



# AGENDA

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

**July 18, 2023  
6:00 P.M.**

**Annette Rodriguez, Councilmember  
William K. Rounds, Councilmember  
Joe Angel Zamora, Councilmember  
Jay Sarno, Mayor Pro Tem  
Juanita Martin, Mayor**

Council Chambers  
11710 Telegraph Road  
Santa Fe Springs, CA 90670

You may attend the City Council meeting telephonically or electronically using the following means:

**Electronically using Zoom:** Go to Zoom.us and click on "Join A Meeting" or use the following link:

<https://zoom.us/j/521620472?pwd=U3cyK1RuKzY1ekVGZFdKQXNZVzh4Zz09>

Zoom Meeting ID: 521620472

Password: 659847

**Telephonically:** Dial: 888-475-4499

Meeting ID: 521620472

**Public Comment:** 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, please use the "Raise Hand" function via Zoom once the Mayor opens Public Comment during the meeting. You may also submit comments in writing by sending them to the City Clerk's Office at [cityclerk@santafesprings.org](mailto:cityclerk@santafesprings.org). 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.

**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, 2023, City Council Members are subject to SB 1439 and cannot participate in certain decisions for a year after accepting campaign contributions of more than \$250 from an interested person. The Council Member would need to disclose the donation and abstain from voting.

**Please Note:** Staff reports, and supplemental attachments, are available for inspection at the office of the City Clerk, City Hall, 11710 E. Telegraph Road during regular business hours 7:30 a.m.-5:30 p.m., Monday-Thursday and every other Friday. Telephone: (562) 868-0511.

1. **CALL TO ORDER**

2. **ROLL CALL**

Annette Rodriguez, Councilmember  
William K. Rounds, Councilmember  
Joe Angel Zamora, Councilmember  
Jay Sarno, Mayor Pro Tem  
Juanita Martin, Mayor

3. **INVOCATION**

4. **PLEDGE OF ALLEGIANCE**

5. **INTRODUCTIONS**

**PUBLIC FINANCING AUTHORITY**

6. **CONSENT AGENDA**

*Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the Public Financing Authority.*

- a. Minutes of the June 20, 2023 Public Financing Authority Meetings (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

- b. Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Public Financing Authority (PFA) (Finance)

**Recommendation:**

- Receive and file the report.

**WATER UTILITY AUTHORITY**

7. **CONSENT AGENDA**

*Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the Water Utility Authority.*

- a. Minutes of the June 20, 2023 Water Utility Authority Meetings (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

- b. Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Water Utility Authority (WUA) (Finance)

**Recommendation:**

- Receive and file the report.

- c. Status Update of Water-Related Capital Improvement Projects (Public Works)

**Recommendation:**

- Receive and file the report.

**HOUSING SUCCESSOR**

**8. CONSENT AGENDA**

*Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the Housing Successor.*

Minutes of the June 6 and 20, 2023 Housing Successor Meetings (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

**SUCCESSOR AGENCY**

**9. CONSENT AGENDA**

*Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the Successor Agency.*

Minutes of the June 6 and 20, 2023 Successor Agency Meetings (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

**CITY COUNCIL**

**10. CONSENT AGENDA**

*Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the City Council.*

a. Minutes of the June 6, 7, 16, and 20, 2023 Special and Regular City Council Meetings (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

b. Second Reading and Adoption of Ordinance No. 1130 Amending Chapter 32 of Title III of the Santa Fe Springs Municipal Code relating to City Commissions and Committees (Community Services)

**Recommendation:**

- Adopt Ordinance No. 1130, an ordinance of the City of Santa Fe Springs amending Sections 32.33 and 32.34 of Chapter 32 of Title III of the Code of Santa Fe Springs relating to City Commissions and Committees.

c. Approval of Vending Machine Agreement between City of Santa Fe Springs and T&L Vending (Community Services)

**Recommendation:**

- Approve a three-year Vending Machine Agreement with T&L Vending for the Operation of the Vending Machines; and
- Authorize the Mayor to execute the Vending Machine Agreement with T&L Vending.

d. Approval of Use Agreement for Athletic Fields and Facilities with Orange County Flag Football Academy (Community Services)

**Recommendation:**

- Approve the Use Agreement for Athletic Fields and Facilities with Orange County Flag Football Academy;
- Authorize the Mayor to execute and sign the Use Agreement for Athletic Fields and Facilities with Orange County Flag Football Academy, DBA Matt Leinart Flag Football.

e. Fire Station Bay Doors Replacement – Authorize to Advertise (Fire)

**Recommendation:**

- Approve the scope of work.
- Authorize the Department of Fire-Rescue to advertise for door replacement bids.

f. City Hall Roof Replacement – Award of Contract (Public Works)

