

I N D E XCity Council - December 20, 1983

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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, December 20, 1983, at 5:30 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

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

Absent: None.

Also present: City Manager Jackson and Staff representatives.

3. FLAG SALUTE:

Airport Manager Cagaanan led in the salute to the flag.

4. INVOCATION:

Captain Robert Anderson, Salvation Army, gave the invocation.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Applegate moved to approve the minutes of November 15, 1983, as recorded. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

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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 Councilwoman Geissert, and roll call vote was unanimously favorable.

7. COUNCIL COMMITTEE MEETINGS:

None scheduled.

8. COMMUNITY MATTERS:

- 8a. RESOLUTION endorsing the Greater Los Angeles Chapter National Safety Council program of drunk driver awareness.

RESOLUTION NO. 83-287

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE ENDORSING THE GREATER
LOS ANGELES CHAPTER NATIONAL SAFETY
COUNCIL PROGRAM OF DRUNK DRIVER AWARE-
NESS IN COOPERATION WITH THE PEACE
OFFICERS' ASSOCIATION OF LOS ANGELES
COUNTY

Councilwoman Geissert moved for the adoption of Resolution No. 83-287. Her motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

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At this point in the meeting, Mayor Armstrong introduced, with pleasure, Miss Tracy Isawa - "Nisei Week Queen" -- a plaque in recognition of this achievement was presented, with congratulations of all present, by the Mayor.

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9. LIBRARY/PARKS AND RECREATION MATTERS:9a. DONATION FOR RECREATION PROGRAMS FROM KASY MUELLER
(MOTHER OF HARRY SUTTER).RECOMMENDATION:

The Parks and Recreation Department recommends acceptance in memory of Harry Sutter, and appropriation to the youth sports program in 1984-85.

MOTION: Councilwoman Geissert moved to concur with the above stated recommendation, and requested appropriate recognition for Mrs. Mueller. The motion was seconded by Councilman Walker. There were no objections, and it was so ordered.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:10a. RESOLUTION re: Extension of Dial-A-Lift Agreement with Redondo Beach and Lomita.RESOLUTION NO. 83-288

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING THE MAYOR
TO EXECUTE AN AMENDMENT EXTENDING THE
DIAL-A-LIFT SERVICE AGREEMENT WITH
REDONDO BEACH AND LOMITA FOR ONE YEAR

Councilman Wilson moved for the adoption of Resolution No. 83-288. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

10b. RESOLUTION re: Amendment to Lease between the City of Torrance and Acme Aircraft Company.RESOLUTION NO. 83-289

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE APPROVING AND AUTHORIZING
THE EXECUTION OF THAT CERTAIN LEASE AMEND-
MENT BETWEEN THE CITY OF TORRANCE AND
C. ROGER KEENEY

Councilman Wilson moved for the adoption of Resolution No. 83-289. His motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

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14. PERSONNEL MATTERS:14a. REVISED ALLOCATION AND SELECTION OF VENDORS FOR FISCAL YEAR 1984 FUNDS UNDER JTPA.RECOMMENDATION OF PERSONNEL MANAGER:

That your Honorable Body:

- A. Approve the Training Allocations and Vendors outlined in this document, of record.
- B. Authorize Manpower staff to:
 - 1. Proceed with contract negotiations within the parameters recommended by the PIC, and
 - 2. Enter into Letters of Intent prior to finalization of contract negotiations.

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

14b. RESOLUTION re: FY 1984 Exemplary Youth Program ProposalRESOLUTION NO. 83-290

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING AND DIRECT-
ING THE MAYOR AND THE CITY CLERK TO
EXECUTE AND ATTEST THIS CERTAIN CONTRACT
BETWEEN THE CITY OF TORRANCE AND THE
TORRANCE UNIFIED SCHOOL DISTRICT

Councilman Wilson moved for the adoption of Resolution No. 83-290. His motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

Councilman Rossberg requested that the Council be provided with a list of meeting dates of the Private Industry Council -- it would prove most worthwhile, in his opinion.

14c. REVIEW OF THE CITY'S SAFETY PROGRAM - RESOLUTION.

Staff presentation, and desired clarification, were provided by Susan Ruiz, Administrator, Workers' Compensation Program.

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RESOLUTION NO. 83-291

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE ACKNOWLEDGING ITS
COMMITMENT TO THE SAFETY AND HEALTH OF
ALL CITY EMPLOYEES

Councilman Wilson moved for the adoption of Resolution No. 83-291. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

15. HEARINGS.

- 15a. EA 83-19, W & B Builders, Inc. (William J. Gilmore) (ZC 83-10, CUP 83-42, GPA 83-4, TT 42957): City Council consideration of an appeal of the Environmental Review Board decision to issue a Negative Declaration on a proposal to construct 151 dwelling units on the Perry School Site in the P-U zone at 17831 Prairie Avenue. STAFF AND THE ENVIRONMENTAL REVIEW BOARD RECOMMEND THAT A NEGATIVE DECLARATION BE ISSUED AND THAT THE APPEAL BE DENIED.

