

MINUTES OF AN ADJOURNED REGULAR MEETING OF THE TORRANCE CITY COUNCIL

1. CALL TO ORDER

The Torrance City Council convened in an adjourned regular session at 6:03 p.m. on Tuesday, August 30, 2005 in City Council Chambers at Torrance City Hall.

ROLL CALL

Present: Councilmembers Lieu, Mauno McIntyre, Nowatka, Scotto, Witkowsky and Mayor Walker.

Absent: None.

Also Present: City Manager Jackson, City Attorney Fellows, City Clerk Herbers, and other staff representatives.

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Agenda Item 17 was considered out of order at this time.

17. EXECUTIVE SESSION

The Council immediately recessed to closed session to confer with the City Manager and the City Attorney on agenda matters listed under 17A) Conference with Labor Negotiator, and 17B) Conference with Legal Counsel – Existing Litigation, pursuant to California Government Code Sections 54957.6 and 54956.9(a).

The Council reconvened in Council Chambers at 7:28 p.m. No formal action was taken on any matter considered in closed session.

2. FLAG SALUTE/INVOCATION

The Pledge of Allegiance was led by Councilmember Nowatka.

Councilmember Lieu gave the non-sectarian invocation for the meeting.

3. AFFIDAVIT OF POSTING/WAIVE FURTHER READING

MOTION: Councilmember Mauno moved to accept and file the report of the City Clerk on the posting of the agenda for this meeting. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

MOTION: Councilmember Mauno moved that after the City Clerk has read aloud the number and title to any resolution or ordinance on the meeting agenda, the further reading thereof shall 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 Councilmember Nowatka and passed by unanimous roll call vote.

4. WITHDRAWN OR DEFERRED ITEMS

City Manager Jackson announced that Item 11A was withdrawn.

5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS

City Clerk Herbers provided the following information about the September 13 Special Election to fill the vacancy for the 53rd Assembly District:

Candidate information can be found at the Los Angeles County Registrar-Recorder/County Clerk website <http://LAVote.net> or at League of Women Voters <http://SmartVoter.org>

A candidate forum sponsored by the Torrance Area Chamber of Commerce will be held in the Toyota Meeting Hall at the Cultural Arts Center on Thursday, September 8, from 4:00 p.m. to 6:00 p.m.

The polls will be open on September 13 from 7:00 a.m. to 8:00 p.m.

Registered voters who have not received a ballot should contact the Registrar at 800.815.2666 / Option 3; Polling place lookup is Option 1 or found online at LAVote.net; and to sign up as a pollworker – use Option 7.

Absent Voter ballots must be received no later than 8:00 p.m. on Election Day.

Fire Chief Bongard reminded the public that ExxonMobil's monthly test of the siren and community alert system would be on Wednesday, September 7, at 11:30 a.m.

6. COMMUNITY MATTERS

6A. RESOLUTION NO. 2005-68 RE FIRE CAPTAIN SCOTT A. GIORDANO

RESOLUTION NO. 2005-68

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING FIRE CAPTAIN SCOTT A. GIORDANO UPON HIS RETIREMENT FROM THE CITY AFTER THIRTY-TWO YEARS OF SERVICE

MOTION: Councilmember Witkowsky moved for the adoption of Resolution No. 2005-68. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

To be presented at a later date.

6B. PROCLAMATION RE “20TH ANNUAL OKTOBERFEST FUNDRAISER”

Mayor Walker presented a proclamation to Teri Rotter and Florence Prestwood commending organizations supporting the *20th Annual Oktoberfest Fundraiser* at Alpine Village on Saturday, September 10, 2005, and Hans and Teri Rotter, owners of Alpine Village, for their dedication to charities serving the Torrance and South Bay community.

Councilmember Witkowsky encouraged attendance at this event and congratulated Hans and Teri Rotter for helping to raise \$3.2 million for local charities over the past 20 years.

7. CONSENT CALENDAR

7A. PARKS AND RECREATION COMMISSION 2004-05 ANNUAL REPORT

Recommendation

Recommendation of the **Community Services Director** and the **Parks and Recreation Commission** that City Council accept and file the Parks and Recreation Commission 2004-2005 Annual Report.

