

Torrance, California
April 5, 1955

MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

The City Council of the City of Torrance convened in a regular meeting in the Council Chambers, City Hall, Torrance, California, on Tuesday, April 5, 1955, at 5:30 p.m., Mayor Drale presiding.

Those responding to roll call by Deputy City Clerk Hallanger were: COUNCILMEN: Benstead, Blount, Isen, Schwab and Drale. Also present were City Manager Stevens and Deputy City Attorney Remelmeyer.

At the request of Mayor Drale, Mr. Bert Lynn led the salute to our Flag.

Councilman Blount opened the meeting with an invocation.

Councilman Isen moved the minutes of the Regular Meeting of March 29, 1955, and the minutes of the Special Meetings of March 30 and March 31, 1955, be approved as written. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Drale.

BIDS:

1. Mayor Drale announced this was the time and place set for the opening of bids for the improvement of Torrance Boulevard, from Crenshaw Boulevard to Madrona Avenue; and the improvement of Elm Avenue, from Torrance Boulevard to Maricopa Street, in the City of Torrance.

Deputy City Clerk Hallanger said he had the Affidavit of Publication, and opened and read the following bids:

<u>BIDDER</u>	<u>TORRANCE BLVD.</u>	<u>ELM AVENUE</u>
Sheets Construction Company	\$55,292.92	\$1,350.50
Oswald Brothers	51,286.41	1,081.15
Warren Southwest, Inc.	50,424.89	1,560.34
Kast Construction Company, Inc.	No Bid	1,548.00

Councilman Blount moved the bids be referred to the City Manager and the Engineering Department for study and recommendation. Motion, seconded by Councilman Schwab, no objections, so ordered by Mayor Drale.

2. SOUTH TORRANCE FIRE STATION BUILDING.

Deputy City Clerk Hallanger read the following recommendation from City Manager Stevens:

"After a thorough study of the bids for Fire Station No. 4, (South Torrance) by the Architect, Mr. Marion J. Varner, and myself, it is recommended that the contract be awarded to Don B. Wolf for the basic bid in the amount of \$52,198.00 plus Alternate "B", masonry property line walls, \$2,609.00, a total of \$54,806.00, being the lowest responsible bid, and that all other bids be rejected. Alternate "B", masonry property line walls, was necessarily included because the walls must be used along the southerly line to protect adjacent property."

Mayor Drale moved to concur with the recommendation of City Manager Stevens. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

HEARINGS: (Continued from March 29, 1955)

CASE NO. 335: Proposed change of zone Land Use Plan of certain portions of the district generally described as follows: Certain areas bounded on the West by Hawthorne Boulevard, on the North by Redondo Beach Boulevard, on the East by the Torrance City Boundary and on the South by 190th Street. Certain undeveloped areas within this area are being developed for commercial purposes and to provide an area along the eastern boundary for light manufacturing use.

Deputy City Clerk Hallanger stated the Affidavit of Publication had been presented last week and that he had not received any letters of protest regarding this zone change. He read the following communication from George Powell, Secretary of the Planning Commission:

"A Mr. Pantel Chalekson, the owner of Lot 86, La Fresa Tract has today appeared in my office and asked that the proposed change of zone on the North 150' of his lot be left unchanged. He has specific plans for a commercial development on this property. This Lot 86, adjoins Lot 85 which is now zoned C-2.

"It is reasonable to exclude a portion of land from a proposed rezoning at the time the proposed rezoning is approved by the Council. I have indicated this suggested deletion on the map known as Exhibit "A"."

Mayor Drale called for oral protests. Mr. Pantel Chalkeson stated he was still opposed to the zone change and requested that his property remain commercial.

Mrs. W. E. Brooks, owner of Lot 21, La Fresa Tract, requested that her property remain A-1, instead of being changed to R-3.

Mr. George Powell explained the map, marked Exhibit "A", to the City Council and to the audience.

As there were no other protests, Councilman Isen moved the hearing be closed. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Councilman Blount moved that Parcel No. 5 of Exhibit "A" be excluded from the proposed zone change and that it remain as A-1. Motion, seconded by Councilman Isen, carried unanimously by roll call vote. (This Parcel contains the lot owned by Mrs. Brooks.)