Proof 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.

It was announced by Councilman Applegate that he would ABSTAIN in this matter for the reason that his company has had previous business involvement with the applicant (not on this matter, however). Mr. Applegate thereupon departed from the Council Chambers.

Staff presentation was provided by Planning Associate Woodward.

Mayor Armstrong then invited comments from the audience. Speakers were:

Mr. Garth Belknap: The proposed development represents a radical change in the environment, in his opinion, and there is a critical need for an Environmental Impact Report so that specific concerns and questions can be reviewed and resolved.

Dr. Kenneth Mitzner, 17830 Bailey Drive: Reiterated concerns outlined in communication of October 20, 1983 (of record) with specific note of drainage problems, sunlight blockage, traffic and rodent problems. An Environmental Impact Report is well justified, per Dr. Mitzner.

Ms. Mary McConnell, 177th Street: Voiced concerns re: heavy traffic in the area.

Mr. Govorchin, 18002 Osage Avenue: Traffic congestion on Prairie Avenue was described by this speaker -- any increase in traffic by way of the proposed development will only add to this congestion.

Mr. M.C. Frederick, 18001 Avis Avenue: Reiterated above expressed traffic concerns.

Mr. Jim Collins, 4109 West 179th Street: Echoed above comments re: matters of drainage and traffic.

Another speaker (unable to ascertain name and address): The proposed project will greatly affect the area.

The proponent, Mr. Bill Gilmore, 1666 Knight Street, Santa Monica: Indicated concurrence with the recommendation of Staff and the Environmental Review Board -- a traffic study has been made; meetings have been held with homeowners; and it is his opinion that the homeowner concerns can best be handled during the planning stages, rather than the "environmental capacity."

Mr. Frank Thompson, President, W & B Builders, Inc.: Reported his understanding that the project had been designed to drain to the streets on which they front; if that is not the case, appropriate steps will be taken. Proposed traffic controls were reviewed, as were remedial measures re: rodents.

The last speaker was Ms. Stella Billings, 4129 West 178th Street, who noted traffic problems in the subject area.

Councilman Walker moved that the hearing be closed. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

Council discussion ensued. It was the comment of Councilman Walker that a costly, time-consuming Environmental Impact Report will serve no useful purpose -- the problems can be adequately addressed by Staff and the Planning Commission.

MOTION: Councilman Walker moved to concur with the recommendation of Staff and the Environmental Review Board: that a Negative Declaration be issued and that the appeal be denied. The motion was seconded by Councilman Rossberg.

It was stated by Councilwoman Geissert that the subject site represents some nine acres in a highly urbanized area and proposes a distinctively different type of use. There

is a need for thorough exploration of environmental concerns; there should be an expansion of the traffic study; alternatives to the project should be examined (variations on the density, different configurations, etc.).

A SUBSTITUTE MOTION was offered by Councilwoman Geissert: That the Council support the appeal requesting that an Environmental Impact Report be prepared. The substitute motion was seconded by Mayor Armstrong.

The Substitute Motion FAILED TO CARRY, with a tie vote, as follows:

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

Action was taken on the MAIN MOTION, as follows:

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

*Following clarification regarding the overall EIR process, the cost and the time, Councilman Wilson indicated that he would change his vote to an affirmative one on the Main Motion. The Main Motion, to concur with Staff and the Environmental Review Board, therefore, CARRIED.

Further action was taken:

MOTION: Councilman Wilson moved that the concerns of the neighborhood be addressed by Staff -- that the traffic aspects be thoroughly investigated, along with above noted problems. The motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable (Councilman Applegate abstained).

Mr. Garth Belknap returned to express his opinion that the Council should go out of its way to allay the fears "that some of us may hold that you are more concerned with the builders and the future homeowners than you are with us." Mayor Armstrong affirmed the dedicated concern of this Council in this matter and all matters affecting Torrance citizens.

(Councilman Applegate returned to the Council Chambers at this time.)

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At 10-minute recess was ordered by Mayor Armstrong, the hour being 7:25 P.M.

17. ADMINISTRATIVE MATTERS:17a. EXECUTIVE SESSION regarding Litigation.

Cancelled.

