

I N D E XCity Council - March 11, 1971

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Adjourned at 6:45 P.M. to Friday, March 12, 1971 at  
4:30 P.M.

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Ava Cripe  
Minute Secretary

City Council  
Bond Issue Workshop  
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MINUTES OF AN ADJOURNED REGULAR  
MEETING OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council convened in an Adjourned Regular Meeting on Tuesday, March 11, 1971, at 4:30 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present were Councilmen Brewster, Johnson, Uerkwitz, Wilson, and Mayor Miller. Councilman Surber arrived at 4:45 P.M.  
Absent: Councilman Sciarrotta.

3. FLAG SALUTE:

Mrs. James van Oppen, at the request of Mayor Miller, led in the salute to the flag.

4. DISPENSATION WITH REGULAR ORDER OF BUSINESS:

Councilman Uerkwitz moved to dispense with the regular order of business. His motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable (Absent: Councilmen Sciarrotta, Surber).

5. PURPOSE OF MEETING:

Continuing discussion of Proposed Bond Issue.

PRESENTATION BY FINANCE DEPARTMENT:

Budget Officer Ng clarified the statistics depicted on charts posted in the Council Chambers, such figures relating to the financial impact of the proposed bond issue.

Discussion returned to the recommended appraiser by the City Attorney, as discussed at the March 10th meeting; Mr. Remelmeyer reiterated his opinion that this is a very necessary service, and requested that \$1500 be appropriated for this purpose. The following action resulted:

MOTION: Mayor Miller moved to approve an amount not to exceed \$1500 for such appraisal services. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable (Councilman Sciarrotta absent).

Next reviewed was the matter of placing the Fire Station on the April, 1972 ballot -- Fire Chief Lucas pointed out that a tax increase is proposed by Los Angeles County in July, followed by the December tax bills and April income tax, and his opinion that a bond issue would be dead in April. Chief Lucas then reviewed the long anticipated but unaccomplished relocation of Station #3 on Artesia,

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parking problems at Station #1; the proposed Station #6 should go in now -- next April will be too late, according to Chief Lucas; the time is now.

Discussion ensued regarding the Fire Department needs vs. those of the City Yard -- along with the merits of a "lease-back" arrangement, with City Manager Ferraro indicating that he will develop something along "lease-back" lines for the City Yard and recommending that the Yard not be made a separate proposal. Concurrence with the "lease-back" arrangement was indicated by the Council and Mrs. Geissert.

The "lease-back" procedure for the Fire Department needs was next reviewed, eliciting the following comments:

Councilman Brewster commented that, in his opinion, the Council has certain commitments, dating back to last summer's budget sessions, to doing something about the City Yard, the Fire Department problems, and the Recreation problems. Mr. Brewster would concur that this most likely is the best time for a bond issue of any nature; from here on out they will prove difficult because of all the mandated tax rates being imposed. It was his concern, Mr. Brewster continued, that these three obligations be taken care of in this bond issue, this being prior to his understanding the "lease-back" situation and the fact that it is not very much more expensive than the other. Councilman Brewster would, therefore, be willing to go along with a single-item bond issue (for recreational facilities) if this Council would be willing to commit itself to proceeding on the "lease-back" arrangement for the City Yard and the Fire Department.

It was indicated by Councilman Johnson that the above comments very largely reflect his sentiments -- he would also concur with the Bond Steering Committee in that a one issue bond would have a better chance -- if the needed things can be acquired by "lease-back", and the Council is so committed, then a single issue bond meets with his approval.

Councilman Surber stated that this new information pertaining to "lease-back" has revised his thinking somewhat -- however, he is still of the opinion that placing a Fire Station on the bond issue would not hurt the Park and Recreation issue. Mr. Surber would, however, concur with what has been expressed above, and approve the Park and Recreation issue as a single item -- the problem is present, the City is running out of room -- but the City Yard and Fire Department issues are extremely urgent and must be a first order of business.

It was his impression, according to Councilman Wilson, that the bond issue came up initially because there was a demand for park and recreation facilities -- Dr. Wilson would agree that the Council has an obligation to the Capital Improvement program and that it should make a commitment that there will be an immediate attempt to take care of the Fire Station and the City Yard. In that this is to be a Special Election it would seem that the positive vote is the one that will be out, and there is a real possibility that it might pass -- all are optimistic, but most realistically realize that these are difficult times economically. Councilman Wilson would agree that the concentration be on park and recreation, with a definite commitment that the Fire Station and the Yard will be taken care of, even should the bond fail.

Councilman Uerkwitz commented that capital improvements had been in mind at the start of this project -- in his opinion, the Fire Department being on the ballot would prove an asset, and it should be a separate item. It was further noted by Mr. Uerkwitz that the "lease-back" arrangement raises taxes without the approval of the people, acknowledging that it is proposed for essential services. His preference would be an "A" and "B" Bond Issue -- "A" for recreation, which would include the maintenance part; and "B", the Fire Station.

It was stated by Mayor Miller that it had been his personal view to have two separate propositions - "A" and "B", with a "lease-back" for the garage - further, he does not feel that the Fire Station would hurt the bond issue -- however, since the majority rules, and the preference is for a one purpose bond, park and recreation, with the other two items on "lease-back", it was the Mayor's recommendation that both he and Councilman Uerkwitz concur in these findings in order that it be a unanimous decision. Councilman Uerkwitz so agreed, resulting in a UNANIMOUS DECISION for a one item bond issue.

Councilman Johnson recommended that the "lease-back" negotiations not begin until after the bond election, other than the necessary Staff work. This was satisfactory with the Council when it was determined that this would in no way jeopardize the commitment made in this regard.

AMOUNT OF BOND:

Mrs. Geissert reviewed the considerations affecting the proposed amount for this bond issue, and the conviction of the Bond Issue Steering Committee that the recommended \$21,586,000 is a proper figure.

Following discussion regarding the ramifications, as well as the merits, of the amount of money to be sought, it was the consensus of the Council that the bond figure should be between 15 million and under 20 million, with review of priorities and final determination to be made at tomorrow's meeting.

At 6:45 P.M. Councilman Wilson moved to adjourn to Friday, March 12th, at 4:30 P.M. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable (Councilman Sciarrotta absent).

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Minute Secretary

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*Vernon W. Coil*

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

APPROVED:

*Ken Miller*

Mayor of the City of Torrance