

I N D E X

Torrance City Council - June 10, 1986

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Adjournment at 11:27 p.m. to Wednesday, June 11, 4:30 p.m.
 (Second Budget Workshop Session).

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Peggy Laverty
 Minute Secretary

ii.

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June 10, 1986

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, June 10, 1986, at 7:00 p.m., in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Hardison, Mock, Nakano, Walker, Wirth and Mayor Geissert.

Absent: None.

Also present: City Manager Jackson,
City Attorney Remelmeyer,
Staff representatives.

3. FLAG SALUTE AND INVOCATION:

The salute to the flag was led by Scoutmaster James Gordon, who was assisted by two members of Scout Troop #310.

The invocation for the meeting was provided by Dr. Donald E. Wilson.

STANDARD MOTIONS:

4. APPROVAL OF MINUTES:

MOTION: Councilman Applegate moved to approve the City Council minutes of May 20, 1986, as recorded. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

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5. 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. His motion was seconded by Councilwoman Hardison, and carried unanimously by roll call vote.

6. WITHDRAWN OR DEFERRED ITEMS:

Item 10a, TRAFFIC SIGNAL UPGRADING -- Withdrawn.

Item 15a. CUP 85-45, THE TORRANCE COMPANY/JACK WADE PRODUCTIONS, INC. -- Continued for an indefinite period of time.

7. COUNCIL COMMITTEE MEETINGS:

PUBLIC SAFETY COUNCIL COMMITTEE

June 24, 1986 - 5:30 p.m.

Subject: Deployment of Fire Personnel and Equipment

COUNCIL BUDGET WORKSHOP SESSIONS

June 11, 1986 - 4:30 p.m.

June 16, 1986 - 4:30 p.m.

June 23, 1986 - 4:30 p.m.

Considered out of order at this time --

21a. CIVIC CENTER AUTHORITY VACANCY:RECOMMENDATION OF CITY CLERK:

The City Clerk recommends that the City Council review Mr. Ursel Nolte's application and appoint him to the Los Angeles County-Torrance Civic Center Authority.

MOTION: Councilman Applegate moved to concur with the above recommendation regarding the appointment of Mr. Ursel Nolte to the Los Angeles County-Torrance Civic Center Authority. His motion was seconded by Councilman Walker, and carried unanimously by roll call vote.

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Congratulations were extended to Mr. Nolte by Mayor Geissert and members of the Council.

The Council now returned to its regular agenda order.

8. COMMUNITY MATTERS:

8a. POLICE MEMORIAL:

RECOMMENDATION:

It is recommended by the Public Safety Council Committee that approval of the Police Memorial be given. It is further recommended that the memorial recognize all Torrance Police Officers who have died in the line of duty and the memorial location be named the "Thomas Keller Memorial Park."

It is further recommended that the City of Torrance donate the land for the memorial, and City work crews install the memorial at the site.

From the audience, Mr. Mike Chapman, 3607 Michelle Drive, expressed appreciation for City support of this effort.

MOTION: Councilman Applegate moved to concur with the above stated recommendation of the Public Safety Council Committee. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

President of the Torrance Police Officers' Association, Sergeant Harold Maestri, 22945 South Arlington Avenue, expressed appreciation to Mr. Chapman and the Downtown Torrance merchants for their efforts in spearheading this worthwhile program.

9. LIBRARY/PARKS AND RECREATION MATTERS:

9a. RECREATION AGREEMENT WITH TORRANCE UNIFIED SCHOOL DISTRICT:

Discussion developed regarding the proposed recreation agreement between the City and the School District, with particular note of the overall purpose of the agreement in serving the needs of the community. Councilwoman Hardison expressed a desire that reports referenced under Section 2(g) of the Recreation Agreement address matters such as scheduling, etc. as appropriate.

