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City Council - September 28, 1982

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Ava Cripe
Minute Secretary

ii.

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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 28, 1982, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

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

Absent: Councilman Wilson (out of town).

Also present: City Manager Ferraro and Staff representatives.

3. FLAG SALUTE:

Mr. Stan Smith, chairman, Park and Recreation Commission, led in the salute to the flag.

4. INVOCATION:

Reverend Fred Cantrell, Del Amo Community Church, provided the invocation for the meeting.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Applegate moved to approve the minutes of August 24, 1982 and August 31, 1982, as recorded. His motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable (Councilman Wilson 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 Wirth, and roll call vote was unanimously favorable (Councilman Wilson absent).

7. COUNCIL COMMITTEE MEETINGS:

None scheduled.

8. COMMUNITY MATTERS:8a. PRESENTATION OF PLAQUE to P.P.G. Industries.

A plaque in recognition of the community achievements of P.P.G. Industries was presented to Manager Nick Marvich by Mayor Armstrong. Mr. Marvich conveyed the gratitude of his company for this recognition.

8b. PRESENTATION OF PLAQUE AND RESOLUTION commending Tom Roberts for outstanding service to the community and to the Youth Council.RESOLUTION NO. 82-230

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE COMMENDING TOM ROBERTS
FOR OUTSTANDING SERVICES TO THE COMMUNITY

Councilman Applegate moved for the adoption of Resolution No. 82-230. His motion, seconded by Councilman Rossberg, was unanimously approved by roll call vote (Councilman Wilson absent).

Presentation of a plaque and an expression of appreciation to Tom for his tireless efforts in behalf of Torrance youth was made by Mayor Armstrong, on behalf of the Council.

8c. PROCLAMATION - "Share-A-Ride-Day" - October 6, 1982.

So proclaimed by Mayor Armstrong.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. LONG AND SHORT RANGE PLAN FOR THE TORRANCE MUNICIPAL AIRPORT.

RECOMMENDATION OF DEPARTMENT OF TRANSPORTATION:

That your Honorable Body:

1. Establish as a long range goal the development of Torrance Municipal Airport as a General Aviation Airport with emphasis on business by the gradual elimination of training performed at the Airport, i.e., touch and go's.
2. Adopt Option C (per material of record) of the Short Range Plan allowing development of the Southwest Quadrant with one Fixed Base Operator (FBO) who would serve the needs of the business/executive type aircraft owner with the remainder of the acreage devoted to the construction of the 108 additional tiedowns and hangars.

It is our sincere belief that implementation of the above recommendations will result in a noticeable decrease in aircraft activity and noise while still providing the Airport users with much needed storage facilities for private aircraft and improving the aesthetic appearance of the aeronautical leaseholders.

Formal Staff presentations were provided by Director of Transportation Horkay and Administrative Specialist Valerie Stonehouse.

Comments from the audience were invited by Mayor Armstrong.

Speakers were:

Mr. John LeResche, representing CACAN: Action taken by this groups endorsed the recommendation of the Environmental Staff -- endorsement of the "Status Quo Scenario," and their recommendations, of record.

Mr. Howard Webb, resident of Palos Verdes Estates: The Council should keep its interpretations on the Airport operations as broad as possible.

Mr. Joe Arciuch, 23215 Kathryn Avenue: Requested Council to endorse the Building and Safety Department's concept of "Status Quo Plus." (Written statement, of record).

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Mr. Bob Decard, 5112 West Sepulveda: The Airport is a unique asset for the City of Torrance -- if the thought of business aircraft is entertained, then it must be faced that someday jet fuel will have to be allowed on the Airport.

Mr. Neil Wilsey, 4209 Mesa: Reviewed the contents of the 1948 Quit Claim Deed relative to the Airport -- it was affirmed by City Attorney Remelmeyer that the City is not in violation of the Quit Claim Deed requirements.

Mr. Bill Brugger, representing SETHA Board of Directors: The Airport should be maintained as is with its present facilities -- there should be enforcement of noise and curfew regulations, along with control of flights and registered aircraft. Further, per the Board, a policy of the City of Torrance to make long range provisions for a regional airport within a heavily residential area is contrary to the interests and rights of the people of Torrance.