Councilman Isen stated that it was the feeling of the City Council that the property immediately facing Redondo Beach Boulevard should be excluded from the proposed zone change, and left commercial. He requested Mr. Powell to designate this area by parcel numbers.

Mr. Powell stated the parcels to be left commercial, as indicated by the City Council, were Parcel Nos. 24, 23, 21, 20, 17 and 16.

Councilman Isen moved the property, as designated for the records by Mr. Powell, be excluded from CASE NO. 335 and left as they are, which is commercial. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Councilman Blount moved to concur with the recommendation of the Planning Commission in approving CASE NO. 335, with the exceptions as noted by the City Council. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

WRITTEN COMMUNICATIONS

Deputy City Clerk Hallanger read the following communication from C. N. Weber, License Inspector:

"We have received check no. 114 in the amount of \$100.00 from the Torrance Paper Stock Corp., 1030 Engracia Avenue, in payment of the business license fee at the above address.

"In previous years this place of business has been licensed to the Torrance Metal Products Company. Mr. Powell advises me that the Torrance Metal Products Company have been operating under a Variance as a Non-Conforming Use, and that such Variance does not automatically carry over to a new owner.

"I have discussed this matter with the City Attorney who suggested that it be referred to you for further action inasmuch as Council approval is required before a license can be issued for the operation of a salvage business."

CAAGIC
Councilman Isen stated the Council was familiar with this location and also familiar with the health and safety problems involved and moved the \$100 be accepted and the license granted subject to the approval of the license, in writing, from the Torrance Police Department, the Torrance Fire Department and the Los Angeles County Health Department, and that until such time as those three permissions are obtained that there be no business transacted at this location.

Mayor Drale suggested this be handled as a Variance and referred to the Planning Commission, with the stipulations as stated by Mr. Isen.

Councilman Isen moved the applicant apply for a Variance through the Planning Commission and requested that the stipulations he had stated be forwarded to the Planning Commission. Motion, seconded by Mayor Drale, carried by the following roll call vote: AYES: COUNCILMEN: Isen, Schwab and Drale. NOES: CCUNCILMEN: Benstead and Blount.

Councilman Benstead said he thought it was about time to have this cleaned up.

Councilman Blount moved the request for business license from the Torrance Paper Stock Corporation be denied. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Drale.

Statement of Franchise earnings from the Texas Company for the calendar year 1954, together with their check in the amount of \$8.30.

Councilman Blount moved this be referred to the City Attorney for an opinion. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Drale.

Communication from the South Bay Humane Society recommending a new schedule of fees.

Councilman Isen moved the communication be referred to City Manager Stevens for recommendation. Motion, seconded by Councilman Schwab, no objections, so ordered by Mayor Drale.

Communication from the Howard Wood Parent-Teacher requesting correction of certain hazards surrounding the Howard Wood School.

Mayor Drale requested Deputy City Clerk Hallanger to read the communication:

"The Howard Wood Parent-Teacher Association recently inaugurated a Safety Program and during the past few weeks have observed the many hazards surrounding the Howard Wood School at 2250 W. 235th Street. Among the many hazards such as oil sumps which you are well aware of, we find still another hazard. The school children have only one small stretch of sidewalk on which to walk. Many

children walk to school from Falena Avenue towards the school on 235th Street. This street as you know has no sidewalks.

"Our concern of course, is for our childrens' safety and considering this, we would like to know if a flat surface of asphalt could be possible for at least one side of 235th Street similar to the paving done on Plaza Del Amo from Martina Avenue to Carson Street. Or, if the City deems it impossible, at least a flat surfacing of asphalt be put down across the street from the school. The street is very narrow and this extension of the street would at least improve a little, the crowded street condition at the Howard Wood school."

Mayor Drale moved the communication be referred to the Street Superintendent to see if the situation can be remedied. Motion, seconded by Councilman Benstead, with the request these people be notified the City is taking action, no objections, so ordered by Mayor Drale.

Communication from the Lebow Oil Company requesting refund on overpayment on oil well licenses.

Deputy City Clerk Hallanger said he would like a policy ruling regarding refunds when the money does not legally belong to the City. After a short discussion the Council decided any refunds should be decided by the Council.