7B. REJECTION OF ALL BIDS FOR RFP B2005-32

Recommendation

Recommendation of the **General Services Director** that City Council reject the proposals received to “Provide and Construct a Metal Building at the City Services Yard for the City of Torrance” (RFP B2005-32).

7C. ASSUMPTION OF LEASE RE 2790 SKYPARK DRIVE

Recommendation

Recommendation of the **Land Management Team** that City Council authorize the Mayor to execute and the City Clerk to attest to:

- 1) Lessor Estoppel and Assignment and Assumption of Lease from Executive Quarters, LLC, a California limited liability company, and Skypark Atrium Q, LLC, a California limited liability company, and Nobuhiro Sotowa, as Trustee of the Survivor's Trust under the Sotowa 1988 Revocable Trust ("Trust No. 1"), and Nobuhiro Sotowa, as Trustee of the Residual Trust under the Sotowa 1988 Revocable Trust ("Trust No. 2"), as tenants-in-common (collectively, "Assignee") for City-owned property located at 2790 Skypark, Torrance, CA; and
- 2) Authorize the City Attorney to review as to form the loan documents for this transaction.

7D. CONTRACT FOR BANKING AND CREDIT CARD SERVICES

Recommendation

Recommendation of the **City Treasurer** that City Council authorize the Mayor to execute and the City Clerk to attest to the agreement for the award of contract with Bank of America to provide all daily bank services (RFP B2005-29), including cost associated with credit card usage, effective September 1, 2005 to August 30, 2010 at a cost not to exceed \$58,000 annually.

7E. AGREEMENT WITH REGINA KLENJOSKI DANCE COMPANY

Recommendation

Recommendation of the **Community Services Director** that City Council approve a two-year agreement with Regina Klenjoski Dance Company to provide dance classes and programs at the Torrance Cultural Arts Center, for an amount not to exceed \$137,510. The expenditure will be fully reimbursed by class fees.

7F. PURCHASE ORDER RE FORD CAB/CHASSIS FOR FIRE RESCUE TRUCKS

Recommendation

Recommendation of the **General Services Director** that City Council award a purchase order to South Bay Ford of Hawthorne, CA in the amount of \$64,056.54 including sales tax and applicable tire fees, to furnish two (2) 2006 Ford F450 XLT 4x2 "Super Cab" Cab and Chassis (B2005-42). The Cab and Chassis are to be outfitted as Fire Rescue Trucks, to replace existing Fire Rescue Trucks. The truck bodies will be purchased and installed onto the cab and chassis separately. The Fire Chief and the General Services Director will ask City Council for approval of the truck body purchase and installation contract at a later date, following receipt of bids.

7G. EMPLOYMENT/TRAINING AGREEMENT WITH CITY OF CARSON

Recommendation

Recommendation of the **Human Resources Director** that City Council authorize the execution of an employment and training agreement between the City of Carson and the City of Torrance in the amount of \$11,500.

7H. LEASE AMENDMENT RE LDC SKYPARK LLC

Recommendation

Recommendation of the **Land Management Team** that City Council authorize the Mayor to execute and the City Clerk to attest to a First Amendment to Lease by

and between the City of Torrance, a municipal corporation and LDC Skypark, LLC, a California limited liability company.

7I. APPROPRIATION RE FURNITURE/EQUIPMENT FOR JOSLYN GALLERY

Recommendation

Recommendation of the **Community Services Director** that City Council appropriate \$33,500 from various department donation accounts for the purchase of furniture and equipment for the newly renovated Joslyn Gallery (Torrance Art Museum) (FEAP #529).

MOTION: Councilmember Witkowsky moved for the approval of Consent Calendar Items 7A through 7I. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote.

11. ADMINISTRATIVE MATTERS

11A. TORRANCE FIRE FIGHTERS ASSOCIATION MEMORANDUM OF INTENT

Recommendation

Recommendation of the **City Manager** that City Council adopt in principle a Memorandum of Intent (MOI) for employees represented by the Torrance Fire Fighters Association (TFFA). The new Memorandum of Understanding will come forward September 20, 2005.

This item was withdrawn.

