

I N D E XCity Council - April 5, 1977

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Adjourned at 10:14 P.M.

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April 5, 1977

MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council convened in a Regular Meeting on Tuesday, April 5, 1977, at 5:30 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Armstrong, Brewster, Brown, Geissert, Rossberg, Wilson and Mayor Miller. Absent: None.

Also present: City Manager Ferraro, Assistant City Manager Scharfman, Deputy City Attorney Freeman, City Clerk Coil and City Treasurer Rupert. Absent: City Attorney Remelmeyer.

3. FLAG SALUTE:

Mrs. Polly Watts led in the salute to the flag.

4. INVOCATION:

The invocation was given by Reverend Boyd Kifer, Church of the Nazarene.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Armstrong moved to approve the minutes of February 22, 1977 and March 1, 1977, as recorded. His motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

6. MOTION TO WAIVE FURTHER READING:

Councilman Wilson moved that after the City Clerk has given a number and read title to any resolution or ordinance on tonight's agenda, the further reading thereof be waived, reserving and guaranteeing to each Councilmember the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

7. COUNCIL COMMITTEES:

Park, Recreation and Community Development:

Will meet with the School Board on April 14th at 4:00 P.M. in the School Board office.

1.

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Park, Recreation and Community Development:

Will meet on April 20th at 5:00 P.M. for the quarterly report of the Youth Council.

PRESENTATION:

8. AIRPORT CONSENSUS STUDY of the Torrance Municipal Airport.

Representing the League of Women Voters, Mrs. Polly Watts formally presented their Airport Consensus Study (of official record).

Councilman Brewster noted the considerable deliberation of the Ad Hoc Committee on Airport Noise and the imminent report on same, copies of which will be sent to interested individuals and groups. Further noted by City Manager Ferraro was the report being prepared by the Director of Finance relative to financial concerns. Councilwoman Geissert requested Staff review the matter of leasing procedures on Airport property.

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Introductions were in order at this point in the meeting -- City Manager Ferraro introduced, first, the newly appointed Park and Recreation Director, Mr. Dick Milkovich, and, secondly, recently promoted Sr. Administrative Assistant Roy Payne.

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PROCLAMATIONS:

9. FAIR HOUSING PRACTICES in the City of Torrance.

Mayor Miller proclaimed the month of April as FAIR HOUSING MONTH. There was grateful acceptance by Mrs. Agatha Berwanger, representing the Regional Fair Housing Coalition.

At the request of Mayor Miller, City Clerk Coil assigned a number and read title to:

RESOLUTION NO. 77-56

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AFFIRMING ITS COMMITMENT TO FAIR HOUSING PRACTICES AND TO THE ENFORCEMENT OF FAIR HOUSING LAWS AS STATED IN THE FEDERAL CIVIL RIGHTS ACTS OF 1964 AND 1968

Councilman Wilson moved for the adoption of Resolution No. 77-56. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

10. V.D. AWARENESS MONTH - April, 1977.

So proclaimed by Mayor Miller.

REAL PROPERTY:

11. RESUBMITTAL OF ROBERT SMITH REQUEST to lease Airport property.

RECOMMENDATION OF DIRECTOR OF TRANSPORTATION:

The Department of Transportation concurs with the recommendation of the Land Management Team in their February 2, 1977, transmittal letter and includes the three conditions outlined under the Department of Transportation recommendation of that same February 2 transmittal letter.

Noted was the continuing interest of Mr. Robert Smith, and the communication from Mr. James Rhodes, a realtor; also noted was the fact that there had been no response from Mr. William Ogg.

Mr. Rhodes was present, and advised that he could not compete with the \$455 per month rental offered by Mr. Smith.

MOTION: Councilman Armstrong moved to concur with the February 2, 1977 recommendation of the Department of Transportation and the Land Management Team, awarding the lease to Mr. Robert Smith, at a lease price of not less than \$455 per month. The motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

12. G & S INDUSTRIES request for transfer of interest in Airport Lease.

THE LAND MANAGEMENT TEAM recommends denial since the original principals of the month-to-month lease are no longer involved and that the premises be advertised according to policy.

THE AIRPORT COMMISSION recommends Council Advertising Policy APL - 27 be waived and month-to-month lease be changed from partnership to sole proprietorship (Robert E. Hamilton, Lessee) with conditions.

THE DEPARTMENT OF TRANSPORTATION has no objections to the transfer of interest and sole ownership of this month-to-month agreement.

