project and looked forward to its completion. Looked forward to the Red Ribbon Parade and asked staff to look at updating the tree policy.

Mayor Sarno also talked about bringing back an ordinance to only permit work during certain hours at a future meeting. He talked about the State of the City event and commended Lee Squire and the Fire Department for their recent open house.

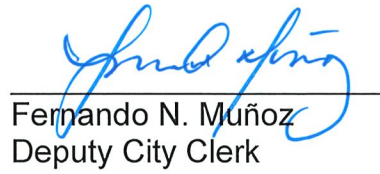
ADJOURNMENT

Mayor Sarno adjourned the meeting at 8:00 p.m. to November 12, 2024.



Jay Sarno
Mayor

ATTEST:



Fernando N. Muñoz
Deputy City Clerk

11/14/2024
Date