11B. TORRANCE FIRE FIGHTERS ASSOCIATION MEMORANDUM OF UNDERSTANDING

Recommendation

Recommendation of the **City Manager** that City Council adopt the Memorandum of Understanding Resolution for the Torrance Fire Fighters Association effective August 21, 2005 and lasting until December 31, 2008.

Assistant to the City Manager Keane reported that the Torrance Fire Fighters Association voted to approve the new contract, which is in accordance with the Council's direction.

MOTION: Councilmember Scotto moved to concur with the staff recommendation. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote.

RESOLUTION NO. 2005-75

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH HOURS, WAGES, AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE FIRE FIGHTERS ASSOCIATION (TFFA) FOR THE PERIOD FROM AUGUST 21, 2005 THROUGH DECEMBER 31, 2008, AND REPEALING RESOLUTION NO. 2003-160

MOTION: Councilmember Scotto moved for the adoption of Resolution No. 2005-75. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

11C. TORRANCE RECURRENT RECREATION EMPLOYEES MEMORANDUM OF UNDERSTANDING

Recommendation

Recommendation of the **City Manager** that City Council adopt a Memorandum of Understanding Resolution for the Torrance Recurrent Recreation Employees Organization (TRREO) for the period August 21, 2005 through June 30, 2006.

MOTION: Councilmember Scotto moved to concur with the staff recommendation. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote.

RESOLUTION NO. 2005-76

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH HOURS, WAGES, AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE RECURRENT RECREATION EMPLOYEES (TRREO) FOR THE PERIOD OF AUGUST 21, 2005, THROUGH JUNE 30, 2006, AND REPEALING RESOLUTION NO. 2004-81

MOTION: Councilmember Scotto moved for the adoption of Resolution No. 2005-76. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

11D. DECLARATION OF INTENTION TO VACATE STREET EASEMENTS ON NEWTON STREET

Recommendation

Recommendation of the **Community Development Director** that City Council approve and adopt a Resolution declaring the intention to vacate a portion of the street easements along Newton Street between Neece Avenue and 242nd Street and setting September 20, 2005 as the date for the hearing thereon.

In response to Councilmember Scotto's inquiry, Transportation Planning Manager Semaan provided clarification of the easements to be vacated and confirmed that property owners would be able to use the vacated portion of their property as they see fit, should the vacations be approved.

MOTION: Councilmember Scotto moved to concur with the staff recommendation, with the public hearing to be held on September 20, 2005. The motion was seconded by Councilmember Lieu and passed by unanimous roll call vote.

RESOLUTION NO. 205-69

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING ITS INTENTION TO VACATE A PORTION OF THE STREET EASEMENT OF NEWTON STREET (FORMERLY CALIFORNIA AVENUE AND ELLIS AVENUE) BETWEEN 242ND STREET AND NEECE AVENUE IN THE CITY OF TORRANCE; FIXING A TIME AND PLACE FOR THE HEARING THEREON AND PROVIDING FOR THE PUBLICATION OF THE RESOLUTION

MOTION: Councilmember Scotto moved for the adoption of Resolution No. 2005-69. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

11E. DEVELOPMENT IMPACT FEES

Recommendation

Recommendation of the **Community Development Director** that City Council:

- 1) Adopt an Ordinance repealing Articles 1 through 12 of Chapter 13 of Division 2 of the Torrance Municipal Code relating to the Drainage Improvement Fund, and repealing Articles 1 and 2 of Chapter 14 of Division 2 of the Torrance Municipal Code relating to Sewer Fund, and repealing Articles 1, 2, and 3 of Chapter 19 of Division 2 of the Torrance Municipal Code relating to Undergrounding Utilities;
- 2) Adopt a Resolution adopting the Transportation Facilities Plan and establishing Transportation Impact Fees as authorized by Article I of Chapter 9 of Part I of Division 2 of the Torrance Municipal Code;
- 3) Adopt a Resolution adopting the Utility Undergrounding Facilities Plan and establishing Utility Undergrounding Impact Fees as authorized by Article 2 of Chapter 9 of Part I of Division 2 of the Torrance Municipal Code;
- 4) Adopt a Resolution adopting the Sewer Facilities Plan and establishing Sewer Impact Fees as authorized by Article 3 of Chapter 9 of Part I of Division 2 of the Torrance Municipal Code; and
- 5) Adopt a Resolution adopting the Storm Drain Facilities Plan and establishing Storm Drain Impact Fees as authorized by Article 3 of Chapter 9 of Part I of Division 2 of the Torrance Municipal Code.

