

I N D E X

City Council - September 14, 1982

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Ava Cripe
Minute Secretary

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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, September 14, 1982, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Rossberg, Walker, Wilson, Wirth and Mayor Armstrong.

Absent: Councilwoman Geissert (out of town).

Also present: City Manager Ferraro and Staff representatives.

3. FLAG SALUTE:

Personnel Manager Elaine Winer led in the salute to the flag.

4. INVOCATION:

Father Michael Nocita provided the invocation for the meeting.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Applegate moved to approve the minutes of August 10, 1982, as recorded. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilwoman Geissert absent).

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6. MOTION TO WAIVE FURTHER READING:

Councilman Applegate moved that after the City Clerk has assigned 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 Walker, and roll call vote was unanimously favorable (Councilwoman Geissert absent).

7. COUNCIL COMMITTEE MEETINGS.

Finance Committee:
September 15th - 4:00 P.M.

8. COMMUNITY MATTERS:

- 8a. RESOLUTION commending Bishop Montgomery High School on its 25th Anniversary.

RESOLUTION NO. 82-220

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE COMMENDING BISHOP
MONTGOMERY HIGH SCHOOL ON ITS 25TH
ANNIVERSARY

Councilman Wilson moved for the adoption of Resolution No. 82-220. His motion, seconded by Councilman Walker, was unanimously approved by roll call vote (Councilwoman Geissert absent).

Considered by the Council at this time, out of order:

21. ADDENDUM ITEM:

- 21b. PROCLAMATION - "Constitution Week" - September 12-18, 1982.

So proclaimed by Mayor Armstrong.

9. LIBRARY/PARK AND RECREATION MATTERS:

- 9a. NEW CITY YARD - MAINTENANCE FACILITY.

RECOMMENDATION:

It is the recommendation of Staff that the City Council, as a matter of policy, permit the retention of a portion of the Parks Maintenance Personnel at Charles H. Wilson

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Park, so that the New City Yard Facility may be reduced in size by approximately 5000 square feet.

Staff presentations were provided by Parks and Recreation Director Barnett and Capital Projects Administrator McKinnon.

Council discussion ensued -- questioned was the sacrifice of some 4½ acres of park land for a park maintenance facility; the deviation from the original concept; needed input re: cost considerations; etc. It was the ultimate consensus of the Council that there should be further review by the appropriate Council Committee.

MOTION: Councilman Wilson moved to refer the subject matter to the Citizen Development and Enrichment Committee of the Council. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable (Councilwoman Geissert absent).

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. RESOLUTION re: Acquisition of Gonzales Trust Groundwater Pumping Rights in West Coast Basin.

RESOLUTION NO. 82-216

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE APPROVING PURCHASE OF
34.3 ACRE FEET OF WATER RIGHTS FROM
GABRIELLA AND MARIA GONZALES

Councilman Wilson moved for the adoption of Resolution No. 82-216. His motion, seconded by Councilman Rossberg, was unanimously approved by roll call vote (Councilwoman Geissert absent).

11. POLICE AND FIRE MATTERS:

11a. POLICE COMPUTER APPLICATIONS:

RECOMMENDATION:

The City Manager's office, the Information System Director and the Police Department all agree that Option 2 (per material of record) is the best long range plan. It is recommended that the City Council authorize expenditure of \$38,000 from the unexpended balance in the Police Building General Fund appropriation for implementation of Option 2, a stand-alone computer system, in the Police Department.

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It is further recommended that the Purchasing Department be authorized to modify Police Data Systems, Inc. purchase order by deletion of \$65,694 and addition of \$99,572 for a net increase of \$33,878.

INFORMATION SYSTEM DIRECTOR NOTE:

The opinion that an operator will be needed if the stand-alone system is implemented in the Police Department will be resolved if the Police Supervisors in charge of the Computer Room receive some basic operational training.

MOTION: Councilman Applegate moved to concur with the above stated Staff recommendations. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilwoman Geissert absent).

