

I N D E XCity Council - April 8, 1980

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Adjourned at 10:00 P.M.

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Ava Cripe
Minute SecretaryCity Council
April 8, 1980

April 8, 1980

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 8, 1980, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Geissert, Rossberg, Walker, Wilson and Mayor Armstrong. Absent: Councilman Brown.

Also present: Chief Assistant to the City Manager Jackson and Staff representatives.

3. FLAG SALUTE:

Park and Recreation Commissioner Horwich led in the salute to the flag.

4. INVOCATION:

Reverend Harold Slusher, Walteria Methodist Church, provided the invocation for the meeting.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

None available.

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 (Councilman Brown absent).

7. COUNCIL COMMITTEE MEETINGS:

None scheduled.

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8. COMMUNITY MATTERS:8a. CERTIFICATE OF APPRECIATION - Torrance Civic Chorale.

A CERTIFICATE OF APPRECIATION from Disneyland -- awarded the Torrance Civic Chorale for their performance at Disneyland's 25th Family Reunion Music Festival Program -- was presented to Mayor Armstrong.

A delightful musical presentation by the Chorale followed this presentation.

8b. PRESENTATION - "MISS TORRANCE 1979"

A plaque conveying the City's appreciation for her outstanding community service as "Miss Torrance 1979" was presented Celeste Miller by Mayor Armstrong.

8c. PROCLAMATION - "National Library Week - April 13-19, 1980.

So proclaimed by Mayor Armstrong.

8d. COMMISSION INTERVIEWS:

Torrance Disaster Council: Present was Richard Probart.

MOTION: Councilwoman Geissert moved for appointment of Mr. Probart. Her motion was seconded by Mr. Rossberg, and approval was unanimous (Councilman Brown absent).

Applicants for the Park and Recreation Commission were: Chris Eliopulos, Iris Jacobs, Art Jenkins, Michael Kraus, Helen Nowatka, Ronald Mellan and Hope Witkowsky.

Appointed by unanimous ballot was Chris Eliopulos. With a tie vote between Iris Jacobs and Art Jenkins, the Mayor directed that the second appointment be held until next week when a full Council would be present.

9. LIBRARY/PARK AND RECREATION MATTERS:9a. TRAVEL REQUEST - Junior State Conference.RECOMMENDATION OF TORRANCE YOUTH COUNCIL:

That the Park and Recreation Department be authorized to spend \$1,100.00 from the current Youth Council budget. Youth Council members will raise \$900.00 to cover 50% of their costs.

MOTION: Councilman Rossberg moved to concur with the above stated recommendation of the Torrance Youth Council. His motion was seconded by Councilman Armstrong; roll call vote was unanimously favorable (Councilman Brown absent).

9b. STUDY OF BENSTEAD PLUNGE.

RECOMMENDATION OF PARK AND RECREATION/BUILDING AND SAFETY DEPARTMENTS: That your Honorable Body enter into an agreement with Dakan Engineering to provide a study relating to the refurbishing of the Victor E. Benstead Plunge, and that \$400 be appropriated from the Park and Recreation Facilities Fund.

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 Brown absent).

10. TRANSPORTATION/PUBLIC WORKS MATTERS:10a. CONTRACT AGREEMENT for Refuse Disposal at the Western Refuse Hauling, Inc.

In view of the pending Conditional Use Permit appeal by South Bay Refuse, it was the general consensus of the Council that this item be held. Mr. John Kazerian, representing Western Refuse Hauling, Inc., was present and indicated concurrence with such postponement.

MOTION: Councilwoman Geissert moved to hold Item 10a. for two weeks. The motion was seconded by Councilman Rossberg, and carried, with roll call vote as follows:

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

Messrs. Applegate and Walker could see no merit in continuance in view of immediate trash disposal needs and concerns.

It was the added comment of Councilwoman Geissert that the above vote is no indication of commitment, one way or another, on the South Bay Refuse Conditional Use Permit application. These comments were concurred in by the other affirmative voters on the motion.

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17. ADMINISTRATIVE MATTERS:17a. APPEAL PROCEDURES AND FEES:RECOMMENDATION OF CITY MANAGER:

That this matter be referred to the City Attorney's Office before it is finalized.

MOTION: Councilman Rossberg moved to concur with the above stated recommendation. The motion was seconded by Councilwoman Geissert. There were no objections, and it was so ordered.

It was the consensus of the Council that the matter of Councilmanic appeal should be included in the final document.

Chief Assistant to the City Manager Jackson took this opportunity to introduce Administrative Intern Liz Orue who developed the overall material before the Council at this time. A warm welcome was extended Ms. Orue by the Council.

17b. TORRANCE MEMORIAL HOSPITAL MEDICAL CENTER REQUEST FOR THE CITY TO ISSUE TAX EXEMPT HOSPITAL REVENUE BONDS.RECOMMENDATION OF FINANCE DIRECTOR:

That the City Council indicate its interest in pursuing the request of the Torrance Memorial Hospital Medical Center for the City to sell tax-exempt hospital revenue bonds and direct Staff to prepare the appropriate documents that will lead to the issuance of the bonds.

Representatives from Torrance Memorial Hospital were present to provided any desired clarification. Noted was letter of support from Little Company of Mary Hospital.

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

17c. RESOLUTION re: Destruction of certain unneeded City records and documents.RESOLUTION NO. 80-52

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE CITY CLERK TO DESTROY CERTAIN

UNNEEDED CITY RECORDS AND DOCUMENTS
WITHOUT MAKING COPIES THEREOF

Councilman Applegate moved for the adoption of Resolution No. 80-52. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilwoman Geissert absent).

17d. DEVELOPER SELECTION - Airport Commercial Site.