Staff presentation was provided by Assistant City Manager Scharfman. Council discussion followed; it was the suggestion of Mayor Miller, concurred in by the Council, that approval be granted in this case with a direction to Staff to present a policy which will provide future protection in like cases -- such policy statement to be returned to Council.

MOTION: Councilman Armstrong moved to concur with the recommendation of the Airport Commission, as above stated. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

13. FRANK B. SCHIENDLER DBA ORIENTAL GARDENS request for release from lease obligations for City property located at 2815 Pacific Coast Highway (E.E. Wilson Lease)

RECOMMENDATION OF LAND MANAGEMENT TEAM/DEPARTMENT OF TRANSPORTATION/AIRPORT COMMISSION: That the Schiendlers be released from their lease obligation as of March 1, 1977, if the premises are restored to their original condition in a manner satisfactory to the Building and Safety Director.

Mr. Frank Schiendler was present and indicated his concurrence with a 60-day time period for restoration of the property, as well as his willingness to cooperate with the City in every possible way.

MOTION: Councilman Rossberg moved to concur with the above stated recommendation. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

14. RESOLUTION re: assignment of Vincent de Luca hangar.

RECOMMENDATION OF THE LAND MANAGEMENT TEAM:
Adoption of the subject resolution, subject to the following conditions:

1. Reimbursement of the City in the amount of \$36.31 for preparation of the necessary documents.
2. One-hour fire wall separation from adjoining hangars if determined necessary after inspection by the Building Department.

RESOLUTION NO. 77-57

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST A CONSENT TO ASSIGNMENT OF ONE AIRPORT HANGAR LEASE OF VINCENT DE LUCA TO RICHARD M. SCHAEFER AND LARRY A. KRUCHTEN

Councilman Armstrong moved for the adoption of Resolution No. 77-57, subject to above stated conditions #1 and #2. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

15. TORRANCE TRANSIT SYSTEM'S TRANSPORTATION PLAN ELEMENTS
as required by the Southern California Association of Governments.

MOTION: Councilman Wilson moved to approve the Transportation Improvement Program, Short Range Transit Plan, and Elderly and Handicapped Programs for Fiscal Year 1977-78 as submitted to the Southern California Association of Governments on January 27 and February 2, 1977 and as contained in the document "City of Torrance, California, Short Range Transit Plan, 1977-1982 (January, 1977 update of June, 1976 SRTP. Prepared by: Wilbur Smith & Associates)." The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

FISCAL MATTERS:

16. RESOLUTION re: Refuse Collection Fee Discount for low income Senior Citizens.

RECOMMENDATION OF FINANCE DIRECTOR:

That the City Council:

1. Act now on the Senior Citizen Council's recommendation, instead of waiting for the 1977-78 budget considerations.
2. Adopt the subject resolution granting the discount effective the first billing period following March 31, 1977; and
3. Appropriate \$4,000 from the General Fund Reserve for Contingencies for the required computer programming.

MOTION: Councilman Armstrong moved to concur with the above stated recommendations of the Finance Director. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

At the request of Mayor Miller, City Clerk Coil assigned a number and read title to:

RESOLUTION NO. 77-58

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE PROVIDING A DISCOUNT ON
REFUSE COLLECTION FEES TO LOW INCOME
SENIOR CITIZENS

Councilman Armstrong moved for the adoption of Resolution No. 77-58. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

17. TAIT APPRAISAL SERVICE PROPOSAL.

RECOMMENDATION OF CITY MANAGER:

That Council:

1. Accept the proposal of Tait Appraisal Company to perform building appraisals for the City of Torrance at a fee of \$7,550. for the years 1977 through 1982;
2. Appropriate \$7,550. from the General Fund for this item; and

3. Adopt the subject Resolution authorizing and directing the Mayor and City Clerk to enter into a contract with Tait Appraisal Company.

RESOLUTION NO. 77-59

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST A CONTRACT FOR APPRAISAL SERVICES BETWEEN THE CITY AND TAIT APPRAISAL COMPANY

Councilman Wilson moved for concurrence with the above stated recommendations of the City Manager, and for the adoption of Resolution No. 77-59. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

MANPOWER MATTERS:

18. RESOLUTION re: On-The-Job Training Programs.

RESOLUTION NO. 77-60

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THOSE CERTAIN CONTRACTS FOR ON-THE-JOB TRAINING BY AND BETWEEN THE CITY OF TORRANCE AND AMPCO METALS COMPANY; CAL-STEREO, INC.; GOLDSWORTHY ENGINEERING, INC.; PARNELLI JONES ENTERPRISES; POLY-DISC SYSTEMS, INC.; LIDO OF CALIFORNIA, INC.; AND IMPERIAL INTERNATIONAL, INC.