12. PLANNING AND ZONING MATTERS:

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At 7:40 P.M. the Council recessed to go into Joint Session with the Redevelopment Agency to consider the following items:

Council Item 12a:

PURCHASE OF LEASEHOLD RIGHTS at 1401 Cravens Avenue from Prudential Insurance Company and authorize payment of moving and relocation expenses.

RECOMMENDATION

Staff recommends the following actions:

1. Adoption of the first attached resolution advancing \$15,000 from General Fund Redevelopment Reserves to the Redevelopment Agency for deposit in the Downtown Project Low and Moderate Income Housing Fund;
2. Adoption of the second attached resolution:
 - a. Accepting a grant of \$36,151 from the Redevelopment Agency for the purpose of securing all rights and interests in the property located at 1401 Cravens Avenue; and
 - b. Authorizing and directing the Mayor and City Clerk to execute and attest a purchase agreement with Prudential Insurance Company for the leasehold at 1401 Cravens Avenue for \$56,196; and

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3. Authorizing the payment of \$18,804 to Prudential Insurance Company for moving and related expenses relative to relocating from the property at 1401 Cravens Avenue.

MOTION: Councilman Wilson moved to concur with the above stated Staff recommendation. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Absent: Councilwoman Geissert).

RESOLUTION NO. 82-217

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, ADVANCING THE SUM OF \$15,000 TO THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE FOR DEPOSIT TO THE LOW AND MODERATE INCOME HOUSING FUND FOR THE DOWNTOWN REDEVELOPMENT PROJECT

Councilman Applegate moved for the adoption of Resolution No. 82-217. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilwoman Geissert absent).

Agency Item 3a:

RESOLUTION NO. RA 82-28

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE, CALIFORNIA, ACCEPTING THE SUM OF \$15,000 FROM THE CITY OF TORRANCE FOR DEPOSIT TO THE LOW AND MODERATE INCOME HOUSING FUND FOR THE DOWNTOWN REDEVELOPMENT PROJECT AND GRANTING \$36,151 TO THE CITY FROM SAID FUND FOR THE PURPOSE OF SECURING ALL RIGHTS AND INTERESTS IN PROPERTY AT 1401 CRAVENS AVENUE

Dr. Wilson moved for the adoption of Resolution No. RA 82-28. His motion was seconded by Mr. Applegate, and roll call vote was unanimously favorable (Mrs. Geissert absent).

Council Item 12a:

RESOLUTION NO. 82-218

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST A PURCHASE AGREEMENT WITH PRUDENTIAL INSURANCE COMPANY FOR THE LEASEHOLD INTERESTS IN PROPERTY AT 1401 CRAVENS AVENUE FOR \$56,196 AND ACCEPTING \$36,151 FROM THE REDEVELOPMENT AGENCY FOR COSTS ASSOCIATED WITH SECURING ALL RIGHTS AND INTERESTS IN SAID PROPERTY

Councilman Applegate moved for the adoption of Resolution No. 82-218. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilwoman Geissert absent).

Council Item 12b:

ADVANCE OF FUNDS TO SKYPARK REDEVELOPMENT PROJECT.

Councilman Rossberg announced that he would ABSTAIN in the following matters due to the fact that he might have business dealings in selling of subject bonds.

RESOLUTION NO. 82-219

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, ADVANCING THE SUM OF \$35,000 FROM GENERAL FUND RESERVES TO THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE FOR COSTS ASSOCIATED WITH THE SALE OF TAX ALLOCATION BONDS ON THE SKYPARK REDEVELOPMENT PROJECT

Councilman Wilson moved for the adoption of Resolution No. 82-219. His motion, seconded by Councilman Applegate, carried, with roll call vote as follows:

- AYES: COUNCILMEMBERS: Applegate, Walker, Wilson, Wirth; Mayor Armstrong.
- NOES: COUNCILMEMBERS: None.
- ABSTAIN: COUNCILMEMBERS: Rossberg.
- ABSENT: COUNCILMEMBERS: Geissert.

