

## MINUTES OF TORRANCE CITY COUNCIL ADJOURNED MEETING, OCTOBER 5, 1959

## ALL AIRPORT MATTERS

SUBJECT MATTERPAGE NO.ORAL REPORT:

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|---|---|
| 1. City Manager re Conference with FAA, Removal of Reversionary Clause. | 1 |
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OLD BUSINESS:

- |  |      |
|--|------|
| 1. Abrams re approval of Vegas Airways Underground Gasoline Tanks, and Shell Oil Company "Consent and Agreement". (Approved) | 1    |
| 2. City Attorney memo re Vegas Airways, Inc. Lease. (Denied)   | 1, 2 |
| 3. Resolution - Airport Lease with Acme.   | 2    |
| 4. Resolution - Petroleum Agreement with Acme.   | 2    |
| 5. Resolution - Farming Agreement with Ishibashi   | 3    |
| 6. Resolution - Airport Lease with Aero-Care   | 3    |
| 7. Resolution - Airport Leases with John H. Nagel  | 3    |

NEW BUSINESS:

- |  |      |
|--|------|
| 1. Abrams, re Federal Aid, fiscal year 1960-1961. (To City Manager, City Attorney, Airport Manager for study). | 3    |
| 2. Airport Manager's memo to City Manager re Air Space and Clear Zones. (Ordinance to be made and submitted).  | 4    |
| 3. Abrams, re Hi-Shear Rivet Tool Co. lease additional land. (Approved)  | 4    |
| 4. Abrams, re Powder Puff Derby deposit. (Approved)  | 4    |
| 5. Abrams, re John S. Hufft request for business license and aeronautical rights. (Approved with stipulations) | 4    |
| 6. Abrams, re Edison Company utility easements. (Held over for Study by Airport Committee).                    | 4    |
| 7. Abrams, re proposal opening gate adjacent to Vegas leasehold. (Filed)                                       | 4    |
| 8. Abrams, re John H. Nagel first option on certain land. (Filed)  | 4    |
| 9. Abrams, re Ardanaz request for farm agreement renewal. (Approved)   | 4, 5 |
| 10. Abrams, re A. N. Trefethen permission to move "T" Hangar. (Denied)   | 5    |
| 11. Abrams, re Calif. Sports Car Club proposal to use Airport for races. (Denied)                              | 5    |

ORAL COMMUNICATIONS:

- |   |   |
|---|---|
| 1. City Attorney re 8.4 Acres.  |   |
| A. Developer request extend construction period to one year. (Approved)                               | 5 |
| B. Developer request permission to include medical and office buildings. (Approved with stipulations) | 5 |

RESOLUTIONS:

- |  |   |
|--|---|
| No. 3783 - Acme Aircraft (Lease) - Adopted               | 2 |
| No. 3784 - Acme Aircraft (Petroleum Agreement) - Adopted | 2 |
| No. 3785 - Kay Ishibashi - Adopted                       | 3 |
| No. 3786 - Aero-Care, Inc. - Adopted                     | 3 |
| No. 3787 - John H. Nagel - Adopted                       | 3 |

ADJOURNMENT - 7:40 P. M.

MINUTES OF AN ADJOURNED REGULAR  
MEETING OF THE TORRANCE CITY COUNCIL

The City Council of the City of Torrance convened in an adjourned regular meeting at 5:30 p.m., Monday, October 5, 1959, in the Council Chamber, City Hall, Torrance, California.

Those responding to roll call were: COUNCILMEN: Beasley, Benstead, Blount, Bradford, Drale. Jahn, Isen. ABSENT: COUNCILMEN: None. City Manager Stevens, City Attorney Remelmeyer, Airport Commissioners, and Airport Manager Egan were also present.

At the request of Mayor Isen, Mr. John Wallace led the salute to our Flag.

It was then moved to dispense with the regular order of business. There were no objections, so ordered.

