

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

October 24, 2013

1. CALL TO ORDER

Mayor Moore called the meetings to order at 6:05 p.m.

2. ROLL CALL

Present: Councilmembers/Directors González, Rios, Rounds, Mayor Pro Tem/Vice Chair Trujillo, Mayor/Chair Moore

Also present: Thaddeus McCormack, City Manager; Steve Skolnik, City Attorney; Cuong Nguyen, Planning; Noe Negrete, Director of Public Works; Dino Torres, Director of Police Services; Maricela Balderas, Director of Community Services; Jose Gomez, Asst. City Manager/Director of Finance; Mike Crook, Fire Chief; Anita Jimenez, Deputy City Clerk

The Deputy City Clerk announced that members of the Public Financing Authority and Water Utility Authority receive \$150 for their attendance at meetings.

PUBLIC FINANCING AUTHORITY

3. CONSENT AGENDA

Approval of Minutes

- A. Minutes of the September 26, 2013 Regular Public Financing Authority Meeting

Recommendation: That the Public Financing Authority approve the minutes as submitted.

Monthly Report

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

Recommendation: That the Public Financing Authority receive and file the report.

Director Rios moved the approval of Items 3A and B; Vice Chair Trujillo seconded the motion which passed unanimously.

WATER UTILITY AUTHORITY

4. CONSENT AGENDA

Approval of Minutes

- A. Minutes of the September 26, 2013 Regular Water Utility Authority Meeting

Recommendation: That the Water Utility Authority approve the minutes as submitted.

Monthly Report

B. Status Update of Water-Related Capital Improvement Projects

Recommendation: That the Water Utility Authority receive and file the report.

C. Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Water Utility Authority

Recommendation: That the Water Utility Authority receive and file the report.

Director González moved the approval of Items 4A, B & C; Director Rounds seconded the motion which passed unanimously.

NEW BUSINESS

5. Agreement for Assignment of Non-Consumptive Water Use Permit with Ashland Chemical Company

Recommendation: That the Water Utility Authority: 1). Approve the Agreement for Assignment of Non-Consumptive Water Use Permit with Ashland Chemical Company; and 2). Authorize the City Manager to sign the Agreement for Assignment of Non- Consumptive Water Use Permit.

Director Rounds moved the approval of Item 5; Director Rios seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore.

Chair Moore requested information from staff regarding the location and boundaries of the contaminant. Staff will forward this information to Council. Chair Moore asked if the City inspects the tanks. The Fire Chief confirmed that all tanks are inspected by Fire Department staff. He added that all tanks in use are double-walled. Director González commented that the City's CUPA is one of the best in the State and that former employee Steve Koester was named CUPA employee of the year. Chair Moore asked if double-walled tanks are required to have electric monitoring. Cuong Nguyen stated that if they have a CUP, then they would be required to have electric monitoring.

6. Equipping Water Well No. 12 - Award of Contract

Recommendation: That the Water Utility Authority: 1). Reject all Bids; and 2). Authorize the City Engineer to re-advertise for Bids for Equipping Water Well No. 12.

Director González moved the approval of Items 6 & 7; Director Rios seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore.

Director Rios pointed out a typo on page three. Chair Moore asked what causes high temperatures at Well 4. Noe Negrete stated that its location and proximity to chemical exposure. He stated that different treatments have been tried, but none successfully.

7. Destruction of Water Well Nos. 4 and 309 - Authorization to Advertise for Construction Bids

Recommendation: That the Water Utility Authority authorize the Director of Public Works to issue Specifications and Bid Documents to Destroy Water Well Nos. 4 and 309.

See item 6.

HOUSING SUCCESSOR

There were no items on the Housing Successor agenda for this meeting.

SUCCESSOR AGENCY

There were no items on the Successor Agency agenda for this meeting.

CITY COUNCIL

8. **CITY MANAGER REPORT**

The City Manager reported that a court date regarding the Redevelopment case has been set for March 2014. He also reported that he has suspended the street sweeping contract due to poor performance. An alternate company is being used. The City Manager directed American Sweeping to bring an upgraded vehicle to the City by Wednesday for inspection or the suspension would remain in place.

9. **CONSENT AGENDA**

Approval Minutes

A. Minutes of the September 26, 2013 Regular City Council Meeting

Recommendation: That the City Council approve the minutes as submitted.

Councilmember Rounds moved the approval of Item 9A; Councilmember González seconded the motion which passed unanimously.