Agency Item 3b:SALE OF SKYPARK TAX ALLOCATION BONDS.RESOLUTION NO. RA 82-29

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF
THE CITY OF TORRANCE, CALIFORNIA, AUTHORIZING
THE INVITATION OF PROPOSALS FOR THE PURCHASE
OF UP TO \$2,650,000 TAX ALLOCATION BONDS OF
SAID AGENCY

Mr. Applegate moved for the adoption of Resolution No.
RA 82-29. His motion was seconded by Dr. Wilson, and carried,
with roll call vote as follows:

AYES: MEMBERS: Applegate, Walker, Wilson, Wirth;
Chairman Armstrong.
NOES: MEMBERS: None.
ABSTAIN: MEMBERS: Rossberg.
ABSENT: MEMBERS: Geissert.

RESOLUTION NO. RA 82-30

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF
THE CITY OF TORRANCE, CALIFORNIA, ACCEPTING
THE SUM OF \$35,000 AS AN ADVANCE FROM THE
CITY OF TORRANCE FOR COSTS ASSOCIATED WITH
THE SALE OF TAX ALLOCATION BONDS ON THE
SKYPARK REDEVELOPMENT PROJECT

Mr. Applegate moved for the adoption of Resolution No.
RA 82-30. His motion was seconded by Chairman Armstrong, and
carried, with roll call vote as follows:

AYES: MEMBERS: Applegate, Walker, Wilson, Wirth;
Chairman Armstrong.
NOES: MEMBERS: None.
ABSTAIN: MEMBERS: Rossberg.
ABSENT: MEMBERS: Geissert.

RESOLUTION NO. RA 82-31

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE, CALIFORNIA, AUTHORIZING MERRILL LYNCH WHITE WELD CAPITAL MARKETS GROUP TO SUBMIT A BID PURSUANT TO SECTION 53691 OF THE GOVERNMENT CODE ON THE SKYPARK REDEVELOPMENT PROJECT TAX ALLOCATION BONDS, SERIES A

Mr. Applegate moved for the adoption of Resolution No. RA 82-31. His motion was seconded by Mr. Walker, and carried, with roll call vote as follows:

AYES: MEMBERS: Applegate, Walker, Wilson, Wirth; Chairman Armstrong.
NOES: MEMBERS: None.
ABSTAIN: MEMBERS: Rossberg.
ABSENT: MEMBERS: Geissert.

* * * * *

The Agency recessed at this time - 8:00 P.M. - to await conclusion of the Council agenda for a scheduled Joint Agency/Council Executive Session.

The Joint Executive Session convened at 8:15 P.M. The Council/Agency returned at 8:45 P.M. to take formal action, of record. Agency adjournment was at 8:50 P.M.

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12c. COMMERCIAL REHABILITATION LOAN PROGRAM WITH BANK OF AMERICA AND RESOLUTION PERTAINING THERETO.

RECOMMENDATION:

Staff recommends that the City Council remove the condition previously placed on adoption of the resolution authorizing the execution of the Credit Agreement with Bank of America, and affirm the resolution, amended guidelines and Credit Agreement as originally presented on September 7, 1982.

Councilman Rossberg expressed his appreciation to Staff for their efficient follow-through on the concerns regarding the 18 percent loan rate voiced at the September 7th Council meeting. Mr. Rossberg reaffirmed those concerns this date.

MOTION: Councilman Applegate moved to concur with the above stated Staff recommendation. His motion was seconded by Councilman Walker, and carried, with roll call vote as follows:

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AYES: COUNCILMEMBERS: Applegate, Walker, Wilson,
Wirth; Mayor Armstrong.
NOES: COUNCILMEMBERS: Rossberg.
ABSENT: COUNCILMEMBERS: Geissert.

It was noted by Community Development Administrator Moore that this matter is reviewed every 180 days.

14. PERSONNEL MATTERS:

- 14a. AMENDMENT TO RESOLUTION for Safety Management Employees and Supplemental MOU for the Engineers.