Councilman Isen moved the refund be granted to Lebow Oil Company. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

Communication from Deputy City Clerk Hallanger requesting permission to select and purchase a satisfactory electric typewriter, irrespective of dealer location.

Councilman Schwab moved the request be granted and that they select the most efficient machine for the job they have, subject to the approval of the City Manager. Motion, seconded by Mayor Drale, carried unanimously by roll call vote.

Communication from the Salvation Army advising they will conduct its annual Salvage Week campaign during the week of April 18 - 23 for the purpose of increasing the collection of salvage material with which to sustain its Social Service program.

Councilman Blount suggested that Mayor Drale proclaim the week of April 18 - 23 as Salvation Army Week.

Mayor Drale so proclaimed.

Councilman Benstead requested the press to give this proclamation plenty of notice.

Communication from Asst. to City Engineer Patrick advising that under a new ruling by several bonding companies' attorneys, it is necessary that an extension of time be granted the contractors on the Hollywood Riviera Sewer District No. 1 and the North Torrance Sewer District No. 2. Mr. Patrick stated that although these sewers are completed and people are at this time using them, it has been ruled that the time limit should last until the district is confirmed by the City Council. Therefore, I am asking that we obtain a 60-day extension to allow for the necessary legal work on the completion of these districts.

Mayor Drale moved the request be granted. Motion, seconded by Councilman Schwab, no objections, so ordered by Mayor Drale.

9. Recommendations of City Manager Stevens:

PERSONNEL:

1. Henry M. West was appointed to serve his probationary period as Building Inspector, effective April 1, 1955, at the third salary step. (Selected from Eligible List)

Councilman Blount moved to concur with the recommendation of City Manager Stevens, item 1, under Personnel. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

2. Walter R. Culverhouse was appointed to serve his probationary period as Bus Operator, effective March 30, 1955, at the first salary step. (Selected from Eligible List.)

Councilman Benstead moved to concur with the recommendation of City Manager Stevens, item 2, under Personnel. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

3. Henry F. Kufall was employed as a Park Maintenance Man, effective April 1, 1955, at the first salary step, in a temporary capacity, pending a Civil Service examination which has been ordered.

Mayor Drale moved to concur with the recommendation of City Manager Stevens, item 3, under Personnel. Motion, seconded by Councilman Schwab, was defeated by the following roll call vote: AYES: COUNCILMEN: Schwab and Drale. NOES: COUNCILMEN: Benstead, Blount and Isen.

City Manager Stevens stated it was his feeling that it is more important to get the job done, this is a vacancy created by a man quitting. They have asked for an examination for sometime. Mr. Stevens said this could happen in any department. The work has to go on.

Councilman Blount inquired what the turn-over was in park maintenance men. City Manager Stevens said he thought it might be three or four a year.

Councilman Blount said the Council had requested the Board to keep the eligible lists up to date.

City Manager Stevens said the Civil Service Board is not wholly responsible because they also are trying to keep the lists up to date. It is very difficult to do this as the County has stated they would not give examinations unless there is a vacancy.

Councilman Benstead said he thought it was time the City secured another agency.

City Manager Stevens reported that the Board is trying to find an agency to do that work; however, there are only three or four such agencies and the work has to go on, sometimes you do not have an eligible list but you still need the men to do the work.

Councilman Benstead said he still did not think it fair to have a man on a job three or four months and then give an examination. Naturally the man on the job has the decided advantage over the other applicants. Mr. Benstead said that if the County does not have the time to give these examinations it is definitely time to get another agency. The City is paying enough to get this service.

Councilman Schwab stated the County had advised the City Council that this problem would arise. Mayor Drale said he doubted if any other agency could do any better or give any better service.

APPROPRIATIONS:

1. For the purchase of a slightly used, one-sack, G. M. C. concrete mixer on trailer for use in the Street Department, the sum of \$350.

Councilman Schwab moved to concur with the recommendation of City Manager Stevens, item 1, under Appropriations. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

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ENGINEERING AND PLANNING COMMISSION MATTERS:

1. Communication from City Engineer Bishop recommending that Bond No. 217642 in the amount of \$26,000, covering subdivision improvements on Tract No. 15915, be released. Trees have been planted in all parkways, street signs are in, bench mark data will be supplied in conjunction with requirements for Tract No. 17150, and centerline ties have been received.