Transportation Planning Manager Semaan advised that this was the last step in the implementation process for Phase I Development Impact Fees.

Councilmember Witkowsky stated that she was very much in favor of the fees, which will provide funds to improve the City's aging infrastructure, and commended staff for their efforts in bringing this item forward.

MOTION: Councilmember Witkowsky moved to concur with the staff recommendation. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote.

ORDINANCE NO. 3675

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING ARTICLES 1 THROUGH 12 OF CHAPTER 13 OF DIVISION 2 OF THE TORRANCE MUNICIPAL CODE RELATING TO THE DRAINAGE IMPROVEMENT FUND, AND REPEALING ARTICLES 1 AND 2 OF CHAPTER 14 OF DIVISION 2 OF THE TORRANCE MUNICIPAL CODE RELATING TO SEWER FUND, AND REPEALING ARTICLES 1, 2, AND 3 OF CHAPTER 19 OF DIVISION 2 OF THE UNDERGROUNDING OF UTILITIES

MOTION: Councilmember Scotto moved for the adoption of Ordinance No. 3675. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

RESOLUTION NO. 2005-70

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADOPTING THE TRANSPORTATION FACILITIES PLAN AND ESTABLISHING TRANSPORTATION IMPACT FEES AS AUTHORIZED BY ARTICLE 1 OF CHAPTER 9 OF PART I OF DIVISION 2 OF THE TORRANCE MUNICIPAL CODE

MOTION: Councilmember Scotto moved for the adoption of Resolution No. 2005-70. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

RESOLUTION NO. 2005-71

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADOPTING THE UTILITY UNDERGROUNDING FACILITIES PLAN AND ESTABLISHING UTILITY UNDERGROUNDING IMPACT FEES AS AUTHORIZED BY ARTICLE 2 OF CHAPTER 9 OF PART I OF DIVISION 2 OF THE TORRANCE MUNICIPAL CODE

MOTION: Councilmember Scotto moved for the adoption of Resolution No. 2005-71. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

RESOLUTION NO. 2005-72

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADOPTING THE SEWER FACILITIES PLAN AND ESTABLISHING SEWER IMPACT FEES AS AUTHORIZED BY ARTICLE 4 OF CHAPTER 9 OF PART I OF DIVISION 2 OF THE TORRANCE MUNICIPAL CODE

MOTION: Councilmember Scotto moved for the adoption of Resolution No. 2005-72. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

RESOLUTION NO. 2005-73

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADOPTING THE STORM DRAIN FACILITIES PLAN AND ESTABLISHING STORM DRAIN IMPACT FEES AS AUTHORIZED BY ARTICLE 3 OF CHAPTER 9 OF PART I OF DIVISION 2 OF THE TORRANCE MUNICIPAL CODE

MOTION: Councilmember Scotto moved for the adoption of Resolution No. 2005-73. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

11F. RECOGNITION AND ATTORNMENT AGREEMENT FOR LOWE'S HIW, INC.

Recommendation

Recommendation of the **Land Management Team** that City Council authorize the Mayor to execute and the City Clerk attest to a Recognition and Attornment Agreement by and among the City of Torrance, a municipal corporation ("Owner"), LDC Skypark, LLC, a California limited liability company ("Lessee"), and Lowe's HIW, Inc., a Washington corporation ("Sublessee").

Assistant to the City Manager Sunshine briefly reviewed the proposed agreement, noting that it would modify terms and conditions of the Master Lease as highlighted in the agenda item.