## ORAL REPORT:

1. City Manager Stevens re conference with FAA on removal of reversionary clauses:

City Manager Stevens and City Attorney Remelmeyer met with the District Airport Engineer, George M. Gary, to explore the possibility of removing the reversionary clause. After discussion with Mr. Gary on the need for the removal of the reversionary clause and the difficulty there was in financing without the removal of the clause, Mr. Gary believed that the logical way to do this was to take each lease as a case, they would set up all the requirements and the fact that it was difficult, if not impossible, to get institutional loans under the present set up. He felt that by taking this step by step and going through the local office that we would get it done.

Mr. Gary also indicated that perhaps we have been a little lax in not doing some things, such as; tower and lighting and so forth. City Manager Stevens then explained to him that we would have an application in covering some of these things; and that short of a bond issue, the only way we could ever finance them was from this type of commercial lease; and the City Manager felt that Mr. Gary appreciated this fact.

Mr. Gary also mentioned that we might want to take a complete look on the airport master plan again to determine the commercial, industrial and the aircraft use.

## OLD BUSINESS:

1. A letter dated September 25, 1959 from Thomas B. Abrams, President, Airport Commission, submitting recommendation re Vegas Airways' request to install underground aviation gasoline storage tanks; and request of Shell Oil Company for approval of "Consent and Agreement".

After discussion about the amounts of money received by other county owned and city owned airports from gas sales; and how many gas dispensing businesses were to be allowed on the airport from a motion made by the Council at a previous meeting, Councilman Blount moved to concur with the recommendations of the Airport Commission to approve this request.

Motion seconded by Councilman Benstead. Motion carried with the following roll call vote:

AYES:	COUNCILMEN:	Beasley, Benstead, Blount, Bradford, Jahn, Isen.
NOES:	COUNCILMEN:	Drale.
ABSENT:	COUNCILMEN:	None.

2. A letter dated September 25, 1959 re memo from Stanley Remelmeyer, City Attorney, on Vegas Air, Inc. proposal to lease "first refusal" property and other changes to Vegas lease.

There was discussion between the City Council, Airport Commission; and Mr. George Krutz, attorney for Vegas Airways, on the matter of the suit between Vegas and the City on the "first refusal" property, the access road for automobile traffic; and the means of ingress and egress of Vegas' aircraft from their leasehold.

Councilman Drale moved this matter be tabled until a decision from the court was received. Motion seconded by Councilman Blount.

After discussion, Councilman Drale withdrew his motion and Councilman Blount withdrew his second.

Councilman Blount then moved that the City Council do not concur with the recommendation of the Airport Commission on this particular matter; the Airport Commission recommended approval of this proposal with certain stipulations.

Motion seconded by Councilman Drale. Motion carried by the following roll call vote:

AYES: COUNCILMEN: Blount, Bradford, Drale, Jahn, Isen.

NOES: COUNCILMEN: Beasley, Benstead.

ABSENT: COUNCILMEN: None.

Mr. Krutz said if this is the decision of the City Council, then Vegas Airways withdraws Item N-2 (on September 29, 1959 agenda) from the agenda and at this time they have no further requests for tabling or for any proposal from Vegas before the Airport Commission and the City Council.

At 6:40 p.m., Mayor Isen declared a recess, with the Council reconvening at 6:50 p.m.

3. Resolution authorizing execution of Airport Lease with Acme Aircraft Company.

Councilman Beasley moved that after the Clerk has given a number and read the title to any ordinance or resolution on tonight's agenda, the further reading thereof be waived; reserving and guaranteeing to each Councilman the right to demand the reading of any such ordinance or resolution in regular order.

Motion seconded by Councilman Benstead, carried unanimously by roll call vote.

City Clerk Bartlett read title to:

RESOLUTION NO. 3783

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
AUTHORIZING AND APPROVING THE EXECUTION OF AN AIRPORT  
LEASE WITH ACME AIRCRAFT COMPANY.

Councilman Jahn moved to adopt Resolution No. 3783.

Motion seconded by Councilman Benstead, carried unanimously by roll call vote.