Councilman Blount moved to concur with the recommendation of City Engineer Bishop. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

2. Sketch of revised proposed Tract No. 20829, accompanied by letter dated March 30, 1955, from J. E. Kettler, regarding the drainage basin; also letter from City Engineer Bishop, dated April 1, 1955, regarding this revised tentative Tract Map. (This tract map was denied by the City Council at the regular meeting held on March 8, 1955).

In Mr. Bishop's communication he called attention to several important facts regarding this tract, however, he presented the tract without recommendation.

City Engineer Bishop stated that since he had written the letter he has received a communication from Mr. Epperson of the National Engineering and Surveying Service, regarding drainage and the pump and sump looked satisfactory to him.

Mr. J. E. Kettler explained they had never intended to submit more than the 45 lots for final approval. The area to the North was included as a preliminary study to show that drainage would be carried down to this drainage basin.

A lengthy discussion followed regarding the tract map as presented. Mayor Drale requested City Engineer Bishop to give his recommendation in writing and that all his recommendations be either for approval or that he deny them.

Councilman Benstead moved this tract map no. 20829 be returned to the Planning Commission for their approval. Motion, seconded by Councilman Isen, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Blount, Isen and Drale. NOES: COUNCILMEN: Schwab.

Deputy City Clerk Hallanger read title to:

RESOLUTION NO. 2709

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE PROTESTING THE ADOPTION OF ASSEMBLY BILL NO. 3762 BY THE LEGISLATURE OF THE STATE OF CALIFORNIA.

Councilman Schwab moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Mayor Drale moved for the adoption of Resolution No. 2709. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

RESOLUTION NO. 2710

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO ACCEPT, ON BEHALF OF THE CITY, THAT CERTAIN GRANT DEED FROM HENRY M. GUENSER AND SOPHIA E. GUENSER.

Councilman Benstead moved to dispense with further reading of the Resolution. Motion, seconded by Mayor Drale, carried unanimously by roll call vote.

Councilman Benstead moved for the adoption of Resolution No. 2710. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

RESOLUTION NO. 2711

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE ACCEPTANCE OF GRANT DEED TO CERTAIN REAL PROPERTY LOCATED IN THE CITY OF TORRANCE FROM CHANSLOR-WESTERN OIL AND DEVELOPMENT COMPANY.

Councilman Isen moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Councilman Isen moved for the adoption of Resolution No. 2711. Motion, seconded by Councilman Schwab, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Isen, Schwab and Drale. ABSTAINED FROM VOTING: COUNCILMEN: Blount.

RESOLUTION NO. 2712

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE URGING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO ESTABLISH A MUNICIPAL COURT IN THE CITY OF TORRANCE.

Councilman Schwab moved to dispense with further reading of the Resolution. Motion, seconded by Mayor Drale, carried unanimously by roll call vote.

Councilman Schwab moved for the adoption of Resolution No. 2712. Motion, seconded by Councilman Benstead, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Isen, Schwab and Drale. ABSTAINED FROM VOTING: COUNCILMEN: Blount.

ORDINANCE NO. 738

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF CERTAIN STREETS IN TRACT 10307 IN THE CITY OF TORRANCE.

Councilman Benstead moved to dispense with further reading of the Ordinance. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Councilman Benstead moved for the adoption of Ordinance No. 738 at its second and final reading. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

ORAL COMMUNICATIONS

Deputy City Clerk Hallanger advised there was one matter held over from the March 29th meeting, regarding the recommendation of the Civil Service Board that the salary of "Water Service Foreman" be made to correspond with salary ratings for "Park Foreman" and "Road Foreman", as requested by Water Superintendent McVicar.

Councilman Isen moved to concur with the recommendation of the Civil Service Board and that the retroactive pay merely go back to the first of the year; also noting that in the future these classifications will vary. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

City Manager Stevens stated these classifications are drifting further apart each year.

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City Manager Stevens reported the Council had accepted a Grant Deed from Henry M. Guenser and Sophia E. Guenser earlier in the meeting, however, there was a communication on the agenda from the Planning Commission regarding request of H. M. Guenser. Mr. Stevens inquired if the Council wished to discuss this matter tonight.