**Recommendation:**

- Appropriate \$1,290,000.00 from the Utility Users Tax (UUT) Capital Improvements Fund to the City Hall Roof Replacement (PW 220005);
- Accept the bids; and
- Award a contract Best Contracting Services, Inc., of Gardena, California, in the amount of \$1,512,816.00.

g. On-Call Transportation Services for Bussing with A&D – Contract Renewal (Public Works)

**Recommendation:**

- Approve the agreement with A&D Transportation L.P., of Santa Fe Springs, California, to provide On-Call Transportation Services; and
- Authorize the Mayor to execute the agreement on behalf of the City.

h. Proposition A Discretionary Incentive Grant Program for Data Sharing – Approval of MOU with Metro (Public Works)

**Recommendation:**

- Approve and authorize the Mayor to execute the Memorandum of Understanding (MOU) with the Los Angeles County Metropolitan Transportation Authority (LACMTA).

i. City of Irwindale Agreement for Traffic Signal Maintenance Services (Public Works)

**Recommendation:**

- Approve the agreement with the City of Irwindale to provide Traffic Signal Maintenance Services; and
- Authorize the Mayor to execute the Agreement on behalf of the City.

j. Approve of Parcel Map No.082433 – 9920 Pioneer Boulevard (Public Works)

**Recommendation:**

- Approve Parcel Map No. 082433;

- Find that Parcel Map No. 082433 together with the provisions for its design and improvement, is consistent with the City's General Plans; and
- Authorize the City Engineer and City Clerk to sign Parcel Map No. 082433.

k. California Highway Patrol (CHP) – Request for Approval of Traffic Control Plans for National Night Out (NNO) 2023 (Police Services)

**Recommendation:**

- Approve the traffic control plans prepared for the closure of several City streets in the immediate vicinity of the California Highway Patrol located on Orr and Day Road for the detouring of traffic for the 2023 National Night Out Event to be held on Saturday, August 5, 2023.

l. Award to Ford of Long Beach for the Purchase of One (1) New 2023 Ford F-150 Truck (Finance)

**Recommendation:**

- Accept the bids; and
- Award the order to Ford of Long Beach for one (1) New 2023 Ford F-150 truck; and
- Authorize the Director of Purchasing Services to issue a purchase order in the amount of \$41,911.40 to Ford of Long Beach.

m. Purchase of One (1) 2024 New/Unused Chevrolet Trax from Gilmar Automotive Group (Finance)

**Recommendation:**

- Accept the bids;
- Appropriate \$7,195.03 from the general equipment replacement fund to fully fund this vehicle purchase; and
- Authorize the Director of Purchasing Services to issue a purchase order in the amount of \$25,567.40.

n. Award an Order to Swarco-McCain Inc. for the Purchase of Traffic Signal Cabinets (Finance)

**Recommendation:**

- Award an order to Swarco-McCain Inc. for the purchase of traffic signal cabinets; and
- Authorize the Director of Purchasing Services to process a Purchase Order in the amount of \$61,986.08 to Swarco-McCain Inc.

o. Award to S & J Supply Co. for the Purchase of Industrial Fire Hydrants (Finance)

**Recommendation:**

- Award to S & J Supply Co. for the purchase of industrial fire hydrants; and
- Authorize the Director of Purchasing Services to process a Purchase Order in the amount of \$60,028.02 to S & J Supply Co.

**PUBLIC HEARING**

11. Resolution No. 9875 – Levy Annual Assessments for Heritage Springs Assessment District No. 2001-1 (Hawkins Street and Palm Drive) FY 2023/24 (Public Works)

**Recommendation:**

- Open the Public Hearing;
- Receive any comments from the public wishing to speak on this matter and thereafter close the Public Hearing;
- Adopt Resolution No. 9875 confirming the diagram and assessment, and providing for annual assessment levy; and
- Authorize the Director of Finance to execute all documents necessary with the County of Los Angeles in order to process the collection of assessments related to Heritage Springs Assessment District No. 2001-1 (Hawkins Street and Palm Drive) for FY 2023/24.

**PUBLIC HEARING**

12. Resolution No. 9876 - Levy Annual Assessments for City of Santa Fe Springs Lighting District No. 1 (FY 2023/24) (Public Works)

**Recommendation:**

- Open the Public Hearing;
- Receive any comments from the public wishing to speak on this matter and thereafter close the Public Hearing;
- Adopt Resolution No. 9876 confirming the diagram and assessment, and providing for annual assessment levy; and
- Authorize the Director of Finance to execute all documents necessary with the County of Los Angeles in order to process the collection of assessments related to Lighting District No. 1 for FY 2023/24.