4. Resolution authorizing execution of Petroleum Agreement with Acme Aircraft Company.

City Clerk Bartlett read title to:

RESOLUTION NO. 3784

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST  
THAT CERTAIN PETROLEUM AGREEMENT BY AND BETWEEN THE CITY  
AND ACME AIRCRAFT COMPANY, FOR THE NON-EXCLUSIVE RIGHT TO  
DISPENSE GASOLINE AND OTHER PETROLEUM PRODUCTS ON THE  
TORRANCE MUNICIPAL AIRPORT.

Councilman Bradford moved to adopt Resolution No. 3784.

Motion seconded by Councilman Benstead. Motion carried by the following roll call vote:

AYES: COUNCILMEN: Beasley, Benstead, Blount, Bradford, Jahn, Isen.

NOES: COUNCILMEN: Drale.

ABSENT: COUNCILMEN: None.

5. Resolution authorizing execution of Farming Agreement with Kay Ishibashi.

City Clerk Bartlett read title to:

RESOLUTION NO. 3785

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO  
EXECUTE AND ATTEST THAT CERTAIN FARMING AGREEMENT BY AND  
BETWEEN THE CITY OF TORRANCE AND KAY ISHIBASHI.

DATED SEPTEMBER 30, 1959.

Councilman Benstead moved to adopt Resolution No. 3785.

Motion seconded by Councilman Beasley, carried unanimously by roll call vote.

6. Resolution authorizing execution of Airport Lease with Aero-Care, Inc.

Mayor Isen moved that this resolution be approved subject to \$150 be paid to the City for the special services rendered.

Motion seconded by Councilman Benstead, no objections so ordered.

City Clerk Bartlett read title to:

RESOLUTION NO. 3786

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
AUTHORIZING AND APPROVING THE EXECUTION OF AN AIRPORT  
LEASE WITH AERO-CARE, INCORPORATED.

Councilman Beasley moved to adopt Resolution No. 3786.

Motion seconded by Councilman Benstead, carried unanimously by roll call vote.

7. Letter from City Attorney Remelmeyer, submitting Resolution authorizing execution of Airport Leases with John H. Nagel and execution of License Agreement.

Mayor Isen moved that this resolution be approved subject to \$150 be paid to the City for the special services rendered.

Motion seconded by Councilman Benstead, no objections, so ordered.

City Clerk Bartlett read title to:

RESOLUTION NO. 3787

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
AUTHORIZING EXECUTION OF AIRPORT LEASES TO JOHN H. NAGEL  
AND EXECUTION OF LICENSE AGREEMENT WITH JOHN H. NAGEL.

Councilman Jahn moved to adopt Resolution No. 3787.

Motion seconded by Councilman Blount, carried unanimously by roll call vote.

NEW BUSINESS:

1. Letter dated September 30, 1959 from Thomas B. Abrams, President, Airport Commission, submitting recommendation of the Commission re Federal Aid for fiscal year 1960-1961. (Note) Motion makes recommendations for raising of capital funds by Bonds.

After discussion of what type of bond would be needed, Councilman Beasley moved to refer this matter to the City Manager, City Attorney, and Airport Manager for study and to come up with definite plan of program and find out the money involved and the feasibility of the present airport income to pay for a revenue bond.

Motion seconded by Councilman Dräle, no objections, so ordered.

2. Memo dated October 2, 1959 from Jack R. Egan, Airport Manager, to City Manager Stevens on the subject of air space and clear zones pursuant to their conversation of October 1, 1959.

After discussion, Mayor Isen moved that a proper Ordinance be made and submitted on this matter.

Motion seconded by Councilman Blount, no objections, so ordered.

3. A letter dated September 30, 1959 from Thomas B. Abrams, President, Airport Commission, submitting recommendation of the Commission for approval of request from Hi-Shear Rivet Tool Company to lease additional land south of their leasehold for employee parking.

Councilman Jahn moved to concur with the Airport Commission's recommendation to the effect that Hi-Shear be given the same type of lease, with the same rental, that was given to Aeronca under similar circumstances with the exception of the 60-day cancellation clause.