Mayor Drale requested Mr. Hallanger to read the communication from the Planning Commission. Mr. Hallanger read the following:

"Excerpts from Minutes of Planning Commission Meeting of March 2, 1955. H. M. Guenser: Land proposal. Committee: Chairman Lynn, Mulvihill and Fleetwood;

"Mr. Lynn stated that the committee met with Mr. Guenser and his associates and they have agreed to give the City of Torrance the property for \$1.00. They are willing to let the City start reclaiming the pit as it exists right now and they are willing to let the City (as they excavate) continue to fill right behind them and reclaim the property. Mr. Lynn moved that the request of Mr. Guenser be granted with the following recommendations:

- "1. That a regulation 6' chain link fence be placed along the property line;
 - "2. That all future operations are to remain 10' to 12' back from his property line;
 - "3. That trees be planted for screening immediately along the present and future pit line;
 - "4. That they permit the City to immediately start reclaiming the present and future pit but not to interfere with the company operation;
 - "5. That they deed all future acreage of this ten acres to the City, acre-by-acre, after the clay has been removed to the present pit level;
 - "6. That the ten acres be used by the Recreation Department.
- "Motion, seconded by Mr. Mulvihill, carried unanimously by roll call vote of those present."

After a short discussion of this matter, Councilman Schwab moved this be held over for the next agenda meeting. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Drale.

** See Minutes 4-12-55*
City Manager Stevens reported he had received a letter from Hon. Vincent Thomas stating he will oppose Assembly Bill No. ~~111~~ as requested by the City Council.

City Manager Stevens stated that Mr. Cy Weber is resigning his position as License Inspector, as of April 15th, and there is a problem of replacement. Mr. Stevens stated they had an eligible list two or three years ago; he said he had been advised that Mr. Moorehead, who previously held the position, would like to take the job again. Mr. Stevens stated that this is an example where we are faced with a need of a replacement and we will have to wait two or three months to get one from an eligible list.

Mayor Drale moved that under the circumstances Mr. Stevens be authorized to hire the necessary person to take the preliminary training to replace Mr. Weber, who has done a very remarkable job for the City. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

Mayor Drale requested Mr. Hallanger to write a letter to Mr. Weber commending him for the fine job he has done for the City.

City Manager Stevens stated that the Council will have to make a decision regarding the request of Store Properties, Inc. for parking space. He stated he would have several plans for the Council to decide on at the next meeting, as this will then have to go to the C. A. A. for approval.

Deputy City Attorney Remelmeyer reported that Mr. Hall had directed him to advise the City Council that it is their opinion the Torrance Sand and Gravel Products must secure a new Variance for the purpose of erecting a steel structure for storing and weighing in sand, rock and cement; that they cannot do so under the existing Variance.

Mr. Thomas H. Block, co-owner of the Torrance Sand & Gravel Company handed the Council a letter dated April 5, 1955, setting forth the reasons for this request.

Deputy City Clerk Hallanger read the communication in full.

Councilman Benstead moved the communication be filed. Motion, seconded by Councilman Isen, no objections, so ordered by Mayor Drale.

Mr. Block inquired if it would be possible for them to secure a temporary permit while they were taking the necessary steps for this new Variance. He stated that if the Variance is not granted they can use the bumpers in their operations without the mixers, with the approval of the Planning Commission.

Councilman Isen moved this matter be referred to the City Attorney for an opinion with reference to this additional request. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Drale.

Councilman Isen stated he had heard some good news regarding the old site of the Torrance Paper Products at 213th Street and Torrance Boulevard. Mr. Thomas Gibson of the County Health Department, who was assigned this job, reports the place has been cleaned up 100%. Councilman Isen moved a letter be addressed to Dr. Roy O. Gilbert, Los Angeles County Health Department, with a carbon copy to Mr. Stanley F. Martin, Director of Bureau of Sanitation, Los Angeles County Health Department, commending Mr. Thomas Gibson for the fine job he has done.

Mayor Drale requested Deputy City Clerk Hallanger to write the letter.

Councilman Isen requested this communication be forwarded under the signatures of the Mayor and the City Manager.

Councilman Isen requested Fire Chief Benner to check this and if it is all cleared away that the fence be ordered down immediately.