RECOMMENDATION OF LAND MANAGEMENT TEAM:

1. That the City Council approve the selection of Urban West Communities as the developer for the 2.98 acre site;
2. That the City Council direct the Land Management Team and the City Attorney to prepare a lease agreement for City Council review and approval at the earliest possible date; and
3. That the City Council concur in the change in lease policy regarding lease term and escalation provisions.

Formal presentations were made by EGS Metro and Urban West Communities. (VIP had advised Staff that they do not wish to participate further in the selection process.)

The proposals were reviewed at length by the Council. Desired clarification was provided pertaining to density, height, uses, parking, lease terms, Airport Master Plan concepts, etc.

Action taken by the Council is reflected below.

MOTION: Councilwoman Geissert moved to support the EGS Metro proposal. The motion was seconded by Councilman Walker.

A SUBSTITUTE MOTION was offered by Councilman Rossberg: That the Council deny both proposals presented this date, returning to either a full developer bidding process, including the other five acres, to have a complete continuity, or that there be an individual user concept for the property, such as a car dealer or restaurant complex. The substitute motion was seconded by Councilman Wilson.

The substitute motion FAILED TO CARRY, by way of the following tie vote:

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

The MAIN MOTION to approve the EGS Metro proposal likewise FAILED TO CARRY, with roll call vote as follows:

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

MOTION: Councilman Applegate moved to select Urban West Communities as the developer for the subject site. The motion was seconded by Councilman Rossberg, and carried, with roll call vote as follows:

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

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The hour being 9:20 P.M., Mayor Armstrong ordered a 10-minute recess.

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20. ROUTINE MATTERS:

- 20a. AWARD OF CONTRACT - Reroofing 3 City buildings -
 Ref: Bid No. B80-26 Expenditure: \$21,040.00

RECOMMENDATION OF PURCHASING SUPERVISOR/BUYER:
 That your Honorable Body award a contract to Bond Home Roofing Company for the required roofing work in the total amount of \$21,040.00, including tax.

- 20b. AWARD OF CONTRACT - For Furnishing Ready-Mixed Concrete Class A and Class 4-13 Ref. Bid: B80-25
 Expenditure: \$53,385.00

RECOMMENDATION OF PURCHASING SUPERVISOR/BUYER:
 That your Honorable Body award a 12-month contract for the City's requirement of ready-mixed concrete to the A&A Ready-Mixed Concrete Company, Inc., in the anticipated amount of \$53,385.00, including tax.

20c. COUNCIL AUTHORIZATION:

- A. Sale of 30,000 gal. Propane Tank and Related Hardware for \$12,100. Ref. Bid #B80-31
- B. Purchase and Install Standard 20,000 gallon Diesel Tank for \$11,650.00, using proceeds of sale of Propane Tank.

RECOMMENDATION OF PURCHASING SUPERVISOR:

That Council approve the following:

- 1. Authorize the sale of the City's 30,000 gallon propane tank and related hardware to the high bidder of #B80-31, the Hurts Propane Service of Strathmore, California, in the total amount of \$12,100, plus sales tax.
- 2. Authorize the purchase and installation of a substitute new 20,000 gallon standard diesel tank from the contractor who will construct our new refueling station, the Cobabe Bros., Inc. of Torrance, using the proceeds from the sale of the propane tank to purchase the new tank in the total amount of \$11,650.00.

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

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At 9:30 P.M. the Council recessed and reconvened as the Redevelopment Agency, returning to its agenda at 9:50 P.M.

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22. ORAL COMMUNICATIONS;

22a. Councilwoman Geissert reminded those present of the Bunka-Sai on April 12th and 13th at the Recreation Center.

22b. Councilman Rossberg reviewed the matter of the shopping center restroom facilities and needed controls; Staff is exploring this and will report back to the Council. Police Department input was specifically requested by Councilman Applegate.

22c. Councilman Rossberg suggested that there be a special prayer dedicated to the American hostages in Iran for the duration of this ordeal.

22d. Mayor Armstrong directed that the communication from Messrs. Horkay and McKinnon re: proposals for approaching the City of Lomita receive review and input from the Council, to be followed by Staff presentation and referral to the Transportation Committee.

22e. Mayor Armstrong advised that he and Councilmembers Applegate and Brown will be conferring with housing officials in Washington, D.C. the latter part of this week -- a full report will be forthcoming.

The meeting was regularly adjourned at 10:00 P.M.

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Mayor of the City of Torrance



SHERIE L. NELSON, Clerk of the City
of Torrance

Ava Cripe
Minute Secretary

8.

City Council
April 8, 1980

CITY OF TORRANCE

INTER-OFFICE COMMUNICATION

MAYOR AND MEMBERS OF THE CITY COUNCIL
TO: VIA: EDWARD J. FERRARO, CITY MANAGER

DATE: 5-13-80

FROM: GENE BARNETT, DIRECTOR OF PARK AND RECREATION

SUBJECT: COUNCIL MINUTES OF MEETING OF APRIL 15, 1980

A correction to Item 9A, of the staff recommendation, Line 8 should state \$47,100 instead of \$7,100.

Further, on Page 2 the motion by Councilwoman Geissert should be amended as follows:

Councilwoman Geissert moved to concur with the above stated staff recommendation for alternative 5 with the exception of accepting the original proposal by Midori Gardens, i.e. one supervisor and two workers for \$3831.23 per month or \$45,974.76 per year. Council must then appropriate \$38,312 when adopting the 1980-81 Budget to cover the cost for the remaining life of the contract.



GENE BARNETT

GB:cs

5-15-80

Correction made in minutes of May 13, 1980, ^{Item} #5