Mr. Jim Frasso, 23007 Kent Avenue: Stronger action is required regarding jet restrictions, regardless of plan selected this date. The Council accepted the ANCLUC Report; they should now comply with its recommendations to reduce the allowable noise; enforce the noise ordinance; provide a specific plan and timetable to reduce operations by year 2000. Further, there is need for a more enforceable ordinance stating the Council's position on jet aircraft, not only jet fuel.....do not vote for "status quo," per Mr. Frasso.

Mr. Roy Berry, Torrance Airport Business Association: Supplemental material submitted by Staff met with his favor -- it is a good redefinition of training, one that can be lived with, if in fact "the gradual elimination of training" means to the Council the elimination of "touch-and-go's," and should be a very workable situation. Recommendations of TABA are that Torrance Airport be maintained as General Aviation Airport -- to emphasize and develop those facilities which will attract business and executive aircraft, leaving the matter of flight training to be negotiated with prospective fbo's.

Mr. C. Workman, 1858 263rd, Lomita: Discussed the role of the Noise Ordinance as related to jet traffic controls -- also reviewed by this speaker were his personal experiences with noise problems at the Airport.

Mr. Arthur Conley, 5430 Edgemere Drive: Pointed out (as a pilot) the importance of touch-and-go training with flight instruction -- the private pilot should not be "shut out" at Torrance.

Mr. John Heater, 59 East Field Drive, Rolling Hills: Commended the Airport facilities, and expressed his opinion that it would be extremely difficult to limit training; the work that has been done in controlling the operation has brought relief to the neighbors of the Airport.

Mr. Joe Clukey, 3532 Del Amo Boulevard: There is need for a certified count on actual number of planes based at Torrance Airport. It was his recommendation that the "status quo" be retained, with a cut down on the touch-and-go's.

Mr. Michael Bedinger, 4011 West 232nd Street, president, Southwood Homeowners Association and member of CACAN: Expressed his serious concerns relative to credibility of current Master Plan implementation, the enforcement of the Noise Ordinance, and the spirit and intent of Resolution 77-215 as it relates to actual number of airplanes based at the Airport. Mr. Bedinger recommended selection of the "status quo" plan, and requested that the Council proceed with the registration of aircraft and the prosecution of noise violations.

Mr. Bedinger also clarified his position and intent in the newsletter authored by him which was circulated to residents. It was the response of Mayor Armstrong that his "methodology and approach leave much to be desired."

Mr. Chauncey Tillman, 23615 Monte Vista Avenue, Lomita, representing Lomita homeowners: Recited concerns re: any jet aircraft at Torrance Airport and resultant noise problems.

Mr. Frank Rizzardi, 23544 Carlow Road: Written remarks, of record, were presented the City Clerk.

Mr. Mike Russell, 4005 West 232nd Street: Commented on noise violations at the Airport; the law should be enforced.

Mr. Tom Trace, 22830 Galva Avenue: Reported on substantial plane noise over his residence.

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The hour being 9:00 P.M., a 10-minute recess was ordered by Mayor Armstrong.

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On resumption of the meeting, Council discussion ensued.

Councilman Wirth commented on his concerns relative to the touch-and-go's -- efforts should be made to decrease training flights. Transportation Committee review re: these problems might be beneficial, per Mr. Wirth -- enforcement of the noise ordinance and confusion re: actual number of planes based at the Airport could also be reviewed.

It was stated by Councilman Rossberg that he would not want to see the 825 figure for based aircraft exceeded. It was further stated by Mr. Rossberg that the Torrance Airport should be kept as a General Aviation Airport, and indicated concurrence with Airport Commission and CACAN recommendations.

MOTION: Councilman Rossberg moved to concur with Airport Commission and Citizens' Advisory Committee on Airport Noise recommendations. THE MOTION DIED FOR LACK OF A SECOND.