Councilwoman Geissert moved for the adoption of Resolution No. 77-60. Her motion, seconded by Councilman Armstrong, was unanimously approved by roll call vote.

PARK AND RECREATION MATTERS:

19. REQUEST BY AYSO for additional athletic nightlighting at South High School.

RECOMMENDATION OF PARK AND RECREATION DIRECTOR:

That Council consider authorizing the Park, Recreation and Community Development Committee to explore with the Torrance Unified School District, the possibility of each organization financing, on an equal basis, the remaining 50% of this project.

MOTION: Councilman Wilson moved to refer Item #19 to the Park, Recreation and Community Development Committee. The motion was seconded by Councilman Armstrong.

Representing AYSO, Mr. Dave Sergent indicated concurrence with the Staff report in this matter, and recommended an added "Option D" reflecting that AYSO would be willing to go 50/50 with the City.

Roll call vote on Councilman Wilson's motion to refer Item #19 to the Park, Recreation and Community Development Committee was unanimously favorable.

MATTERS NOT OTHERWISE CLASSIFIED:

20. CONFLICT OF INTEREST CODES.

RECOMMENDATION OF CITY ATTORNEY:

That the City Council grant an extension of time and set September 1, 1977 as the new deadline for the submission of the Conflict of Interest Codes by all departments and agencies of the City to the City Council for review.

MOTION: Councilman Armstrong moved to concur with the above stated recommendation of the City Attorney. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

SECOND READING ORDINANCES:

21. ORDINANCE NO. 2731.

ORDINANCE NO. 2731

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 17.63.1 AND SECTION 17.63.2 OF THE TORRANCE MUNICIPAL CODE TO ADD THE CLASS TITLE AND SALARY OF MTST/MTSC OPERATOR

Councilman Wilson moved for the adoption of Ordinance No. 2731 at its second and final reading. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

22. ORDINANCE NO. 2732.

ORDINANCE NO. 2732

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING SECTION 11.6.4 TO THE TORRANCE MUNICIPAL CODE RELATING TO SERVICE OF SUBPOENAS DUCES TECUM

Councilman Wilson moved for the adoption of Ordinance No. 2732 at its second and final reading. His motion, seconded by Councilman Brown, was unanimously approved by roll call vote.

HEARINGS - PLANNING:

(Items #23,24,25, and 26 were considered together, with proponent concurrence confirmed by Mr. Robert Halbert.)

23. CONSIDERATION OF THE EAST VICTOR PRECINCT STUDY.
A report which outlines land use and zoning alternatives in the area known as the East Victor Precinct. Report dated January 1977. PLANNING COMMISSION RECOMMENDS RETENTION OF PRESENT ZONING.
24. GENERAL PLAN AMENDMENT 77-2, Robert Halbert and Horace Allen: An amendment to the Land Use Element of the General Plan requesting a change from Light Industrial to Low Density Residential on property located at the southeast and southwest corners of Del Amo Boulevard and Earl Street. RECOMMENDED FOR DENIAL BY THE PLANNING COMMISSION.
25. ZC 76-10 (EA 76-58), Robert Halbert and Horace Allen: Request for change of zone from M-L (M-1 PP) to R-1 on property located at the southeast and southwest corners of Del Amo Boulevard at Earl Street. RECOMMENDED FOR DENIAL BY THE PLANNING COMMISSION.
26. TT 32881 (EA 76-58), Robert Halbert and Horace Allen: Appeal of Planning Commission denial of request to divide land into 74 residential lots: Property located at the southeast and southwest corners of Del Amo Boulevard and Earl Street. RECOMMENDED FOR DENIAL BY THE PLANNING COMMISSION.

Affidavits of Publication were presented by City Clerk Coil, and they were ordered filed, there being no objection.

Mayor Miller announced that this was the time and place for the public hearing on the above enumerated items. Staff presentation was provided by Planning Associate Gomez, following which comments from the audience were invited by the Mayor.

Speaking in support of the proposed R-1 zoning were Mr. George Swade, 4726 Narrot Street, representing Southwest Homeowners Association; Mr. Bernard Quinn, 4016 Del Amo Boulevard; and Mr. William Zappas, 3922 Emerald Street..

