



CITY OF SANTA FE SPRINGS
MEETINGS OF THE HOUSING SUCCESSOR, SUCCESSOR AGENCY,
AND CITY COUNCIL
AGENDA

TUESDAY, JANUARY 13, 2026
AT 5:00 P.M.

TOWN CENTER HALL
11740 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
Interim Fire Chief
Police Chief
Director of Community Development
Interim Director of Community Services
Director of Finance
Director of Parks & Recreation
Director of Police Services
Director of Public Works
City Clerk

Nicholas Razo
Mike Kozicki
Aviv Bar
Cuong Nguyen
Kaili Torres
Julio Morales
Gus Hernandez
Arlene Salazar
James Enriquez
Maribel Garcia

NOTICES

This City Council Meeting ("Council") will be held in person and will meet at Town Center Hall – 11740 E. Telegraph Road, Santa Fe Springs, California.

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 NEGOTIATORS**

(Pursuant to Government Code Section 54956.8)

Property: 11330 – 11350 Washington Boulevard (Assessor Parcel No. 8178-001-045)

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

Negotiating parties: Primestor Development, LLC

Under negotiation: Price and Terms

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

(Pursuant to California Government Code Sections 54956.9(d)(2) and 54569(e)(1)): One Matter

CLOSED SESSION REPORT**INVOCATION****PLEDGE OF ALLEGIANCE****PRESENTATIONS****3. RECOGNITION OF OUTGOING MAYOR FROM LEGISLATIVE, BUSINESS, AND EDUCATIONAL REPRESENTATIVES****4. MAYOR YEAR-END RECAP****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.

CHANGES TO AGENDA

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

PUBLIC HEARING – NONE

OLD BUSINESS – NONE

REGULAR BUSINESS

5. INSTALLATION OF MAYOR AND MAYOR PRO TEM

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.

CITY COUNCIL

6. MINUTES OF THE NOVEMBER 28 AND DECEMBER 9, 2025 SPECIAL AND ADJOURNED CITY COUNCIL MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the minutes as submitted.

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, Maribel Garcia, 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.



CITY OF SANTA FE SPRINGS

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

FROM: René Bobadilla, P.E., City Manager

BY: Maribel Garcia, City Clerk

SUBJECT: **MINUTES OF THE NOVEMBER 28 AND DECEMBER 9, 2025 SPECIAL AND ADJOURNED CITY COUNCIL MEETINGS**

DATE: January 13, 2026

RECOMMENDATION(S):

It is recommended that the City Council:

- 1) Approve the minutes as submitted.

FISCAL IMPACT

N/A

BACKGROUND

Staff has prepared minutes for the following meeting:

- Special Meeting of November 28, 2025
- Adjourned Meeting of December 9, 2025

ANALYSIS

N/A

ENVIRONMENTAL

N/A

DISCUSSION

N/A

CITY COUNCIL AGENDA REPORT – MEETING OF JANUARY 13, 2026

MINUTES OF THE SPECIAL AND ADJOURNED COUNCIL MEETINGS

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SUMMARY/NEXT STEPS

N/A

ATTACHMENT(S):

- A. November 28, 2025 Special Meeting Minutes
- B. December 9, 2025 Adjourned Meeting Minutes

<u>ITEM STATUS:</u>	
APPROVED:	<input type="checkbox"/>
DENIED:	<input type="checkbox"/>
TABLED:	<input type="checkbox"/>
DIRECTION GIVEN:	<input type="checkbox"/>



MINUTES OF THE SPECIAL MEETINGS OF THE CITY COUNCIL

November 28, 2025

CALL TO ORDER

Mayor Rounds called the meeting to order at 9:00 a.m.

ROLL CALL

Members present: Councilmember Mora, Mayor Pro Tem Zamora, and Mayor Rounds.

Members absent: Councilmembers Martin and Rodriguez.

PUBLIC COMMENTS: There was no one wishing to speak during public comments.

CITY COUNCIL

REGULAR BUSINESS

1. **RESOLUTION NO. 9988 – ESTABLISHING THE CITY’S MAXIMUM CONTRIBUTION OF MISCELLANEOUS AND SAFETY EMPLOYEES UNDER THE PUBLIC EMPLOYEES’ MEDICAL AND HOSPITAL CARE ACT**

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Resolution No. 9988, establishing the City’s maximum contribution to medical insurance premiums under the Public Employees’ Medical and Hospital Care Act.

It was moved by Mayor Pro Tem Zamora, seconded by Councilmember Mora, to adopt Resolution No. 9988, establishing the City’s maximum contribution to medical insurance premiums under the Public Employees’ Medical and Hospital Care Act, by the following vote:

AYES: Councilmember Mora, Mayor Pro Tem Zamora, and Mayor Rounds

NAYES: None

ABSENT: Councilmembers Martin and Rodriguez

ABSTAIN: None

ADJOURNMENT

Mayor Rounds adjourned the meeting at 9:01 a.m.

Minutes of the November 28, 2025 Special City Council Meeting

William K. Rounds
Mayor

ATTEST:

Maribel Garcia
City Clerk

Date



MINUTES OF THE ADJOURNED MEETINGS OF THE CITY COUNCIL

December 9, 2025

CALL TO ORDER

Mayor Rounds called the meeting to order at 12:06 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

1. CLOSED SESSION

CONFERENCE WITH LEGAL – ANTICIPATED LITIGATION: One Matter
(Pursuant to Government Code Sections 54956.9(d)(2) and 54956.9(e)(1))

Mayor Rounds recessed the meeting at 12:07 p.m.

Mayor Rounds reconvened the meeting at 12:08 p.m.

CLOSED SESSION REPORT

Assistant City Attorney, Paloma McEvoy provided a closed session report: Direction was given to staff, and no reportable action was taken.