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At the request of Mayor Geissert, City Clerk Wilson assigned a number and read title to --

RESOLUTION NO. 86-107

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AN AGREEMENT BETWEEN THE CITY OF TORRANCE AND THE TORRANCE UNIFIED SCHOOL DISTRICT TO PROVIDE FOR THE USE OF SCHOOL PROPERTY BY THE CITY AND FOR THE USE OF CITY PROPERTY BY THE DISTRICT FOR RECREATIONAL PURPOSES

MOTION: Councilman Nakano moved for the adoption of Resolution No. 86-107. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. TRAFFIC SIGNAL INTERCONNECT PROGRAM - PHASE IV:

WITHDRAWN at the request of staff.

10b. STORM DRAIN CHANNEL SOUTH OF DEL AMO BOULEVARD EAST OF VAN NESS AVENUE (86-30) - REJECTION OF BID:

RECOMMENDATION OF ACTING CITY ENGINEER:

The Engineering Department recommends that the bids for the channel improvement be rejected.

MOTION: Councilman Walker moved to concur with the above noted recommendation of the Acting City Engineer. His motion was seconded by Councilman Nakano, and roll call vote was unanimously favorable.

10c. PAVEMENT REHABILITATION ON CRENSHAW BOULEVARD NEAR 182ND STREET AND THE SAN DIEGO FREEWAY RAMP AND ON 190TH STREET NORTH SIDE EAST OF CRENSHAW BOULEVARD AND ON SOUTH SIDE WEST OF CRENSHAW BOULEVARD (B86-37):

RECOMMENDATION OF ACTING CITY ENGINEER:

The engineering Department recommends the contract for pavement rehabilitation on Crenshaw Boulevard near 182nd Street and the San Diego Freeway Ramp and on 190th Street north side east of Crenshaw Boulevard and on south side west of Crenshaw Boulevard (B86-37) be awarded to Sully-Miller Contracting Company.

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MOTION: Councilman Nakano moved to concur with the recommendation of the Acting City Engineer on Agenda Item 10c. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

14. PERSONNEL MATTERS:

14a. MEMORANDUMS OF INTENT FOR VARIOUS EMPLOYEE GROUPS:

Considered following the Executive Session - see Page 15.

15. HEARINGS:

15a. CUP 85-45, THE TORRANCE COMPANY/JACK WADE PRODUCTIONS, INC:

Continued for an indefinite period of time at the request of staff.

Councilwoman Hardison requested that a meeting be scheduled in the near future between representatives of the various homeowner groups in the affected area and representatives of the Del Amo Shopping Center, in order to share concerns regarding the subject proposal. Staff to follow through.

15b. PP 85-19, RONALD L. BREDEHOFT:

Mayor Geissert announced that this was the time and place for Council consideration of an appeal by a neighbor of a Planning Commission approval of a Precise Plan of Development to allow a second story addition to a single-family residence located in the Hillside Overlay District at 3342 Brandy Wine Way. PP 85-19: RONALD L. BREDEHOFT.

Proof of publication was presented by City Clerk Wilson, and it was ordered filed without objection.

Staff presentation was provided by Planning Associate Gibson, and it was noted that the Planning Commission and Planning Department recommend denial of the appeal and approval of the project. Mr. Gibson also called attention to supplementary material on this agenda item in which it is noted that three small windows are proposed for the north elevation of the subject addition facing the property of the appellant.

Following clarification by staff in response to specific Council inquiries, the proponent was invited to speak.

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Mr. and Mrs. Ron Bredehoft, 3342 Brandy Wine Way, advised, upon being queried by Councilwoman Hardison, that they had not initially reviewed their plans with their neighbor, Mr. Wang (appellant); however, they did discuss the plans with Mr. Wang on June 8. At that meeting, per Mrs. Bredehoft, they offered to redesign to modify or remove the two bedroom windows on their northerly elevation if so desired by Mr. Wang.

The appellant, Mr. David Wang, 3344 Candlewood Road, was next to address the Council. The impact of the proposed structure because of its close proximity to his property and the configuration of the lots, resulting in loss of privacy and blockage of sunlight, were of grave concern to this speaker.