Mayor Drale stated that the Council had received a letter from City Manager Stevens regarding a pension plan for Mr. A. H. Bartlett and he thought now would be the proper time to make suggestions or recommendations. Mayor Drale stated that Mr. Bartlett has been with the City for 33 years and he thought the City could retire Mr. Bartlett on a pension.

Mayor Drale moved the City Attorney be instructed to draw up the necessary papers, according to the provisions of the City Charter, to retire Mr. Bartlett. Motion, seconded by Councilman Isen, no objections, so ordered by Mayor Drale.

MAYOR DRALE: "It has been an opinion that the Mayor's job has been an honorary one conferred by the other members of the City Council and I think each member of the Council should have an opportunity to serve as Mayor during his term. This being the Easter season I think it would be the proper time to pass this on to another member of the Council. Mr. Benstead has been offered the opportunity of being Mayor and I request that the records show that Mr. Benstead was offered the job and declined.

"Due to the cooperation of the members of the Council, the City Manager and all the City employees the job has been most easy and most pleasant. I want to thank all the members of the City Council for their help. It has been very interesting and very delightful. I want to thank all the employees of the City Hall and the employees of the various departments in making this a very fine year. I also want to pay my respects to, and to thank all the people of Torrance for their cooperation.

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"I believe that it is now time to pass this honor on to someone else and as this is the Easter season I believe it is the most Christian thing to do."

Mayor Drale moved that Mr. Albert Isen be made Mayor of the City of Torrance. Motion, seconded by Councilman Benstead, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Isen, Schwab and Drale. ABSTAINED FROM VOTING: COUNCILMEN: Blount.

COUNCILMAN BLOUNT: "Nick Drale and I have 'butted' heads for about 8 or 9 years on many, many problems. Nick has seen them one way and I have seen them another. We have never been on the same side of the political fence. I consider Nick has done an outstanding job this year. I regret to see Nick step down. I have not always agreed with him, but I think this Council should do something unanimous and I move to give Nick Drale a vote of thanks." Motion, seconded by Councilman Schwab, carried unanimously. Mr. Drale declined to vote.

* See: Minutes of 4/12/55
MAYOR ISEN: "I think Nick's accomplishments over the year chart^{*} a course for all of us to follow, and, particularly as your Mayor, makes a very difficult path for me. I feel sure the friendship of the Council will continue and we will have full support and aid. I think what Mr. Blount has said is in order in commending Nick's administration. It has been non-political and chart^{er}ed at all times for the benefit of the City. I think his achievements speak for themselves. He deserves credit for many things, among them: new fire stations; recreation areas and park development; the Civic Center will soon be ready; the down-town parking problem is licked; we will soon have a metropolitan shopping center; the Airport Commission was established and is really operating; the Building Department was reorganized; our City government has kept up with the tremendous growth of the last year. Mayor Nick, I think the City recognizes it was due to your leadership and ability. I only hope and pray that with the help of you men we can keep on going so that the next year we will try to make a record and follow through. I do accept this high honor in great humility and pledge myself to do my best for the City of Torrance."

Mr. Albright inquired when they could get an answer regarding Hody's lease.

Mayor Isen said he thought it would be in order for Mr. Albright to meet with Mr. Stevens and arrange a time and place for the Council to meet.

City Manager Stevens advised Mr. Albright's attorney had forwarded a letter to the Council suggesting certain amendments to the lease. Mr. Stevens said he thought it would be in order, and to make progress, the City Attorney should be authorized to prepare a lease with the corrections as outlined by their attorney, if the corrections met with the approval of the City Council.

Councilman Benstead moved the City Attorney be authorized to prepare a lease with the suggested corrections. Motion, seconded by Councilman Drale, no objections, so ordered by Mayor Isen.

Mayor Isen suggested the Council meet next week at 7:45 P. M. to discuss this lease.

Councilman Blount moved all bills properly audited be paid. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

At 7:15 P.M., Councilman Benstead moved to adjourn. Motion, seconded by Councilman Blount, carried unanimously.

A. H. BARTLETT, City Clerk

By *J. H. Hallings*
Deputy City Clerk

APPROVED:

Nicholas O. Drale
Mayor of the City of Torrance