17b. RESOLUTION re: Refund of Excess Utility Users' Tax.RESOLUTION NO. 83-292

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A REFUND OF UTILITY USERS' TAX FUND BY THE SOUTHERN CALIFORNIA GAS COMPANY ON CONDITION THAT SUCH REFUND IS AUTHORIZED BY THE PUBLIC UTILITIES COMMISSION

Councilwoman Geissert moved for the adoption of Resolution No. 83-292. Her motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

17c. TRANSFER OF K. TABATABAY'S LEASES AT TORRANCE MUNICIPAL AIRPORT TO DR. GEORGE MAGRE (AMERICAN FUEL AND MAINTENANCE CORPORATION).RECOMMENDATION:

The Land Management Team, Department of Transportation and City Manager recommend that the assignment of Kewmar Tabatabay's leases to Dr. George Magre (American Fuel and Maintenance Corp.) be approved and that City Council be requested to direct the City Attorney to prepare the necessary legal documents.

Councilman Rossberg reviewed the need for guidelines pertaining to background investigations of potential fixed base operators -- concurrence was indicated by the Council and continuance was recommended.

Councilman Applegate posed the following question to the applicant: "Do you agree that you are accepting assignment of this lease for the stated term, and that you, in fact, have no further recourse to the City to require them to allow you to continue past the expiration of the lease?"

Responding, Mr. Gene Gast, 241 Via los Miradores, introduced co-applicant, Attorney Alex Powell, who stated that they are taking the leases, if assigned to them, with the "same rights that any other person would take them." It was added by Mr. Powell that if they provide the Airport with a Class A fueling operation, they would then be considered at the termination of the lease, the same as anybody else.

Councilman Applegate elaborated on his concerns relative to the term of the lease. It was stated by Mr. Powell that it is the feeling of his group that they will do such a fine job of running a mobile fueling operation that at the end of the 16-months, they will be requested to stay on and continue to operate.

It was then stated by City Attorney Remelmeyer that it is the intent of the City at the expiration of the existing old leases to terminate those leases, or put them on a month-to-month tenancy, because the City plans to construct new hangar areas, in accordance with the Master Plan. The record should be clear, per Mr. Remelmeyer, that the Council will regard new tenants as such in assigning priorities for the new fbo area.

A need for clarification regarding the position of the subject applicant was pointed out by Mr. Applegate. Mr. Powell spoke further, citing "unfair treatment" by the City in the long process involving this application.

MOTION: Councilman Rossberg moved to refer this matter back to the Land Management Team and the Transportation Committee. The motion was seconded by Councilman Wirth.

There was further input by Mr. Powell regarding the extensive considerations and ramifications surrounding the lease. Mr. Gast provided information regarding the principals involved in the subject leasehold.

Councilman Applegate stated that he had a need for legal advice from the City Attorney, and requested that there be an Executive Session for that purpose. There were no objections, and it was so ordered by Mayor Armstrong.

The hour was 8:25 P.M.; the Council returned at 8:35 P.M.

There were no further comments by City Attorney Remelmeyer or the Council.

Councilman Rossberg's motion to refer this item to the Land Management Team and Transportation Committee carried, with roll call vote as follows:

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

It was the direction of the Council that this item be returned no later than January 10, 1984, a 7:00 P.M. meeting.

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- 17d. RESOLUTION granting Group W Cable a thirty-day extension of the construction deadline for the Torrance Cable Television System.

RESOLUTION NO. 83-293

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE GRANTING GROUP W CABLE, INC., A 30-DAY EXTENSION OF THE DATE TO COMPLETE THE CONSTRUCTION OF THE TORRANCE CABLE TELEVISION SYSTEM AS SPECIFIED IN THE CABLE TELEVISION MEMORANDUM OF UNDERSTANDING AS AMENDED BY THE CITY COUNCIL ON JULY 27, 1982

Councilman Wilson moved for the adoption of Resolution No. 83-293. His motion was seconded by Councilman Wirth.

A progress report was provided by Mr. Larry Windsor, General Manager, Group W Cable.

Roll call vote on Councilman Wilson's motion was unanimously favorable.

20. CONSENT CALENDAR:

- 20a. AWARD OF CONTRACT for Aerial Fireworks Show for Fourth of July Celebration 1984.
Expenditure: \$8,500.

RECOMMENDATION:

The Parks and Recreation Department and the Purchasing Division recommend that Council authorize the award of this very special contract, to provide an Aerial Fireworks Show on July 4, 1984, to PYRO-SPECTACULARS, INC. of Rialto, California, at a total cost of \$8,500. The Company guarantees a SPECTACULAR FIRST CLASS SHOW!