ORDINANCE FOR PASSAGE

10. Ordinance No. 1046 – An Ordinance of the City of Santa Fe Springs Amending the City Zoning Code as it Pertains to Banners and the Time Periods Permitted to Display Such

Recommendation: That the City Council pass the second reading of Ordinance No. 1046, relating to the amendment to the City Zoning Code as it pertains to banners and the time periods permitted to display such.

The City Attorney read the Ordinance by title and stated that the motion should be to waive further reading and approve Item 10.

Councilmember Rios moved the approval of Item 10; Mayor Pro Tem Trujillo seconded the motion which passed by the following roll call vote: González, Rios, Rounds, Trujillo, Moore.

NEW BUSINESS

11. Approve Artwork Concept for “Journey,” LeFiell Development

Recommendation: That the City Council approve the artwork concept by James Russell for the LeFiell Development Project at 13700 Firestone Boulevard, Santa Fe Springs.

This item was tabled.

12. On-Call Surveying Services - Award of Contract

Recommendation: That the City Council: 1). Award a contract to execute a Professional Services Agreement with Coory Engineering and Huitt-Zollars to provide on-call Surveying Services on an as-needed basis for a three-year term, with the option to renew the Agreement for an additional two years based on their performance and City Council approval; and 2). Authorize the Director of Public Works to execute the Professional Services Agreements.

Councilmember Rounds moved the approval of Item 12; Councilmember González seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore

13. Community Facilities District No. 2004-1 (Bloomfield-Florence) – Annual Special Tax Levy Report for Fiscal Year 2012-13

Recommendation: That the City Council receive and file the Special Tax Levy Annual Report for Community Facilities District 2004-1 for Fiscal Year 2012-13.

Councilmember Rounds moved the approval of Items 13 & 14; Councilmember Rios seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore.

14. Community Facilities District No. 2002-1 (Bloomfield-Lakeland) – Annual Special Tax Levy Report for Fiscal Year 2012-13

Recommendation: That the City Council receive and file the Special Tax Levy Annual Report for Community Facilities District 2002-1 for Fiscal Year 2012-13.

See item 13.

15. Street Light Construction at 13700 Firestone Blvd (LeFiell Manufacturing) – Authorization to Advertise Request for Bids

Recommendation: That the City Council: 1). Approve the Request for Bids; and 2). Authorize the City Engineer to advertise for construction bids.

Mayor Pro Tem Trujillo moved the approval of Item 15; Councilmember González seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore.

16. Authorize the Disposal of Surplus Vehicles & Equipment by Way of Public Auction

Recommendation: That the City Council authorize the City Manager or his designee to dispose of three surplus vehicles, one utility trailer, and five miscellaneous pallets of obsolete IT equipment by way of public auction.

Mayor Pro Tem Trujillo moved the approval of Item 16; Councilmember Rios seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore

17. Authorize the Purchase of Two Hundred Fifty Copies of Microsoft Office Pro Plus 2013 from GovConnection

Recommendation: That the City Council authorize the Director of Purchasing Services to issue a purchase order in the amount of \$77,919.20 to GovConnection for the acquisition of two-hundred fifty copies of Microsoft Office Pro Plus 2013.

Councilmember González moved the approval of Items 17 & 18; Councilmember Rounds seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore.

18. Authorize the Purchase of Ninety-Five Personal Computers from Golden Star Technology

Recommendation: That the City Council authorize the Director of Purchasing Services to issue a purchase order in the amount of \$115,213 to Golden Star Technology, Inc. (GST) for the acquisition of ninety-five (95) Hewlett Packard personal computers.

See Item 17.

Mayor Moore recessed the meetings 6:18 p.m.

Mayor Moore reconvened the meetings at 7:00 p.m.

19. INVOCATION

Councilmember Rios gave the Invocation.

20. PLEDGE OF ALLEGIANCE

The Youth Leadership committee led the Pledge of Allegiance.

INTRODUCTIONS

21. Representatives from the Youth Leadership Committee

Members of the Youth Leadership Committee introduced themselves.

22. Representatives from the Chamber of Commerce
The Mayor introduced Chamber Representatives Liz Buckingham (Friendly Hills Bank) and Joanne Klemm (Comet Employment Agency).

ANNOUNCEMENTS

23. Mayor Moore called on Tammy Murray, Event Chair for the Relay for Life, and Paul Hesse, Past Chair. They presented the City with a token of appreciation for its support of the event. At this year's event, \$109,000 was raised for the American Cancer Society. Councilmember Rounds thanked the event coordinators for the many hours they put into organizing the event. Councilmember González thanked the business community and City staff for their support of the event. Mayor Moore also thanked everyone who supported the event.

