

**MINUTES OF THE REGULAR MEETINGS OF THE  
SANTA FE SPRINGS HOUSING SUCCESSOR,  
SUCCESSOR AGENCY AND CITY COUNCIL**

**August 8, 2013**

**1. CALL TO ORDER**

Mayor Moore called the meetings to order at 6:11 p.m.

**2. ROLL CALL**

Present: Councilmembers González, Rios, Rounds, Mayor Pro Tem Trujillo, Mayor Moore

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

**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**

**3. CITY MANAGER REPORT**

The City Manager reported that he and other staff would be attending the Chamber Workshop in Indian Wells tomorrow. He also reported that the Fall 2013 Activities Brochure has been printed in-house in full color. He commended Public Relations Specialist Julie Herrera for leading this effort which saved the City approximately \$3000.

**4. CONSENT AGENDA**

**Approval Minutes**

**A. Minutes of the July 11, 2013 Regular City Council Meeting**

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

Councilmember Rounds moved the approval of Item 4A; Mayor Pro Tem Trujillo seconded the motion which passed unanimously.

**TB**

**NEW BUSINESS**

5. Approval of Utility Agreement No. 7UA-13073 with the State Department of Transportation for the Water Main Relocation at Florence Avenue/Interstate 5 Freeway

**Recommendation:** That the City Council: 1). Approve Utility Agreement No. 7UA-13073 between the State Department of Transportation and City of Santa Fe Springs for the Water Main Relocation at Florence Avenue/Interstate 5 (I-5) Freeway; and 2). Authorize the Director of Public Works to execute the Utility Agreement No. 7UA-13073.

Councilmember Rounds moved the approval of Item 5; Councilmember Rios seconded the motion which passed unanimously.

6. Interstate 5 Freeway Water Main Relocation for the Alondra Boulevard Segment on Freeway Drive - Authorization to Advertise for Construction Bids

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

Mayor Pro Tem Trujillo moved the approval of Item 6; Councilmember González seconded the motion which passed unanimously.

7. Appropriation of Funds from the City's Art in Public Places Fund and Authorization to Distribute Monies as Recommended by the Heritage Arts Advisory Committee to Fund the City's Art Education Grant Program Fiscal Year 2013/2014

**Recommendation:** That the City Council approve the appropriation of funds from the City's Art in Public Places Fund, Activity 6350-6100, and authorize the distribution of monies as recommended by the Heritage Arts Advisory Committee to fund the City's Art Education Grant Program Fiscal Year 2013/2014.

Councilmember González moved the approval of Items 7 and 8; Councilmember Rounds seconded the motion which passed unanimously. Mayor Pro Tem Trujillo asked to have the students follow up with reports on these projects. Mayor Moore stated that there are events that showcase the projects that the Council can attend. Mayor Moore commended the Heritage Arts Advisory Committee for their participation in the selection process.

8. Authorization to Renew Café Libro Concession Agreement with Tierra Mia Coffee Company

**Recommendation:** That the City Council authorize the Director of Finance and Administrative Services to execute a one-year agreement with Tierra Mia Coffee Company to provide concession services in the Café Libro area of the City Library.

**See Item 7.**

## **PRESENTATION**

### **9. Presentation on Ridgeline Waste Water Treatment Facility and Recent Odor Issues**

The City Manager stated that representatives from Ridgeline Development, which operates under a CUP inherited from Lakeland Development, would give the community an update on the incident that occurred over the weekend which resulted in a heinous odor emanating from the property. Ridgeline's operations at the former Cenco refinery site include the collection and treatment of industrial waste water to acceptable levels prior to being released into the sewer system. As a result of the event, regulators, including the AQMD and the Sanitation District, are working together with the City to mitigate the negative effects of dismantling the deteriorated equipment left from the previous owner as safely and quickly as possible.

#### Fire Chief Summary of Incident and Response - Saturday, July 27, 2013.

Treatment processing began at 7:30 a.m. on Saturday. The Fire Department received their first call regarding a bad odor at 7:30 p.m. and responded. It was determined that odor was coming from the Ridgeline property on Lakeland Road. It was also determined that the odor, albeit nauseating and irritating, was non-hazardous and non-toxic. The Fire Department continued to receive calls regarding the odor on Sunday. The Fire Department did continuous monitoring during the incident to be sure the odor was non-toxic and non-hazardous. The AQMD did their own testing and agreed with the findings. On Monday morning, the Mayor, Fire Chief, and City Manager met with Ridgeline representatives to mitigate the current odor issue and to discuss plans to prevent any recurrences. The roof of Tank #63 was found to be compromised. A public notification system, Rapid Notify, called every residence and business in the City with a recorded message in Spanish and English explaining the origin and conditions of the odor. The City Manager gave a press release which was posted on the City's website and an information sheet was distributed at the Farmer's Market. The City immediately required Ridgeline to cease operations and repair the tank. Ridgeline hired a company to seal the tank. Ridgeline has applied for a new permit utilizing a proprietary system which will eliminate the use of the old industrial tanks. Ridgeline's plan includes the dismantling and disposal of the old equipment. The City and the Fire Department will ensure that all requirements are met before waste water treatment resumes.