MOTION: Councilmember McIntyre moved to concur with the staff recommendation. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

11G. SELECTION OF MUTUAL OF OMAHA AS INSURANCE CARRIER FOR CERTAIN EMPLOYEES' GROUPS

Recommendation

Recommendation of the **Human Resources Director** that City Council approve the following:

- 1) The selection of Mutual of Omaha as the City's insurance carrier for disability and life insurance benefits for certain groups of employees effective October 1, 2005;
 - 2) The implementation of modifications to the disability insurance plan for certain non-safety employees. The rates will not exceed 61 cents per \$100 of payroll for Short Term Disability (STD) and 50 cents per \$100 of payroll for Long Term Disability (LTD). The STD rate is guaranteed for one year, and the LTD rate is guaranteed for a two-year period;
 - 3) An enhancement of life and accidental death and dismemberment (Life/ AD&D) insurance coverage to \$50,000 for employees represented by ~~Torrance Professional Parks and Recreation Employees Organization~~ and Certain Full Time Salaried and Hourly Employees at a rate of .182 cents per \$1000 of coverage ; and
 - 4) Authorize the issuance of a binder payment for an amount equivalent to a one-month's premium in order for the carrier to implement these programs.
- SUPPLEMENTAL MATERIAL*

City Manager Note: The savings in life insurance is based on the revised quotes is over \$22,000; therefore, the City Manager further recommends that the City explore enhancing the amount of the term life insurance per covered employees with a portion of the savings. With Council concurrence, this will be reviewed with the carrier and returned to Council for implementation.

Human Resource Manager Fuentes advised that the proposed insurance plan provides for enhanced disability and life insurance benefits for Certain Full Time Salaried and Hourly Employees. She noted supplemental material removing Torrance Professional Parks and Recreation Employees from the employee pool covered by the item as this organization has elected to address disability and life insurance benefits as part of continuing contract negotiations.

MOTION: Councilmember Scotto moved to concur with the staff recommendation **as amended** (removing Torrance Professional Parks and Recreation Employees Association and including the City Manager's recommendation that the City explore enhancing the amount of term life insurance per covered employees with savings from revised quotes). The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote.

12. HEARINGS

12A. CERTIFICATION OF CONFORMANCE WITH L.A. COUNTY METROPOLITAN TRANSIT AUTHORITY'S CONGESTION MANAGEMENT PROGRAM

Recommendation

Recommendation of the **Community Development Director** that City Council:

- 1) Conduct a public hearing as required by the Congestion Management Program of the Los Angeles County Metropolitan Transportation Authority;
- 2) Adopt a Resolution to self-certify that the City of Torrance is in conformance with local Congestion Management Program (CMP) requirements; and,

- 3) Direct staff to submit the CMP Local Development Report (LDR) as required by the Los Angeles County Metropolitan Transportation Authority.

Mayor Walker announced that this was the time and place for a public hearing on this matter. City Clerk Herbers confirmed that the hearing was properly advertised.

Transportation Planning Manager Semaan noted that the City is required to submit an annual Local Development Report, a summary of which was included in the staff report.

As no one came forward to speak, the public hearing was closed.

MOTION: Councilmember McIntyre moved to close the public hearing. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote.

MOTION: Councilmember Lieu moved to concur with the staff recommendation. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

RESOLUTION NO. 2005-74

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE FINDING THE CITY TO BE IN CONFORMANCE WITH THE CONGESTION MANAGEMENT PROGRAM (CMP) AND ADOPTING THE CMP LOCAL DEVELOPMENT REPORT, IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 65089

MOTION: Councilmember Scotto moved for the adoption of Resolution No. 2005-74. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

15. SECOND READING ORDINANCES

15A. SECOND AND FINAL READING OF ORDINANCE NO. 3674

City Attorney Fellows reported that a scrivener's error was discovered in the indemnification section of Ordinance No. 3674 after the first reading and recommended that the Ordinance be approved as amended.

MOTION: Councilmember Scotto moved to concur with the staff recommendation. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

ORDINANCE NO. 3674

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF TORRANCE AND STANDARD PACIFIC CORPORATION AND WEST MILLENNIUM HOMES RELATING TO REAL PROPERTY LOCATED AT 1780-1922 OAK STREET AND 2367 JEFFERSON STREET.

MOTION: Councilmember Scotto moved for the adoption of Ordinance No. 3674 as amended. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote.

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The Council met as the Redevelopment Agency from 8:05 p.m. to 8:09 p.m.