There being no one else in the audience who wished to speak, Councilman Applegate moved to close the hearing. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

A brief Council discussion developed encompassing concerns surrounding the negative impact which is compounded by the particular lot configuration in this case (affecting privacy, sunlight, etc.) and also the absence of an early conversation with neighbors regarding the planned addition.

The following was then offered.

MOTION: Councilman Mock moved to grant the appeal on PP 85-19, and deny the project without prejudice. His motion was seconded by Councilman Wirth.

Prior to roll call vote, Mayor Geissert expressed concerns regarding the view impact from the second-story bedroom into the Wang rear yard and also the light factor because of the close proximity of the two structures. Mrs. Geissert urged a meeting with the proponent, the appellant, and staff to discuss possible design modifications.

Councilwoman Hardison also indicated concerns that the neighbors did not meet early in the planning stages of this project, and it was her request that staff explore possible means of initiating early discussions among neighbors in an effort to effect a compromise. Planning Director Ferren advised of the efforts which have been put forth by staff in that regard.

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Councilman Mock's above motion for DENIAL OF PP 85-19, WITHOUT PREJUDICE, carried by way of the following roll call vote:

AYES: COUNCILMEMBERS: Hardison, Mock, Nakano,
Wirth and Mayor Geissert.

NOES: COUNCILMEMBERS: Applegate and Walker.

Considered at this time out of order --
17a. EXECUTIVE SESSION:

City Attorney Remelmeyer having requested an Executive Session regarding Torrance Investment Company matters (Items 15c, 15d, and 15e, on tonight's agenda) Mayor Geissert read the following statement into the record:

The City Council will now recess to closed session for the purpose of conferring with the City Attorney regarding the following:

1. Pending litigation entitled City of Torrance v. Torrance Investment Company, et al, Los Angeles Superior Court Case Number C577962. This closed session is held pursuant to the provisions of Government Code Section 54956.9(a).

NOTE: Councilman Applegate announced that, for reasons previously stated, he would abstain from this Executive Session.

At 7:55 p.m., Mayor Geissert ordered a five-minute recess immediately following which, the Council (with the exception of Councilman Applegate) recessed to Executive Session.

At 8:45 p.m., all Councilmembers excepting Councilman Applegate returned to consider the following agenda items --

15c. PD 86-2, WATT HOMES, INC:

15d. PD 86-3, TT 34383, WATT HOMES, INC:

15e. PD 86-4, TT 34533, WATT HOMES, INC:

Mayor Geissert reviewed the history of consideration of the above matters, and suggested, in order to better visualize the interrelated aspects of all three developments as to access, ingress/egress, emergency access, total overall parking and open space, that all of these projects be continued to a date certain to be considered concurrently.

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MOTION: Councilman Wirth moved to continue Agenda Items 15c (PD 86-2), 15d (PD 86-3, TT 34383), 15e (PD 86-4, TT 34533) to the City Council meeting of June 24, 1986, 7:00 p.m. His motion was seconded by Councilman Mock.

At this time Mr. Larry Schmidt, representing Watt Homes, Inc., indicated their concurrence with the continuation of these items to the June 24th meeting.

Roll call vote on Councilman Wirth's above motion was unanimously favorable (Councilman Applegate ABSTAINED).

Councilman Applegate returned to the Chambers at this time.

15f. TORRANCE TRANSIT SYSTEM FARE INCREASE:

Mayor Geissert announced that this was the time and place for the City Council to conduct a public hearing regarding the establishment of a new schedule of fares for the Torrance Transit System effective July 6, 1986.

Proof of publication was provided by the City Clerk and it was ordered filed, there being no objection.

During the staff presentation by Director of Transportation Horkay, the following was noted --

RECOMMENDATION:

The Department of Transportation recommends that your Honorable Body approve the resolution authorizing implementation of a new fare structure for the Torrance Transit System effective July 6, 1986.