INVOCATION

None

PLEDGE OF ALLEGIANCE

Councilmember Martin led the pledge of allegiance.

INTRODUCTIONS

None

PRESENTATIONS

None

CHANGES TO AGENDA

None

PUBLIC COMMENTS

There was no one wishing to speak during public comments.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

None

PUBLIC HEARING – NONE

REGULAR BUSINESS

2. **CONSIDERATION AND APPROVAL OF RESOLUTION NO. 9992 RECITING THE FACT OF A NOVEMBER 4, 2025 SPECIAL MEETING ELECTION AND DECLARING THE RESULTS OF THE SAME; AND CITY COUNCIL CONFIRMATION AND RATIFICATION OF VOTER-APPROVED ORDINANCE NO. 1160 INCREASING THE CITY'S EXISTING TRANSACTIONS AND USE TAX RATE (CITY CLERK)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Resolution No. 9992, reciting the fact of a November 4, 2025 Special Municipal Election and declaring the results of the same (Attachment "A"); and
- 2) Confirm and ratify adoption of Ordinance No. 1160, entitled "An Ordinance of the People of the City of Santa Fe Springs Increasing the Existing Transactions and Use Tax from One Percent to One and One Quarter of a Percent" (Attachment "B").

It was moved by Councilmember Martin, seconded by Councilmember Rodriguez, to approve Resolution No. 9992 reciting the fact of a November 4, 2025 Special Municipal Election and declaring the results of the same (Attachment "A"), by the following vote:

Ayes: Mora, Martin, Rodriguez, Zamora, Rounds

Noes: None

Absent: None

Recuse: None

It was moved by Councilmember Martin, seconded by Councilmember Rodriguez, to confirm and ratify adoption of Ordinance No. 1160, entitled "An Ordinance of the People of the City of Santa Fe Springs Increasing the Existing Transactions and Use Tax from One Percent to One and One Quarter of a Percent" (Attachment "B"), by the following vote:

Ayes: Mora, Martin, Rodriguez, Zamora, Rounds

Noes: None

Absent: None

Recuse: None

OLD 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.

3. APPROVAL OF RESOLUTIONS AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENTS WITH THE CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION (CDTFA) FOR IMPLEMENTATION THE VOTER-APPROVED INCREASED 1.25% TRANSACTION AND USE TAX RATE; AND APPROVE RELATED DESIGNATING THE CITY EMPLOYEES AND CONSULTANTS AUTHORIZED TO REVIEW THE CITY'S TRANSACTION AND USE TAX AND BRADLEY BURNS SALES AND USE TAX DATA AND RECORDS COLLECTED AND MAINTAINED BY THE CDTFA; AND AUTHORIZING THE CITY MANAGER AND FINANCE DIRECTOR TO EXECUTE SUCH OTHER INSTRUMENTS AND DOCUMENTATION AS MAYBE NECESSARY TO IMPLEMENT THE SAME (CITY CLERK)

RECOMMENDATION: It is recommended that the City Council:

- 1) Consideration and Approval of a resolution authorizing the City Manager to execute agreements with the California Tax and Fee Administration (“CDTFA”) for implementation of the voter-approved increase of the City’s existing transaction and use tax rate to 1.25%;
- 2) Consideration and Approval of a resolution making designations regarding City employees and consultants authorized to interact with CDTFA on the City’s behalf and to inspect CDTFA-maintained tax records and data; and
- 3) Authorize City Manager and Finance Director to complete, execute and submit such other documentation as may be required by CDTFA to implement the collection of the City’s transactions and use tax at the new increased rate of 1.25%.

4. RESIDENTIAL SOLID WASTE MANAGEMENT SERVICES – AWARD OF FRANCHISE AGREEMENT (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Award a Residential Solid Waste Franchise Agreement to Universal Waste Systems, Inc. in accordance with Santa Fe Springs Municipal Code Chapter 50; and
- 2) Approve Resolution No. 9991 Granting a Commercial Permit for the collection of commercial solid waste and recyclables to Universal Waste Systems, Inc. in accordance with Santa Fe Springs Municipal Code Chapter 50; and

Minutes of the December 9, 2025 Public Financing Authority, Water Utility Authority, Housing Successor, Successor Agency, and City Council Adjourned Meetings

- 3) Authorize the City Manager to execute the Residential Solid Waste Franchise Agreement and Commercial Solid Waste Collection Franchise Agreement with Universal Waste Systems, Inc.; and
- 4) Take such additional, related, action that may be desirable.

5. APPROVAL OF TRACT MAP NO. 83297 TO CONSOLIDATE THREE PARCELS LOCATED AT 10934-10954 LAUREL AVENUE AND 13309-13321 LAKELAND ROAD INTO ONE PARCEL (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Determine that the final map approval of Tract Map No. 83297 has been previously determined to be categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") (Pub. Res. Code § 21000 *et seq.*), and that no further action is required under CEQA; and
- 2) Adopt the attached resolution approving the merger of the three parcels in Tract Map No. 83297, into one parcel, and associated conditions; and
- 3) Authorize the City Engineer and City Clerk to sign Tract Map No. 83297; and
- 4) Take such additional, related action that may be desirable.

It was moved by Mayor Pro Tem Zamora, seconded by Councilmember Martin, to approve the consent calendar, by the following vote:

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

APPOINTMENTS TO BOARDS, COMMITTEES, AND COMMISSIONS

None

COUNCIL COMMENTS/AB1234 COUNCIL CONFERENCE REPORTING

Council wished everyone in attendance a Merry Christmas and a Happy New Year.

ADJOURNMENT

Mayor Rounds adjourned the meeting at 12:23 p.m.

William K. Rounds
Mayor

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ATTEST:

Maribel Garcia
City Clerk

Date