RESOLUTION NO. 82-221

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH CERTAIN CHANGES REGARDING WAGES, HOURS AND WORKING CONDITIONS FOR SAFETY MANAGEMENT EMPLOYEES AMENDING RESOLUTION NO. 82-203

Councilman Walker moved for the adoption of Resolution No. 82-221. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilwoman Geissert absent).

RESOLUTION NO. 82-223

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH CERTAIN CHANGES REGARDING WAGES, HOURS AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE ENGINEERS AMENDING RESOLUTION 82-161

Councilman Wilson moved for the adoption of Resolution No. 82-223. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilwoman Geissert absent).

- 14b. RESOLUTION re: MOU for Crossing Guard Employees.

RESOLUTION NO. 82-224

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH WAGES, HOURS AND WORKING CONDITIONS FOR CROSSING GUARD EMPLOYEES FOR THE PERIOD FROM SEPTEMBER 14, 1982 TO AUGUST 31, 1983

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Councilman Wilson moved for the adoption of Resolution No. 82-224. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilwoman Geissert absent).

15. HEARINGS.

15a. V 82-4, GARTH H. BELKNAP: Request for approval of a Variance to allow less than Code-required parking for a single-family residence in the R-1 zone at 17822 Bailey Drive. THE PLANNING COMMISSION RECOMMENDS APPROVAL OF THE REQUEST. THE PLANNING DEPARTMENT RECOMMENDS DENIAL OF THE REQUEST.

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

Mayor Armstrong announced that this was the time and place for the subject public hearing, and inquired if anyone wished to be heard. There was no response.

Councilman Applegate moved that the hearing be closed. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable (Councilwoman Geissert absent).

MOTION: Councilman Wilson moved to concur with the recommendation of the Planning Commission for approval of V 82-4. His motion was seconded by Councilman Applegate, and roll vote was unanimously favorable (Councilwoman Geissert absent).

RESOLUTION NO. 82-225

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, GRANTING A VARIANCE FROM THE PROVISIONS OF DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO ALLOW LESS THAN CODE REQUIRED PARKING FOR A SINGLE-FAMILY RESIDENCE AND RETAIN USE OF A CARPORT IN THE R-1 ZONE AT 17822 BAILEY DRIVE
V 82-4: GARTH H. BELKNAP

Councilman Wilson moved for the adoption of Resolution No. 82-225. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilwoman Geissert absent).

17. ADMINISTRATIVE MATTERS:17a. EXECUTIVE SESSION.

See Page 14.

17b. LEASING OF CITY-OWNED FACILITIES TO GROUP W CABLE COMPANY OF TORRANCE.RECOMMENDATION

The Land Management Team recommends that Your Honorable Body authorize the leasing of the above described City facilities to Group W Cable and instruct the City Attorney to draft a formal lease with the following terms and conditions:

- That the Civic Center Head End Site of approximately 1,160 square feet be leased to Group W Cable for \$1.00 per square foot or \$1,160 per month, for a period coinciding with the 15 year franchise agreement.
- That the above lease be adjusted every three years based on inflationary changes as recorded by the Producer's Price Index with a cap of 8% per year.
- That a 150 square feet of courtyard area of the City Hall West Annex be leased to Group W Cable for a tower location for a period of 15 years at no extra charge.
- That a 20,000 square foot portion of Building #4 at Wilson Park be leased to Group W Cable for \$.25 per square foot or \$5,000 per month for a period of 18 months.
- That the rent income derived from the Wilson Park lease be dedicated for the Wilson Park Development Fund.
- That Group W be allowed to take possession and use the facility immediately upon City Council approval provided that Group W obtains the required insurance as determined by the City Attorney.

MOTION: Councilman Walker moved to concur with the above stated recommendation of the Land Management Team. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilwoman Geissert absent).

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Noted by Mayor Armstrong at this point in the meeting was the recommendation of City Clerk Babb that interviews for the current vacancy on the Civil Service Commission be set for October 12, 1982. Councilman Wilson so MOVED; the motion was seconded by Councilman Walker. There were no objections, and it was so ordered.

Appropriate recognition for retiring Commissioner Mildred Oberlander was requested by Mayor Armstrong. There were no objections, and it was so ordered.