- 20b. AWARD OF CONTRACT - Re: Purchase of Three Budgeted Refuse Trucks - 29 cu. yd. size
Ref. Bid No. B83-65
Expenditure: \$199,134.78

RECOMMENDATION OF FINANCE DIRECTOR/PURCHASING AGENT:

That Council accept the low bid for the three units submitted by the Refuse Distributor Corporation of Santa Monica, and for Council to award them the contract in the total amount of \$66,378.26 for each unit, or \$199,134.78 total (including tax) for all three units.

- 20c. AWARD OF CONTRACTS - Re: Purchase of new 1984 Budgeted Vehicles. Ref. Bid No. B83-68
Expenditure: \$433,918.48.

RECOMMENDATION:

It is recommended that the following award of contracts be made:

1. It is recommended that bid items 1 and 2 be awarded to Beach City Chevrolet (Long Beach) in the total amount of \$86,112.71 including tax.
2. It is recommended that Bid item 3 be awarded to Fred Gledhill Chevrolet (Wilmington) in the total amount of \$27,112.26 including tax.
3. It is recommended that bid items 4 and 12 be awarded to Robinson-Erickson Ford (San Gabriel) in the total amount of \$120,611.25 including tax.
4. It is recommended that bid item 5 be awarded to Claude Short Dodge (Santa Monica) in the total amount of \$9,563.26 including tax.
5. It is recommended that bid items 6, 7, 8 and 9 be awarded to DeAnza Chevrolet (Riverside) in the total amount of \$106,130.79 including tax.
6. It is recommended that bid item 10 be awarded to Trans-West Ford Truck Sales (Fontana) in the total amount of \$22,748.14 including tax.
7. It is recommended that bid item 11 be awarded to Alameda Ford Truck Sales (L.A.) in the total amount of \$61,640.07 including tax.

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.

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At 9:00 P.M. the Council recessed and reconvened as the Redevelopment Agency, returning to its agenda at 9:01 P.M.

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11. City Council
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21. ADDENDUM ITEM:21a. EMERGENCY ORDINANCE re: Underground Storage Tanks.ORDINANCE NO. 3083

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE ADDING SECTIONS 85.2.48
AND 85.2.49 TO THE TORRANCE MUNICIPAL
CODE DEALING WITH UNDERGROUND STORAGE
TANKS FOR DANGEROUS LIQUIDS, AND
DECLARING THE PRESENCE OF AN EMERGENCY

Councilman Wilson moved for the adoption of Emergency Ordinance No. 3083 at its first and only reading. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

22. ORAL COMMUNICATIONS:

22a. City Manager Jackson reported that Street Superintendent Garcia is recovering from his recent accident in a most satisfactory manner.

22b. City Manager Jackson extended to the Council, on behalf of his office and all Staff members, best wishes for a happy holiday season. These good wishes were likewise extended by the Council and the Mayor to all present.

22c. City Manager Jackson announced the retirement of Capital Projects Administrator McKinnon, this being his last Council meeting -- he has been a dedicated, outstanding Staff member, and will be deeply missed.

The Council joined in extending good wishes to Jack, and to express their appreciation for his unfailing support.

22d. Capital Projects Administrator McKinnon reviewed his long, rewarding career with the City of Torrance, and expressed his gratitude for this experience.

22e. Councilman Applegate advised that the balance of the Shirley Denise Moran Reward Fund will be donated to the organization for Parents of Murdered Children, in her name.

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12.

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Considered by the Council, at this time:

21. ADDENDUM ITEM:

21b. RESOLUTION commending John J. McKinnon.

RESOLUTION NO. 83-286

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE COMMENDING JOHN JOSEPH
MCKINNON UPON HIS RETIREMENT FROM THE
CITY

Councilman Wilson moved for the adoption of Resolution
No. 83-286. His motion was seconded by Councilwoman Geissert,
and roll call vote was unanimously favorable.

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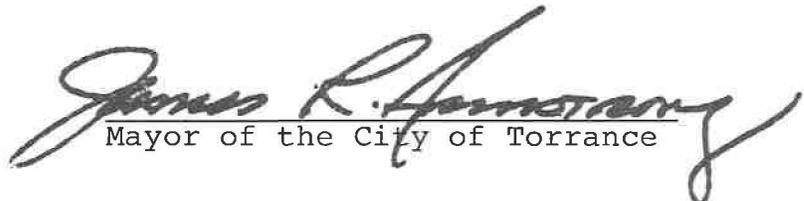
At 9:20 P.M. Councilman Wilson moved to adjourn to
Tuesday, January 3, 1984, at 5:30 P.M. His motion was
seconded by Councilman Walker, and roll call vote was unani-
mously favorable.

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Ava Cripe
Minute Secretary

13.

City Council
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Mayor of the City of Torrance


City Clerk of the City of Torrance