The City Manager stated that the Fire Department has done an excellent job in staying on top of this issue with rare expertise. The AQMD and the Sanitation District have been closely involved to ensure that they are satisfied with the actions taken by Ridgeline. The new permit allows for the operation of the treatment facility 7 days/week which will eliminate the need to store water. There are still 37 additional acres on the property that are not owned by Ridgeline that need to be cleaned up and sold.

A representative from the AQMD stated that a Public Hearing for an Order of Abatement to ensure that Ridgeline completes the clean up as required will be held on Monday, August 12 at 9:00 a.m. in Diamond Bar.

Ridgeline representatives Joe Murray, Doug Bean, and Paul Kita introduced themselves. They apologized to the community for the incident and stated that as soon as they realized

what happened, immediate action was taken. In fact, repairs of Tank #63 were already planned. Ridgeline has spent \$3.6 million to get the facility cleaned up and operable. They were not aware of some of the problems when they bought the property.

Ridgeline has invested \$2 million in new equipment for waste water processing. They have submitted a permit for a new system with the AQMD. This will not be a high speed project; they must work through permitting process. Demolition of the tanks is scheduled to begin this Monday. Ridgeline must remediate all the water they inherited on site with the purchase. It should take 3 to 4 months to complete the demolition properly. A Facility Transition Plan was distributed to Council and staff.

Councilmember González thanked the Ridgeline representatives for coming to explain and for taking responsibility for the situation. Mayor Pro Tem Trujillo asked the representatives to give a presentation at the Gus Velasco Neighborhood Center. They agreed and added that two open houses are planned at the facility to allow the public a first-hand look at the equipment and operations.

Councilmember Rounds also thanked the Ridgeline representatives and stated that he was pleased that the dismantling would begin soon. He acknowledged that Ridgeline inherited the problems of the previous owner, but added that the refinery had been in existence for years and it would be hard to convince residents that no refinery operations are being conducted. Anything that Ridgeline can do to reassure residents of the safety of their operations would be appreciated.

Councilmember Rios thanked the Ridgeline representatives for the information they provided. She added that this has affected many people and there has been a big concern about what will be done; knowing that a plan is in place is reassuring.

Mayor Moore stated that he was pleased with Ridgeline's responses at the recent mitigation meeting and with all that is being done to rectify the problem.

Gloria Duran, SFS resident, asked the Council why disasters have to happen before the City reacts. She stated that an emergency plan is needed to deal with issues like this because the residents did not know what was happening. She stated that the City needs to work with the State to regulate and prevent the poisoning of the City's air and water and to gain more control over waste water treatment operations.

Janie Aguirre, SFS resident, stated that she was told by the previous City Manager that no more chemicals would be allowed at the facility once the refinery was shut down; it would be the end of the problems. This situation affects other communities and was worse than any other she recalls. Ms. Aguirre asked if the Rapid Notify system covered other cities. The City Manager stated that it did not, but that he contacted the surrounding cities and school districts.

Mayor Pro Tem Trujillo stated that the transition plan provided by Ridgeline shows the dates that the tanks would be shut down and offered her copy to Ms. Aguirre.

Gil Aguirre, SFS resident, stated that the refinery had been built in 1938 and closed because it had deteriorated. He added that the tanks were supposed to come down a long time ago and there were not supposed to be any more chemicals at that facility. He is concerned because the City is now bringing in a Materials Recovery Facility and Bio-Diesel plant. He does not want these types of businesses brought to SFS.

Elaina Livingston, SFS resident, stated that she worked for many years at the refinery. She stated that the health concerns are valid, but that her concern is how these issues are affecting the home values in the City.

Paul Kita of Ridgeline stated that there is a complete beautification plan for property. He expressed his concern for the public, but was glad that it was contained so quickly. He reiterated that Ridgeline inherited problems that they were not aware of, but planned to deal with these issues to meet community concerns. The old tanks will be safely demolished and the new system will make a huge difference with odor containment. The former company from which they purchased the property was bankrupt and did not have the means to deal with these issues. He stated that Ridgeline has the means and intention to deal with these issues properly.

Art Escobedo, stated that he represents the school district and was speaking on behalf of children. He asked for a plan to alert schools immediately if an incident occurs.

The City Manager stated that he spoke to Jonathan Vasquez, the Superintendent of the Los Nietos School District, on Monday, but agreed that a concrete plan was needed.

AQMD representative Moshen Nazemi thanked the City for working with them. He stated that several notices of violation have been issued to Ridgeline since April, but that the company is installing new equipment to prevent further violations.