In response to Council questions, appropriate staff provided clarification regarding projected impacts and budgetary considerations as related to the recommended transit fare increases.

The following proposed fare structure adjustment was discussed at length.

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	<u>Current</u>	<u>Proposed</u>
Base fare	\$.35	\$.50
Student fare	.25	.35
Elderly and handicapped fare	.10	.20
Interagency transfers	.10	.15
Torrance Transfers	free	.05
Zone charges		
Regular	.35	.50
Student	.25	.35
Elderly and handicapped	.10	.20

Audience input was then invited by Mayor Geissert.

Speakers were:

Ms. Helen Bertram, 912 "C" Sartori: Noted that the proposed change in fares for seniors with transfer represents a 150% increase, while for "regular" passengers there is only a 43% increase proposed. Retaining seniors in a "no change" status was recommended.

Mr. Ursel Nolte, 5209 Paseo de Pablo: No increase in present fare structure for seniors was recommended -- eliminating the fare altogether for that group of citizens was suggested for consideration.

Mr. Art Callen, 2642 Loftyview Drive: Recommended a compromise, rather than the significant increase proposed for senior citizens.

Mr. Charles Scipio, 1875 East Cramer Drive, Carson, bus operator for the City of Torrance on the #3 Line: Noted that Local 1117 AFSCME strongly supports the proposed fare increases. Mr. Scipio further recommended additional buses on the #3 Line in order to provide an improved standard of service.

Mr. Ken Carr, South Juanita Street, Redondo Beach, a Line #3 driver: Described the overcrowded conditions on that line and his concerns regarding related safety factors -- the recommended fare increase would help alleviate the situation, in his opinion.

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There being no one else in the audience who wished to address the Council on this matter, Councilman Applegate moved to close the public hearing. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

Council discussion ensued.

Councilman Walker suggested that there should not be a disproportionate increase in fares for the elderly and handicapped vs. other categories -- an increase from 10 cents to 15 (rather than 20) cents would be more appropriate for the elderly and handicapped, in Mr. Walker's opinion.

A MOTION was then offered by Councilman Walker to concur with the staff-recommended transit fare increases, with a modification of the elderly and handicapped fare to 15 cents, rather than 20 cents, and bringing zone charges into conformity. His motion was seconded by Councilman Applegate.

The discussion continued encompassing the financial effects of various fare options; the desirability of consistency in zone change fare adjustment; a review of the student fare rates and possible modification of the proposal in that area; etc.

A SUBSTITUTE MOTION was offered by Councilwoman Hardison to concur with the fare increases as recommended by staff, with the exception of the increases proposed for students, and the elderly and handicapped. The substitute motion was seconded by Councilman Mock.

Council discussion resumed surrounding budget matters and related considerations, following which roll call on the motions on the floor was called for by the Mayor.

The above SUBSTITUTE MOTION failed to carry as indicated by the following roll call vote:

AYES: COUNCILMEMBERS: Hardison, Mock and Mayor Geissert.

NOES: COUNCILMEMBERS: Applegate, Nakano, Walker, and Wirth.

The MAIN MOTION carried as is indicated below:

AYES: COUNCILMEMBERS: Applegate, Nakano, Walker, and Wirth.

NOES: COUNCILMEMBERS: Hardison, Mock and Mayor Geissert.

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RESOLUTION NO. 86-108

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF TORRANCE ESTABLISHING
THE SCHEDULE OF FARES FOR THE TORRANCE
TRANSIT SYSTEM EFFECTIVE JULY 6, 1986

MOTION: Councilman Nakano moved for adoption of Resolution No. 86-108, AS AMENDED. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

Councilman Wirth offered to meet with the Senior Citizens Council on this issue, if so desired.

Mayor Geissert explained her preference for the SUBSTITUTE MOTION (Page 10), in that that approach would have provided some needed adjustment and the matter could then have been returned at midyear budget review for further modification if needed.