The time has come, per Councilman Walker, for the elimination of touch-and-go's on weekends in the City of Torrance -- further, recreational flights and training flights should be separated in the definitions. Mr. Walker also pointed out the basic commitment of the Council to the community to keep jet fuel, and thus the jets, out of the Airport. Mr. Walker would also be opposed to any increase in the present 825 limit, a well established figure.

Councilwoman Geissert generally reaffirmed the above stated positions -- concurrence for a General Aviation Airport was indicated. "Touch and go" activity should be cut back, and Staff should return with various options for such reduction. per Mrs. Geissert.

It was noted by Councilman Applegate that time after time this Council has reaffirmed that jet fuel will not be sold on the Airport; that 825 based planes will not be exceeded -- these are facts which must be believed. Mr. Applegate favors "status quo" but it should be "status quo for improvement."

Like concurrence with his colleagues was expressed by Mayor Armstrong -- the Mayor also noted the obligation and responsibility of this Council to operate the Airport and all the associated land uses; the uses must be productive, and it is imperative that all work together to attain the desired objectives.

Formal action taken by the Council is reflected below:

MOTION: Councilwoman Geissert moved that the Torrance Airport continue to be maintained as a General Aviation Facility; that the commitment made in 1977 as to the number of based aircraft (825) be maintained; and that Staff be requested to come back to the Council at the time the Short Range Goals are ready for discussion with various options for curtailing the training or touch-and-go flights at the Airport -- further, that the jet fuel ban be maintained. The motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilman Wilson absent).

MOTION: Councilman Rossberg moved that the Short Range Goals be referred to the Transportation Committee, in conjunction with Transportation, Land Management, appropriate Commissions, etc. consideration -- to be returned to Council with a recommendation. The motion was seconded by Councilman Walker. There were no objections, and it was so ordered.

It was agreed that the above referred to Committee report be returned to the Council in approximately ninety days.

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The hour being 9:50 P.M., a 10-minute recess was ordered by Mayor Armstrong.

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- 10b. PARCEL MAP 15102 (D82-6)
 Subdivider: Bozulich & Associates
 Location: 24448-50 South Ward Street
 24452-54 South Ward Street
 No. of Lots: 2 (2 Units/Lot Condo Conversion)

RECOMMENDATION OF CITY ENGINEER/PLANNING DIRECTOR:
 That the City Council approve Parcel Map No. 15102.

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

- 10c. TRACT NO. 39975.
 Subdivider: Janoff
 Location: 3845 - 182nd Street.
 No. of Lots: 1 (10-Unit Condominium)

RECOMMENDATION OF CITY ENGINEER:
 That the City Council approve a one-year extension to October 7, 1983 to allow completion of public improvements, per Agreement of October 7, 1981.

MOTION: Councilman Rossberg moved to concur with the above stated recommendation of the City Engineer. His motion, seconded by Councilman Walker, was unanimously approved by roll call vote (Councilman Wilson absent).

12. PLANNING AND ZONING MATTERS:

- 12a. RESOLUTION re: Housing Rehabilitation Loan Payoff.

RESOLUTION NO. 82-231

A RESOLUTION OF THE CITY COUNCIL OF THE
 CITY OF TORRANCE, CALIFORNIA, AUTHORIZING
 AND DIRECTING THE MAYOR AND CITY CLERK TO
 EXECUTE AND ATTEST THAT CERTAIN AGREEMENT
 FOR ASSIGNMENT OF DEED OF TRUST

Councilwoman Geissert moved for the adoption of Resolution No. 82-231. Her motion was seconded by Councilman Walker; roll call vote was unanimously favorable (Councilman Wilson absent).

14. PERSONNEL MATTERS:14a. REVISION OF THE EDUCATIONAL REQUIREMENTS ON CLASS SPECIFICATIONS FOR FIRE ENGINEER, FIRE CAPTAIN AND BATTALION CHIEF.RECOMMENDATION:

It is the recommendation of the Civil Service Commission, TFFA and Staff that your Honorable Body approve the substitution of college work for experience for promotional classifications in the Fire Department and approve the subject proposed class specifications for Fire Engineer, Fire Captain and Battalion Chief.

MOTION: Councilman Walker moved to concur in the above stated recommendation. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable (Councilman Wilson absent).