Mayor Moore stated that prior to Ridgeline buying the property, there was not much hope of getting it cleaned up properly. Ridgeline has provided the City with an opportunity to address this issue.

Deputy Director of Environmental Protection Services Tom Hall stated that he is concerned with the projected timeline of tank removal because of possible odors. He stated that the Fire Department is going to work with Ridgeline and the AQMD to keep odors to a minimum.

Alma Martinez, SFS resident, asked the Ridgeline representatives if they expected to get such a headache when they took over. Paul Kita stated that they did not, but that they could handle it.

**10. INVOCATION**

Councilmember González gave the Invocation.

**11. PLEDGE OF ALLEGIANCE**

The Pledge was led by the Youth Leadership Committee.

**INTRODUCTIONS**

**12. Representatives from the Youth Leadership Committee**

Members of the Youth Leadership Committee introduced themselves.

**13. Representatives from the Chamber of Commerce**

None

**ANNOUNCEMENTS**

**14.** Maricela Balderas gave the Community Announcements.

**PRESENTATIONS**

**15. Recognition of Firefighter Curtis Carter for Heroic Deed**

Chief Crook introduced Curtis Carter, a 17-year veteran of the Fire Department, who encountered a traffic accident in Corona. There was an overturned car with a seriously injured man inside. With the help of another person, he up righted the car, cut man out of seatbelt, and freed him before the car was engulfed in flames. Mayor Moore commended Mr. Carter on his heroism and presented him with a letter of commendation.

**16. Presentation on the Promenade Shopping Center by Christopher Nichelson, President of Milan Capital Management, Incorporated**

The City Manager introduced Mr. Nichelson who gave a presentation on the marketing strategies for the Promenade. Milan Capital Management, Incorporated is a real estate and management company that focuses on retail. Mr. Nichelson stated that Milan hopes to have a long-term relationship with the City. In 2012, Jax Market was on a month-to-month lease with very low sales. Milan tried to work with them on a longer lease and to spruce up their store. Jax Market ultimately decided not to renew their lease. Milan has had difficulty finding another market willing to rent the space due to parking and loading issues at the site. A 99 Cent Store has opened in the location of the old market. An Auto Zone will anchor the east portion of center. The Water Store will be relocated in center. Milan is trying to consolidate some of the stores to bring in bigger names. The dentist will remain in west side. The bakery formerly located inside Jax Market will relocate within the site. Milan plans to give the center a facelift, i.e., painting, stone work, upgraded landscaping, and restriped parking. Mr. Nichelson stated that City staff has been very accommodating and easy to work with.

Councilmember Rounds thanked Milan for coming to SFS. Councilmember Rounds and Mayor Pro Tem Trujillo first met the representatives from Milan at ReCon, a large shopping center convention. Councilmember Rios also thanked Milan and stated that the center had been dead for such a long time. Mayor Moore stated that he had received many complaints about Jax leaving and was glad to have the new stores moving in.

Gloria Vasquez, SFS resident, stated that many people are upset that there is not a local market. She added that many residents are senior citizens and can't drive, so a close option is needed.

Janie Aguirre, SFS resident, stated that she likes the 99 Cent Store, but agreed that a market is needed.

**APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS**

17. Committee Appointments  
None.

18. **ORAL COMMUNICATIONS**

Mayor Moore opened Oral Communications at 7:35 p.m. There being no one wishing to speak, Mayor Moore closed Oral Communications at 7:36 p.m.

19. **EXECUTIVE TEAM REPORTS**

Dino Torres reported that 8 PSO apprentices have been hired; they will be on bike patrol on City streets and be visible on weekends. Previously the PSOs only worked Monday - Friday. He added that Management Assistant Phillip DeRousse was leaving and that applications for the new Management Assistant position are due by Wednesday.

Chief Crook reported that SFS Firefighters are on standby due to nearby brush fires. He also reported that five new employees will report to work on Monday. These positions are needed to fill retirements from last year. He reminded the audience that the Fire Department will hold its annual Potato Bake fundraiser for the Relay for Life next Thursday.

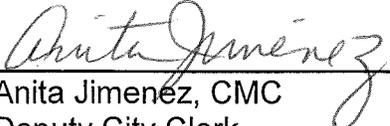
Councilmember González requested a meeting with the Mayor, the City Manager, and Frank Beach to discuss water issues. He also reported that he has been elected to the Executive Committee of the Gateway Council of Governments.

20. **ADJOURNMENT**

At 7:40 p.m., Mayor Moore adjourned the meetings to 4:30 p.m. on August 22, in memory of former Councilmember Al Fuentes and the victims of the Town Council Meeting shooting in Pennsylvania.

  
Richard J. Moore, Mayor

ATTEST:

  
Anita Jimenez, CMC  
Deputy City Clerk

9-17-13  
Date