17. ADMINISTRATIVE MATTERS:17a. EXECUTIVE SESSION:

See Pages 7, 15 and 16.

17b. ELISABETH FRUDENFELD SUBLEASE TO REXNORD, INC:

At the request of Mayor Geissert, City Clerk Wilson assigned a number and read title to --

RESOLUTION NO. 86-109

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE CONSENTING TO ELISABETH
FRUDENFELD SUBLEASING A PORTION OF HER
LEASEHOLD AT 24701 CRENSHAW BOULEVARD TO
REXNORD, INC. AND DIRECTING THE CITY
ATTORNEY TO PREPARE THE NECESSARY LEGAL
DOCUMENTS

MOTION: Councilman Nakano moved to adopt Resolution No. 86-109. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

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17c. SALE OF SURPLUS CITY-OWNED PROPERTY - 235TH STREET AND CRENSHAW BOULEVARD SUMP:

RESOLUTION NO. 86-110

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AN INTERIM LICENSE AND INDEMNITY AGREEMENT AND A REAL ESTATE SALE AND PURCHASE AGREEMENT BETWEEN THE CITY AND DON WILSON DEVELOPMENT COMPANY, CONCERNING THE 235TH STREET SUMP

MOTION: Councilman Nakano moved for adoption of Resolution No. 86-110. His motion was seconded by Councilman Walker.

Prior to roll call vote on the motion, Mayor Geissert invited comments from the audience.

Mr. John Bailey, 23404 Walnut Street, noted that the residents of Southeast Torrance consider the subject sump as a possible alternate drill site for the Santa Fe secondary waterflood project, and expressed chagrin that he was not notified by the City of the subject Council agenda item for this meeting.

Assistant City Manager Ng addressed Mr. Bailey's concerns and advised of staff's understanding that there is no interest on the part of the oil companies in securing the subject site for waterflooding purposes.

Mr. Bailey countered with his desire that any decision on the subject sump be delayed until there is a resolution on the waterflood project.

At this point, Councilwoman Hardison requested a ruling from the City Attorney as to her participation in this discussion as she was, for many years in the past, President of the Southeast Torrance Homeowners Association. City Attorney Remelmeyer advised that it would be proper for Mrs. Hardison to participate.

Councilwoman Hardison then related her understanding of SETHA's concerns regarding the availability of alternate waterflood sites, but not of any specific interest in the particular site presently under consideration.

Assistant City Manager Ng confirmed, in response to the Mayor's question, that the proponents of waterflooding in Southeast Torrance were made aware that this property was for sale. Mayor Geissert expressed her opinion that the matter of disposition of this surplus City-owned property should not be held at this time, as requested by Mr. Bailey.

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Mr. Don Wilson, Jr., Don Wilson Development Company, was present in the audience and declined to speak at this time.

Mayor Geissert then called for roll call vote on adoption of Resolution No. 86-110, which carried unanimously.

17d. CONTRACTOR'S ESCROW ACCOUNT FOR 18-MILLION GALLON RESERVOIR

RESOLUTION NO. 86-111

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING THE FORM OF A CONTRACTOR'S ESCROW AGREEMENT AND ESCROW INSTRUCTIONS, BETWEEN THE CITY, SECURITY PACIFIC BANK, AND THE KIEWIT PACIFIC COMPANY

MOTION: Councilman Nakano moved for the adoption of Resolution No. 86-111. His motion, seconded by Councilman Wirth, carried unanimously by roll call vote.

20. CONSENT CALENDAR:

20a. INVESTMENT REPORT - MONTHS OF JANUARY AND FEBRUARY, 1986:

RECOMMENDATION OF CITY TREASURER:

It is recommended that the Council receive the subject investment report for information only.