14b. RESOLUTION opposing Assembly Bill 3011.RESOLUTION NO. 82-232

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE IN OPPOSITION OF AB 3011, ADDING CANCER TO THE LIST OF PRESUMPTIVE ILLNESSES FOR FIREFIGHTERS WORKERS' COMPENSATION CASES

Councilman Applegate moved for the adoption of Resolution No. 82-232. His motion was seconded by Councilman Rossberg, and carried, with roll call vote as follows:

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

14c. FISCAL YEAR 1983 CETA AND STATE FUNDING ALLOCATIONS AND CONTRACTS.RECOMMENDATION OF PERSONNEL MANAGER/MANPOWER ANALYST/PRIVATE INDUSTRY COUNCIL:

That your Honorable Body:

1. Accept preliminary CETA and State funds;
2. Adopt the proposed allocation and distribution of CETA and State funds for FY 83; and
3. Authorize Staff to enter into interim agreements (Letter of Intent) for a period of 60 days until contracts are finalized with Control Data Institute, Los Angeles Unified School District, State of California Employment Development Department, South Bay Youth Service Center, Torrance Unified School District and the Chamber of Commerce.

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MOTION: Councilman Applegate moved to concur with the above stated recommendation on Item 14c. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Wilson absent).

17. ADMINISTRATIVE MATTERS:

17a. LEASE EXTENSION FOR ROLLING HILLS PLAZA SHOPPING CENTER.

RECOMMENDATION

It is therefore the recommendation of the Council Finance and Governmental Operations Committee that Your Honorable Body take the following action:

- 1) Approve the extension of the ground lease for Rolling Hills Plaza Shopping Center for another twenty-one (21) years for a total of fifty (50) years and the revised rent package as agreed to by Hahn Devcorp and as discussed in this transmittal and as shown on Schedule A.
- 2) Approve the conditions for the ground lease agreement as discussed and recommended in the transmittal from the Land Management Team except to exclude the "first right of refusal" clause in the agreement.
- 3) Direct the City Attorney to prepare a revised lease agreement based on the approved terms and conditions and submit to Your Honorable Body for execution.

MOTION: Councilman Rossberg moved to concur with the above stated recommendation of the Finance Committee. His motion, seconded by Councilman Walker, was unanimously approved (Councilman Wilson absent).

Staff and Committee efforts in this matter were warmly commended by the Council.

17b. PURCHASE OF LIABILITY INSURANCE FOR POLICIES EXPIRING OCTOBER 1, 1982:

1. General and Automobile Liability
2. Airport Liability
3. Civic Center Authority and Public Facilities Building Corporation.

RECOMMENDATION

The City Manager requests Your Honorable Body concur in the purchase of 1982-1983 liability insurance as follows:

1. Accept the proposal of Protective National Insurance Company for General and Automobile Liability insurance at \$250,000 self insured retention to \$20,000,000 at an annual premium of \$43,293;
2. Accept the proposal of Puritan Insurance Company and Lloyds of London to renew the Airport Liability insurance - first dollar to \$20,000,000 limits of coverate - at a cost of \$11,698 per year;
3. Accept the inclusion of Los Angeles County-Torrance Civic Center and Torrance Public Facilities Building Corporation liability insurance in the City's General and Automobile Liability police with Protective National Insurance Company at no additional cost; and
4. Accept Cal-Surance Associates, Inc. flat fee proposal for brokerage services for the period October 1, 1982 to October 1, 1983, in the amount of \$7,000.

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

17c. EXECUTIVE SESSION re: Litigation.

See Page 13.

20. CONSENT CALENDAR:

20a. AWARD OF ANNUAL CONTRACT - Purchase of the City's Requirements of Liquid Chlorine, Pitt Chlor and Muriatic Acid. Ref. Bid #B82-58
Anticipated Expenditure: \$21,053.99

RECOMMENDATION

It is recommended that Council award annual contracts as follows for the City's requirements for Liquid Chlorine, Pitt Chlor and Muriatic Acid to the following vendors:

1. It is recommended that Council award an annual contract to the low bidder for 600 lbs. of Calcium Hypo Chlorite, 50 carboys of Muriatic Acid and 65 tons Liquid Chlorine to the McKesson Chemical Co., Los Angeles, CA, in the total amount of \$14,791.79 including tax.