The following speakers favored retention of the present zoning and were opposed to the proposed R-1 zoning: Mr. Charlie Good, 7323 Via la Rado, Rancho Palos Verdes; Ms. Lolita Packard, 21107 Ladeene (also representing Mr. Parnelli Jones and Mr. Vel Miletich); and Mrs. Inez Van Lingen, 20621 Earl Street.

Mr. Jim Rollins, 5711 Ravenspur, Palos Verdes, president of Pilot Manufacturing, indicated approval of Alternate No. 1 and urged the establishment of higher standards for what is going into the subject area.

Proponents Halbert and Allen reiterated the merits of the requested R-1 zoning, and the overall improvement to the Victor Precinct represented thereby.

Noted at this time by Planning Director Shartle were the following communications: Mrs. Tooker, disapproving of the East Victor Precinct Study; R.L. Ducarm, vice president, Modular Devices, Inc. indicating approval of the present zoning for the East Victor Precinct area; and Mr. Weber concurring with the recommendations of the Planning Commission, maintaining the current zoning pattern.

There being no one else present who wished to be heard, Councilman Wilson moved to close the hearing on Items #23, 24, 25 and #26. The motion was seconded by Councilman Armstrong; and roll call vote was unanimously favorable.

Council discussion was directed to: street development plans; residential vs. industrial development; the present "hodge-podge" atmosphere; the merits of R-1 identity for Del Amo Boulevard; the unique history of this particular area; etc.

Councilman Brewster stated that while he had no serious objection to development in the fashion proposed, he would need to have strong assurance that the integrity of the interior is protected for M-L use -- a further concern is the need for a buffer or an interface between the proposed tract on its southerly border and the M-L on its northerly border. Staff input in this regard was requested by Mr. Brewster.

It was the recommendation of Mayor Miller, generally concurred in by the Council, that action on the Tentative Tract be held in abeyance in order that the proponents and Staff might have more detailed review of the proposed development, with particular note of the above request by Councilman Brewster.

Formal action taken by the Council is reflected below:

ITEM #23:

MOTION: Mayor Miller moved to accept Alternative 1, as outlined in the East Victor Precinct Study, and remand to Staff for appropriate zone changes, General Plan Amendments and Development Plans, with the exception of that property designated as the Halbert-Allen property. The motion was seconded by Councilman Armstrong.

A SUBSTITUTE MOTION, which died for lack of a second, was offered by Councilwoman Geissert: That the Council accept Alternative 1, M-L as outlined in the East Victor Precinct Study, and remand to Staff for appropriate zone changes, General Plan Amendments and Development Plans.

Roll call vote on Mayor Miller's motion was as follows:

AYES: COUNCILMEMBERS: Armstrong, Brewster, Brown,
Rossberg, Wilson; Mayor Miller.
NOES: COUNCILMEMBERS: Geissert.

ITEM #24:

Stated by Councilman Armstrong: The City Council has reviewed EIR 76-15, and has considered the environmental impacts as outlined in the EIR. The Council finds that there are no significant impacts or, if there are any, the mitigation measures proposed are found to be adequate to alleviate them. Further the Council has considered all Staff reports submitted and the testimony presented tonight and finds as facts the matters set out therein. Councilman Armstrong thereupon MOVED approval of General Plan Amendment 77-2. The motion was seconded by Councilman Brown, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Armstrong, Brewster, Brown,
Rossberg, Wilson; Mayor Miller.
NOES: COUNCILMEMBERS: Geissert.

Attention was then directed to Items #25 and #26 -- Mr. Robert Halbert indicated concurrence with referral of these items back to Staff.

MOTION: Councilman Wilson moved to refer Items #25 and #26 back to Staff. The motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

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The hour being 8:40 P.M., the Council recessed and reconvened as the Redevelopment Agency. A 10-minute recess followed at 8:42 P.M.

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HEARINGS - OTHER THAN PLANNING:27. 1977 WEED ABATEMENT PROGRAM.

Mayor Miller announced that this was the time and place for the hearing on the Resolution of Intention declaring parcels described in said Resolution to be a public nuisance, and providing for the abatement thereof.

There were no exceptions.

The Affidavit of Mailing was presented by City Clerk Coil. Councilman Armstrong moved to receive and file said Affidavit. The motion was seconded by Councilman Wilson; roll call vote was unanimously favorable.

Mayor Miller then inquired if anyone wished to be heard.

Mr. Joel Bernstein, 1876 Torrance Boulevard, stated that the weeds are not on the property owned by him but are on City property, and voiced his objections thereto. It was agreed that he would meet with City Engineer Weaver in this matter, and that the Council would proceed with the resolution in order to expedite the program.