- 20b. COUNCIL AWARD OF CONTRACT: For the resurfacing of Crenshaw Boulevard at various locations within the City of Torrance.
Reference: Bid No. B86-43
Expenditure Not to Exceed: \$200,000.00.

RECOMMENDATION OF DIRECTOR OF GENERAL SERVICES:

It is staff's recommendation that Council award a contract to the low bidder Sully-Miller Contracting Company of Long Beach, California, in the amount not to exceed \$200,000 @ \$2.14/square yard.

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- 20c. COUNCIL AWARD OF CONTRACT: For the purchase of one (1) new budgeted-replacement paper perforating/folding machine utilizing Government Services Administrative (GSA) contract pricing.
Reference: GSA Contract #GS-00F-69769
Expenditure: \$9,563.43.

RECOMMENDATION OF GENERAL SERVICES DIRECTOR:

It is staff's recommendation that Council award a contract for the purchase of the paper perforating/folding machine to Leach Printers Supply Company, Inc. of Los Angeles, California, in the total amount of \$9,563.43, including tax.

MOTION: Councilman Applegate moved to concur with staff recommendations on Agenda Items 20a, 20b, and 20c. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

21. ADDENDUM MATTERS:

21a. CIVIC CENTER AUTHORITY VACANCY:

See Page 2.

* * *

At 10:15 p.m., the Council convened as the Redevelopment Agency of the City of Torrance. The meeting of the Redevelopment Agency adjourned at 10:36 p.m., and the regular City Council agenda order was resumed as follows.

* * *

22. ORAL COMMUNICATIONS:

22a. City Clerk Wilson suggested that the Council appropriately recognize the City Clerk of the City of Carson, Helen Kawagoe, who was elected President of the International Institute of Municipal Clerks. There were no objections, and it was so ordered.

22b. Councilman Applegate recommended that the Council honor the Valedictorians from the City of Torrance 1986 high school graduating classes. City Manager Jackson advised that such recognition is scheduled for the June 17 Council meeting.

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22c. Councilwoman Hardison commended staff for the newspaper advertising of the Budget Workshop sessions.

22d. Councilman Wirth reported on his attendance at the recent League of California Cities Conference in Sacramento, and also highlighted legislative initiatives presently under consideration.

22e. Mayor Geissert inquired, per a citizen request, regarding drainage problems in the area of the 235th Street Sump. The Engineering Department will follow through.

The Council now returned to --

17a. EXECUTIVE SESSION (Continued from Page 7):

Mayor Geissert read the following statement into the record:

The City Council will now recess to closed session for the purpose of conferring with the City Attorney regarding the following:

Potential litigation involving slope failure resulting in property damage at 4730 Via Corona and at 4539 Vista Largo. Said closed session is held pursuant to the provisions of Government Code Section 54956.9(b)(1).

The City Council will also recess to closed session to confer with the City Manager regarding salaries, salary schedules and compensation of certain employee groups. This closed session is held pursuant to Government Code Section 54957.6.

At 10:46 p.m., a ten-minute recess was called by Mayor Geissert, followed immediately by an Executive Session as above noted. The Council returned at 11:26 p.m., to take the following action relating to AGENDA ITEM 14a.

MOTION: Councilman Nakano moved to adopt, in principle, the Memorandums of Intent for the Torrance Professional Parks and Recreation Employee's Organization (TPPREO); Part Time Torrance Library Employee's Association (TLEA P/T); and Torrance Library Employee's Association (TLEA).

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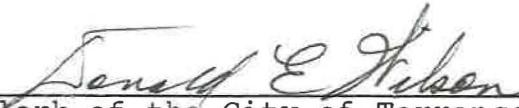
The motion, seconded by Councilman Walker, carried unanimously by roll call vote.

At 11:27 p.m., the meeting of the City Council was formally adjourned to Wednesday, June 11, 1986, at 4:30 p.m., the Second Budget Workshop Session.

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Mayor of the City of Torrance



Clerk of the City of Torrance

Peggy Laverty
Minute Secretary

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