Maricela Balderas called on the members of the Youth Leadership Committee to give the Community Announcements.

PRESENTATIONS

24. Proclamation Declaring October 2013 as "National Breast Cancer Awareness Month"
Julie Herrera introduced Monique Barraza from the Abigail Barraza Foundation. She thanked the Council for their support of the foundation. Mayor Moore presented the proclamation to Ms. Barraza.
25. Proclamation Declaring October 20-26, 2013 as "Fire Prevention Week"
Chief Crook introduced the staff from Fire Station #4 to accept the Proclamation.
26. Introduction of New Department of Police Services Employees
Dino Torres introduced Margarita Munoz as the new Management Assistant. Cee Del Toro introduced the new Public Safety Officer Apprentices.
27. Presentation on Ridgeline Waste Water Treatment Facility and Recent Odor Issues
The City Attorney gave an explanation of the sequence of presentations for the item and the rules regarding public speaking.

The City Manager stated that he was pleased to see such a large turnout for this presentation. He began by stating that this issue was decades old. The odors from RDX, formerly Ridgeline, stem from the remnants of Powerine refinery equipment that remains on the property. The solution to the odor problem is tied to the removal of the old tanks from the prior business. The time frame for the removal of the tanks is about one year.

The Fire Chief gave an overview of the RDX operations of industrial waste water treatment. He stated that the water that is released after being treated is not hazardous; it is industrial waste as classified by the State. It is treated with chemicals before it can be released into the sewer system. The Fire Dept responded to numerous complaints of odor issues. The Air Quality Management District (AQMD) also monitored the site and found heightened levels Hydrogen Sulfide. RDX was ordered to cease water treatment. RDX added phosphates that

reduced the odor and sealed the leaks in the tanks. The City used the Rapid Notify system to inform residents of the situation as well as posting this information to the City's website. The AQMD ordered that the tanks in question be emptied. RDX is no longer allowed to use any of the historic tanks for water treatment. They will begin using the new system that has been installed.

Mayor Pro Tem Trujillo stated that the City Council wants the tanks removed as soon as possible and asked why the water can't simply be drained out. The Fire Chief stated that the AQMD has limitations on the release amounts and there are capacity limits to the pipelines. The City Manager stated that if the water is drained, but not treated, the problem is just being spread to a larger area. Mayor Moore asked what caused the odors. The Fire Chief stated that stagnant water containing organic wastes was in the tanks. Holes in tanks allowed the odor to escape. Mayor Moore asked how much water can be discharged. The Fire Chief replied 200,000 gals per day; it should take three months to empty the tanks. The City Manager stated that the City will make an announcement when all the water has been drained. Mayor Pro Tem Trujillo asked what would happen if RDX did not comply with this timeline. The Fire Chief stated that they would be penalized by AQMD. Mayor Pro Tem Trujillo stated that the residents would like to hear from the AQMD.

Mr. Moussin from AQMD addressed the Council. He stated that the Fire Chief did a good job summarizing the requirements. RDX must use the maximum allowable discharge amount to get rid of the water or face further penalties. They have been issued 9 to 10 violations this year. Legal Counsel from AQMD explained the penalty process, but did not give any dollar amounts. The City Manager stated that the City has forged a strong relationship with the AQMD and the Sanitation Districts to solve this problem in a responsible manner. Mr. Moussin thanked the City for its cooperation.

Mayor Moore asked why we don't just shut them down. The City Manager stated that the tanks and water would remain on the facility. The City wants the tanks removed and RDX is a viable entity to do that. Mayor Moore asked what role Lakeland Development has. The City Manager stated that they have the responsibility of cleaning up the ground water and land contamination.

Councilmember González recommended that residents get organized and write letters to their representatives in an effort to secure State and County funding to assist with the clean up of the property. The City Manager underscored the lack of funding due to the loss of redevelopment. Councilmember Rounds added that he has lived in Santa Fe Springs for 60 years and raised his family here. He is concerned with the effects of this issue as much as anyone. He is aware that the Sanitation Districts have used the same chemical process to reduce hydrogen sulfide for many years.

Regarding the presentation of video, if anyone would like the Council to view any material, it should be left with the City Clerk.

Mayor Moore opened Public Comments at 8:07 p.m.

Laura Manrique, Fulton Wells Ave, SFS, spoke about concerns regarding the smell and how it affects her life.