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20. CONSENT CALENDAR:

- 20a. AWARD OF CONTRACT - To Furnish Processed Miscellaneous Base (For Street Paving Work) Ref. Bid No. B82-56
Expenditure: \$12,000.00

RECOMMENDATION OF PURCHASING AGENT/BUYER:

That the Council award a twelve-month contract to Krago Materials, Inc., the low bidder, for the required Processed Miscellaneous Base. It is anticipated that the expenditure against this contract will be \$12,000.00.

- 20b. AWARD OF CONTRACT - Re: Purchase of Two Budgeted Trailer Mounted Brush Chippers. Ref. Bid No. B82-55
Expenditure: \$22,437.60

RECOMMENDATION OF FINANCE DIRECTOR/PURCHASING AGENT:

That Council award the contract for the two budgeted Brush Chippers to the Vermeer-California Company, the low bidder, in the amount of \$22,437.60 total.

- 20c. AWARD OF CONTRACT - Re: Purchase of One Hersey MFM-MCT Domestic and Fire Line Water Meter - 10" x 6"
Reimbursed Expenditure: \$11,390.18.

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RECOMMENDATION OF PURCHASING AGENT/BUYER:

Inasmuch as this is a sole source purchase, it is recommended that Council award the contract for the purchase of this meter direct from the manufacturer, the HERSEY PRODUCTS COMPANY, INC. of Los Angeles, for the total amount of \$11,390.18, including tax.

MOTION: Councilman Applegate moved to concur with Staff recommendations on agenda items 20a, 20b and 20c. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilwoman Geissert absent).

21. ADDENDA ITEMS:21a. CENTURY FREEWAY PROCUREMENT DEVELOPMENT CONFERENCE.RECOMMENDATION OF PERSONNEL MANAGER:

That your Honorable Body authorize the subject Agreement with the Century Freeway Procurement Development Conference in the amount of \$1,000.

MOTION: Councilman Applegate moved to concur with the above stated recommendation of the Personnel Manager. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilwoman Geissert absent).

21b. PROCLAMATION - "Constitution Week"

See Page 2.

22. ORAL COMMUNICATIONS:

22a. Councilman Applegate expressed his disapproval of the court decision re: Ponderosa Homes -- any possible recourse should be pursued by the City Attorney.

22b. Councilman Applegate noted the matter of temporary use of the Prudential building in Downtown Torrance by Senior Citizens -- Mr. Applegate MOVED that this temporary use be allowed for regularly scheduled programs. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilwoman Geissert absent).

22c. Councilman Rossberg commended PPG Industries for their cooperation with the City, per memorandum from Fire Chief DeYoung -- appropriate recognition was requested by Mr. Rossberg.

22d. The improved physical condition of former Parks and Recreation Director Harry Van Bellehem was announced by Councilman Rossberg. Also noted was the pending surgery

of Planning Commission Chairman Jerry Alter; the best wishes of the Council were expressed.

22e. Councilman Rossberg requested some advance Staff input re: proposed Senior Citizen housing by Park Del Amo people, per recent newspaper article.

22f. Mayor Armstrong referred to recent input from the Land Management Team re: Bishop Montgomery Sump. Following discussion, it was agreed that there should be preliminary public contact by Great Lakes. "Test the waters, as it were, and then come back and make some judgments based on their results," per Mayor Armstrong.

22g. Mr. Michael Bedinger, 4011 West 232nd Street, inquired as to the agenda date for consideration of Long Range and Short Range Plans for the Airport, with the specific request that sufficient notice be provided interested parties. Director of Transportation Horkay advised that this matter is scheduled for approximately two weeks hence.

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17a. EXECUTIVE SESSION:

At 8:15 P.M. the Council recessed in Joint Council/ Agency Executive Session, returning at 8:45 P.M.

No Council action was taken.

The meeting was regularly adjourned at 8:50 P.M.

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Ava Cripe
Minute Secretary

14.

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Mayor of the City of Torrance


City Clerk of the City of Torrance