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16. ORAL COMMUNICATIONS

16A. Councilmember Lieu reported that the Base Realignment and Closure Commission (BRAC) met this week and did not add the Los Angeles Air Force Base to the list of bases to be closed at this time. He stated that he was pleased that Torrance had donated \$100,000 to the efforts to keep the base open as it provides approximately 60,000 jobs in the southland.

16B. Councilmember Lieu noted that the public could donate to the American Red Cross at 800-HELPNOW or at www.AmericanRedCross.org to assist victims of Hurricane Katrina.

16C. Councilmember Mauno stated that a coalition of the South Bay elected officials and chambers of commerce have been meeting to consider a possible challenge to the ruling made by the California PUC on the 424 overlay for the 310 area code.

16D. Councilmember Mauno reported that a sentinel chicken at Madrona Marsh tested positive for the West Nile virus. He noted that it was not unexpected as the mosquito population increases in warmer weather and reminded the public to take precautions to avoid mosquitoes, especially children and older adults.

16E. Councilmember McIntyre expressed sympathy to those in the southland with family members who are victims of hurricane Katrina and noted that donations could also be made to the Salvation Army at SalvationArmy.org.

16F. Councilmember Scotto also expressed sympathy for hurricane victims.

16G. Councilmember Scotto noted that the Torrance Symphony's concert at Wilson Park on Sunday was well attended and very enjoyable.

16H. Councilmember Scotto commented on tree limbs that had fallen the night before the concert and suggested that staff consider taking extra precautions prior to large events to avoid possible injuries.

16I. Councilmember Scotto invited the public to visit the website www.lawestvestor.org for West Nile Virus information, including suggestions for reducing the risk of contracting the virus, or to call 310.915.7370.

16J. Councilmember Scotto reminded Torrance residents to vote on election day September 13 as only an 18% turnout is predicted and it is important for Torrance to be represented. He wished best of luck to both candidates on the City Council running for the 53rd Assembly seat.

16K. Councilmember Witkowsky asked Community Development Director Gibson to schedule a meeting of the Community Planning & Design Committee to begin exploring the issue of undergrounding utilities.

16L. Councilmember Witkowsky congratulated Chief Bongard and the Torrance Fire Department for their work in suppressing a recent fire at the Golden West Towers, a high-rise senior citizen building. Fire Chief Bongard noted that the sprinkler system worked as designed and there was nominal damage.

16M. Councilmember Witkowsky congratulated the Torrance Cultural Arts Center Foundation on the hiring of Executive Director Ray Solley.

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16N. Councilmember Witkowsky reported that the Environmental Division is addressing the issue of weed abatement at a closed restaurant site on Crenshaw Blvd.

16O. Councilmember Witkowsky invited attendance at the City of Torrance Employee Variety Show on September 16 at the Armstrong Theater, noting that tickets are \$10 with proceeds to benefit the American Cancer Society.

16P. Mayor Walker noted that prayers were with victims of the hurricane and its aftermath.

16Q. Mayor Walker congratulated candidates Lieu and Nowatka for participating in the race for the 53rd Assembly seat, while continuing to do an excellent job for Torrance, and stressed the importance of having local representation in Sacramento.

16R. Diana Sutherland, El Prado, voiced objections to smear campaign tactics being used against candidates Paul Nowatka and Frank Scotto.

16S. Anna Nichols, Knolls Lodge, expressed concerns about rising rents and poor maintenance at the mobile home park.

16T. Miranda Pisch, Knolls Lodge, echoed concerns about rent increases at the park.

16U. Karen Seidler, Knolls Lodge, thanked Councilmembers Mauno, McIntyre, Nowatka and Scotto for attending a protest held the previous Saturday at the mobile home park. She reported that some improvements have been made but there is still more to do.

17. EXECUTIVE SESSION

Considered earlier in the meeting, see page 1.

18. ADJOURNMENT

At 8:38 p.m., the meeting was adjourned to Tuesday, September 20, 2005 at 5:30 p.m. for an executive session, with the regular meeting commencing at 7:00 p.m. in the Council Chambers. **Tuesday, September 6 and Tuesday, September 13 will be Council dark nights.**

Attest:

/s/ Dan Walker

Mayor of the City of Torrance

/s/ Sue Herbers

Sue Herbers, CMC
City Clerk of the City of Torrance

Approved on November 15, 2005