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- 2. It is recommended that Council award an annual contract to the low bidder for 10,500 gal. Liquid Sodium Hypo Chlorite to the GPS Industries, City of Industry, CA, in the amount of \$6,262.20 including tax.

20b. AWARD OF CONTRACT - Re: Purchase of Two Budgeted Tow-Type Asphalt Spreader Units. Ref. Bid #B82-59
Expenditure: \$17,240.74

RECOMMENDATION OF FINANCE DIRECTOR/PURCHASING AGENT:
That Council award the contract for the purchase of the two asphalt spreaders to the Essick Manufacturing Company, the low bidder, in the amount of \$8,620.37 each, or \$17,240.74 total for both units.

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

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The hour being 10:10 P.M. the Council recessed and reconvened as the Redevelopment Agency, returning to its agenda at 10:12 P.M.

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22. ORAL COMMUNICATIONS:

22a. Ms. Mary Dell'amico, St. Catherine Laboure Church, requested a waiver of license fees for their carnival scheduled for October 8,9 and 10. A required \$50 Safety Inspection Fee was noted by Environmental Quality Administrator McElroy.

MOTION: Councilman Walker moved to grant the requested waiver, subject to Safety Inspection Fee. The motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable (Councilman Wilson absent).

22b. Councilman Rossberg noted the Olde Torrance Neighborhood Walk, scheduled for October 3rd, and requested that there be Staff representation at this event.

22c. Councilman Walker requested clarification pertaining to the building permit for Sport Mart at Old Towne Mall

22d. Councilman Wirth reviewed recent events surrounding excavation on Madrona Marsh property, in support of his memo on this subject, and requested that any future transactions involving this property pass a Department Head's desk for appropriate clearance. Staff's efforts to "ease the situation" were commended by Mr. Wirth.

22e. Councilman Wirth reported on recent SCAG Transportation Committee meetings attended by him and matters discussed therein.

22f. Councilman Wirth commended City Clerk Babb's fund-raising Luau to take Torrance students to Sacramento.

22g. Councilman Wirth praised the extensive Staff efforts evident in the Airport Master Plan presentation this date (Item 10a).

22h. Mayor Armstrong announced that Planning Commission Chairman Gerald Alter had recently undergone heart surgery; his wish for a speedy recovery was expressed, and the Council joined in this wish.

22i. Mayor Armstrong advised that he will be Panel Moderator at a National Society of Public Administration in Anaheim on October 1st -- subject: "Communication."

22j. Mayor Armstrong reported on memo from Fire Chief DeYoung stating that Governor Brown will formally announce on September 29th that he will veto the fireworks legislation.

22k. Mr. Sam Suitt, president, Friends of Madrona Marsh, protested the events which have transpired on land in the Marsh area, apparently in complete violation of City codes. This action has had a serious adverse effect on the Marsh land, per Mr. Suitt, and is a situation totally unacceptable to the Friends of Madrona Marsh.

Mayor Armstrong expressed understanding of the above stated concerns and directed that Staff fully investigate this matter and return with recommendations to the Council.

Ms. Elizabeth Shaw, 24114 Janet Lane, affirmed that the Friends would assist in restoring the area, if necessary -- it is her hope, however, that first of all the City would direct Mr. Cottone to restore the land.

22l. Mr. Harry Bartels announced that Saturday, October 2nd, is "Torrance Day" at the Angel Game at Anaheim Stadium.

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At 10:35 P.M. the Council recessed for Executive Session, returning at 10:55 P.M. to take the following action:

13.

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MOTION: Councilman Applegate moved to concur with the recommendation of the City Attorney in the case of Schreiber vs. the City of Torrance, The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable (Councilman Wilson absent).

MOTION: Councilman Applegate moved to appropriately adjust the Redevelopment Agency salaries for the City Clerk and the City Treasurer. The motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilman Wilson absent).

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The meeting was regularly adjourned at 11:00 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