At the request of Mayor Miller, City Clerk Coil assigned a number and read title to:

RESOLUTION NO. 77-61

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND INSTRUCTING THE CONTRACTOR TO ABATE THE NUISANCE LOCATED ON OR IN FRONT OF PROPERTIES IN THE CITY OF TORRANCE AS DESCRIBED IN RESOLUTION NO. 77-53

Councilwoman Geissert moved for the adoption of Resolution No. 77-61. Her motion, seconded by Councilman Brown, was unanimously approved by roll call vote.

28. CONSIDERATION OF REPROGRAMING FIRST YEAR HOUSING AND COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS TO CONFORM WITH REQUIREMENTS OF THE HOUSING AND URBAN DEVELOPMENT DEPARTMENT.

Affidavit of Publication was presented by City Clerk Coil, and it was ordered filed, there being no objection.

Staff presentation was provided by Planning Associate Busse, it being recommended that the hearing be opened on April 5th and continued to April 12, 1977.

MOTION: Councilman Wilson moved to continue the subject hearing to April 12, 1977, not to be heard before 7:30 P.M. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

ROUTINE MATTERS:

29. WEED ABATEMENT - Spring 1977 (B77-11)

RECOMMENDATION OF CITY ENGINEER:

That the contract be awarded to Gary's Lot Cleaning and the other bid be rejected.

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30. AWARD OF ANNUAL CONTRACT - Re: Emulsion.
Ref. Bid #B77-10) Total Expenditure: \$13,538.32

RECOMMENDATION OF FINANCE DIRECTOR/BUYER:

That Council accept the low bid submitted by the Douglas Oil Company and approve of the award of an annual contract to them for our annual requirements of emulsion in the total amount of \$13,538.32 including sales tax.

MOTION: Councilman Wilson moved to concur with Staff recommendations on agenda items #29 and #30. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

ORAL COMMUNICATIONS:

31. City Manager Ferraro reviewed scheduling of Bingo ordinance, and it was agreed that the hearing commence on April 12th and be continued to April 19th. Also noted by Mr. Ferraro were SB 101 and SB 103 re: Bingo which would permit any non-profit group to operate Bingo.

32. An Executive Session re: Personnel and Litigation was requested by City Manager Ferraro.

33. Councilman Armstrong requested appropriate recognition to Officer Augustine for recent commendation re: Jail Audit.

33. Councilwoman Geissert advised that a group of deaf citizens, and their translator, will be in attendance at the April 12th meeting.

34. Assistance in setting up the forthcoming meeting of the South Bay Cities Association was requested by Councilman Rossberg.

35. Congratulations were extended Councilman Brewster on his election as Vice President of SCRTD by Councilwoman Geissert.

36. Councilman Wilson reported that a letter had been received from the Southwest Retarded Children's Association that they no longer were interested in the property on Kornblum -- Dr. Wilson therefore withdrew his appeal.

37. Councilman Wilson requested appropriate recognition for Medal of Valor winners and for Firefighter Matson for his off-duty life saving act.

38. Councilman Wilson noted communication from Bob Jones which expressed his desire to donate his wheelchair and bicycle to the City -- Staff was requested to make necessary arrangements.

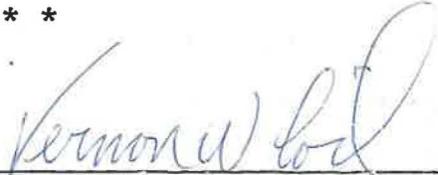
39. Councilman Rossberg noted the recent meeting in Torrance of the Back Seat Driver Advisory Committee and the representation of Ed and Ruthy Enrietta.

40. Mayor Miller reported on the confirmation by Mayor Russ of Gardena that he had supported Arthur Horkay for the Technical Advisory Committee of the League of California Cities (March 25, 1977 communication, of official record).

41. Mr. William Ogg, 2706 Portobello, complained about charges assessed when his airplane is not in the hangar in the evening; further, Mr. Ogg requested permission to so use this driveway. City Manager Ferraro advised that he would investigate this matter and return to the Council with a report.

At 9:30 P.M. the Council recessed for an Executive Session to discuss pending litigation and personnel matters (proper subject matters, per City Attorney Remelmeyer), returning at 10:14 P.M. for formal adjournment. No action was taken.

* * * * *



 Vernon W. Coil, Clerk of the
 City of Torrance, California

APPROVED:



 Mayor of the City of Torrance