**PUBLIC HEARING**

13. Resolution No. 9871 – Approving the Issuance by the California Municipal Finance Authority (the “CMFA”) qualified 501(c)(3) bonds in an aggregate principal amount not to exceed \$55,000,000 for the purpose of financing or refinancing the acquisition, rehabilitation, improvement and equipping of Citrus Court Apartments and certain other matters relating thereto (Planning)

**Recommendation:**

- Open the public hearing, receive the staff report and any comments from the public regarding the proposed issuance of qualified 501(c)(3) bonds by the California Municipal Finance Authority (the “CMFA”), a joint exercise of powers authority and public entity of the State of California, in an amount not to exceed \$55,000,000, (the “Bonds”), to finance or refinance the acquisition, rehabilitation, improvement and equipping of a 138-unit multi-family rental housing project, generally known as Citrus Court Apartments, located at 8121 Broadway Avenue, Whittier, California (the “Project”)
- Conduct the Public Hearing under the requirements of the Tax Equity and Fiscal Responsibility Act (TEFRA), and as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”).

- Adopt Resolution No. 9871, approving the issuance of the Bonds by the CMFA for the benefit of Citrus Whittier LLC, with Affordable Housing Alliance II, Inc., dba Integrity Housing as the sole member (the “Borrower”) which is an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986 (the “Code”), to provide for the financing of the Project, such adoption is solely to satisfy the requirements of TEFRA, the Code and the California Government Code Section 6500 (and following).
- Authorize the Mayor and or designee to execute any and all documents deemed necessary or advisable to carry out, give effect to, and comply with the terms and intent of Resolution No. 9871 and the financing approved hereby.

**PUBLIC HEARING**

14. Resolution No. 9874 – Approval of Programs/Projects Proposed for Funding During FY 2023/2024 Under the City’s Community Development Block Grant (CDBG) Cooperation Agreement with the County of Los Angeles (City Manager)

**Recommendation:**

- Open the Public Hearing;
- Receive any comments from the public wishing to speak on this matter and thereafter close the Public Hearing;
- Approve the acceptance of CDBG funds as described in the body of this report;
- Adopt Resolution No. 9874; and
- Authorize Staff to transmit the planning documents to the County of Los Angeles Community Development Commission.

**PUBLIC HEARING**

15. Confirmation of 2022/23 Weed Abatement Charges (City Clerk)

**Recommendation:**

- Open the Public Hearing
- Receive any comments from the public wishing to speak on this matter and thereafter close the Public Hearing;
- Confirm the charges listed in the Los Angeles County Agricultural Commissioner’s 2022/23 Weed Abatement Assessment Roll and instruct the County Auditor to enter the amounts of these assessments against the respective parcels of land as they appear on the current assessment roll.

**NEW BUSINESS**

16. City Manager Employment Agreement with René Bobadilla (City Attorney)

**Recommendation:**

- Approve and authorize the Mayor to execute the Employment Agreement between the City of Santa Fe Springs and René Bobadilla.

17. Presentation by Consultant AECOM on the Objective Development Standards Project, which will be integrated into the Targeted Zoning Ordinance Updates Project (Planning)

**Recommendation:**

- Receive the project presentation from AECOM, provide feedback as desired, and thereafter file the report.

**18. Little Lake School District Pioneer Blvd. Frontage Road Improvement – Approval of Cost Sharing Memorandum of Understanding (Public Works)**

**Recommendation:**

- Approve Memorandum of Understanding with Little Lake School District;
- Authorize the Mayor to execute Memorandum of Understanding;
- Approve adding the Pioneer Blvd Frontage Road Improvement 2023 Project to the Capital Improvement Plan; and
- Appropriate \$61,525.00 from the Utility Users Tax (UUT) Capital Improvements Fund to the Pioneer Blvd Frontage Road Improvement Project.

**19. PRESENTATIONS**

- Presentation from State Senator Bob Archuleta
- Recognition of the 2023 Beautification Award Recipients (Community Services)
- Introduction of New Employee, Jose Larios, Associate Civil Engineer (Public Works)
- Every 15 Minutes Program – St. Paul High School (Police Services)

**20. PUBLIC COMMENTS** *This is the time when comments may be made by members of the public on matters within the jurisdiction of the City Council, not on the agenda. The time limit for each speaker is three minutes unless otherwise specified by the Mayor.*

**21. CITY MANAGER’S AND EXECUTIVE TEAM REPORTS**

**22. APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS**

**23. COUNCIL COMMENTS/ AB1234 COUNCIL CONFERENCE REPORTING**

**24. ADJOURNMENT**

I, Janet Martinez, City Clerk for the City of Santa Fe Springs, do hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted at the following locations; City’s website at [www.santafesprings.org](http://www.santafesprings.org); 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, not less than 72 hours prior to the meeting.



\_\_\_\_\_  
Janet Martinez, CMC, City Clerk

07/14/2023  
Date Posted