Dave Fellhoelter, Shoemaker Ave, SFS, spoke about how the City's decisions affect public health.

Ron Beilke, Heritage Springs Ave, SFS, asked if the Council sees this type of facility as the future of the City.

Lynn Williams, Olive Ln, SFS, stated that she hopes accountability is prominent in the Council's future decisions.

Christine Hester, Fulton Wells, SFS described the effects of the odors on her health.

Ken Johnson, Lowe Dr, La Mirada, stated that the smell is evident in La Mirada.

Annette Rodriguez, Bradwell St, SFS, thanked the staff for the description of the removal of the tanks, but heard a conflicting timeline from Councilmember González.

Ahmad Ullah, Elderberry Ln, SFS, stated that the Council has a fiduciary responsibility to monitor dangerous businesses. He referred to a company in Richmond, Virginia that has recently installed detectors at a water treatment facility and asked the Council to consider doing the same.

Gloria Duran, Roxabel St, SFS, asked the Council to help the residents facilitate meetings with higher elected officials.

Janie Aguirre, Clarkman St, SFS, stated that the Council has done nothing shameful and that many of the residents are in support of them.

A.J. Hayes, Claymore St, SFS, stated that he shared Ms. Aguirre's sentiments.

Doug Bead of RDX stated that his was the only company that has stepped up to deal with problem and they have only been here for six months. The company wants to function as good corporate citizens, but this issue will take more time and money.

Sandra Novea stated that a definite plan is needed and it should be monitored to ensure that it is followed.

Daniel Williams, Olive Ln, SFS, stated that in Richmond, VA, funds were approved for the purchase of six monitors to detect the release of gases.

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

28. Committee Appointments

Councilmember González appointed David Diaz-Infante to the Parks & Recreation Committee.

Councilmember Rios appointed David Diaz-Infante to the Community Program Committee.

29. ORAL COMMUNICATIONS

Mayor Moore opened Oral Communications at 8:40 p.m.

David Placencia, Westman St, SFS, stated that it seems like the residents that live in his area don't count. They are concerned about several issues in this area, especially the proposed Materials Recovery Facility and the additional truck traffic it will bring. They are also concerned about flooding on Dice Road.

Christine Amira, Walnut St, Los Nietos, conveyed her concerns about the Materials Recovery Facility.

Benjamin Martinez, Vicki Dr, Whittier, spoke against the proposed location of the Materials Recovery Facility citing too much traffic.

Francella Aguilar, on behalf of Consolidated Disposal, introduced herself.

Mayor Moore closed Oral Communications at 8:48 p.m.

30. EXECUTIVE TEAM REPORTS

Cuong Nguyen gave an update on two Class A industrial buildings.

Noe Negrete reminded the public of the full closure of Valley View Ave between Gannett and Rosecrans.

Dino Torres thanked participants in the Red Ribbon Parade.

Mike Crook reported on a Boy Scout Merit Badge Day held on Oct. 16 at Fire Dept.

Jose Gomez stated that the auditors are working on preliminary year-end numbers.

Maricela Balderas reported that the Mormon Church will participate in a Clean-up on Oct. 26 in the Community Gardens.

Councilmember Rios thanked the Fire retirees for their years of service.

Councilmember Rounds thanked audience for their participation and stated that Council wants to hear from residents.

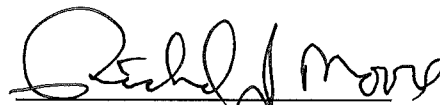
Councilmember González thanked the audience for letting the Council know their thoughts about current issues. He praised the Fire Department for the Statewide CUPA recognition.

Mayor Pro Tem Trujillo thanked the audience for their involvement.

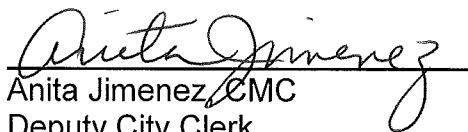
Mayor Moore stated that the Council works for the residents and wants to be responsive. At times, it may have seemed that nothing was being done, but the Fire Chief and City Manager were at RDX every day during the recent incident. He thanked the Fire Chief for his kind comments, and commended Dino Torres for the Red Ribbon activities.

31. ADJOURNMENT

At 8:58 p.m., Mayor Moore adjourned the Housing Successor, Successor Agency, and City Council meetings in memory of long-time resident and senior volunteer Dolores Chavez to Wednesday, November 13 at 6:00 p.m.


Richard J. Moore, Mayor

ATTEST:


Anita Jimenez, CMC
Deputy City Clerk

11-26-13
Date