Motion seconded by Councilman Drale, carried unanimously by roll call vote.

4. A letter dated September 30, 1959 from Thomas B. Abrams, President, Airport Commission transmitting the action of the Commission with reference to the request of the Chamber of Commerce for payment of deposit for Powder Puff Derby.

Councilman Jahn moved to concur with the recommendations of the Airport Commission. Motion seconded by Councilman Blount, carried unanimously by roll call vote.

5. A letter dated September 30, 1959 from Thomas B. Abrams, President, Airport Commission, submitting Commission's recommendation for approval of request by John S. Hufft for business license and aeronautical rights to operate an aerial sign towing business at the airport.

Councilman Jahn moved to concur with the Airport Commission's recommendation to the effect that this application be approved with the exception that fees per month would be 10 per cent of gross revenue for the first five operations and 5 per cent of gross revenues of any operations thereafter.

Motion seconded by Councilman Blount, carried unanimously by roll call vote.

6. A letter dated September 30, 1959 from Thomas B. Abrams, President, Airport Commission, submitting recommendation for approval of Airport Commission Committee's recommendations in the matter of Edison Company utility easement through 100' x 100' plots at the airport.

Councilman Jahn moved to hold this matter over for study by the Airport Committee of the Council.

Motion seconded by Councilman Drale, no objections, so ordered.

7. A letter dated September 30, 1959 from Thomas B. Abrams, President, Airport Commission, submitting recommendation re proposed opening of gate adjacent to Vegas leasehold.

Mayor Isen moved to file this as a matter of record.

Motion seconded by Councilman Beasley, no objections, so ordered.

8. A letter dated September 30, 1959 from Thomas B. Abrams, President, Airport, Commission, submitting action of the Commission with reference to the request of John H. Nagel relative to first option on certain land to his leasehold.

Mayor Isen moved to concur with the Airport Commission's recommendation to file this as a matter of record.

Motion seconded by Councilman Beasley, no objections, so ordered.

9. A letter dated September 30, 1959 from Thomas B. Abrams, President, Airport Commission, submitting recommendation of the Commission re proposed renewal of Ardanaz Farm lease.

Councilman Jahn moved to concur with the Airport Commission's recommendation in the effect that Mr. Ardanaz be given a renewal of his farming lease for one year with a year to year holdover after November 30, 1960; and that this be granted subject to notice of cancellation by either party 30 days prior to the end of any crop year.

Motion seconded by Councilman Drale, carried unanimously by roll call vote.

10. A letter dated September 30, 1959 from Thomas B. Abrams, President, Airport Commission, submitting recommendation for approval of request by A. N. Trefethen for permission to move "T" hangar.

Mayor Isen moved to concur with the Airport Commission's recommendation; with proper papers drawn up by the City Attorney.

Motion seconded by Councilman Jahn.

After discussion, Mayor Isen withdrew his motion and Councilman Jahn withdrew his second.

Councilman Bradford then moved to give Mr. Trefethen a 30-day notice to vacate and Airport Manager Egan was directed to give the notice.

Motion seconded by Mayor Isen, no objections, so ordered.

11. A letter dated September 30, 1959 from Thomas B. Abrams, President, Airport Commission, submitting Commission recommendation re request of California Sports Car Club to use Airport for their sports car races.

Councilman Beasley moved to concur with the Airport Commission's recommendation in the effect that any requests for the use of the aviation facilities of the airport other than aviation be denied.

Motion seconded by Councilman Jahn, no objections, so ordered.

#### ORAL COMMUNICATIONS:

1. City Attorney Remelmeyer re 8.4 acres, Pacific-Crenshaw Corner at the Airport.

City Attorney Remelmeyer reported that he talked with the attorney for the five developers. The attorney had several requests, mostly which were technical matters; but two of these matters had been brought up before Council because they were policy matters:

A. The present proposed lease provides that the developer must commence the construction of a quarter-million dollar building within 24 months after the date of execution of the lease. It then gives them six months to finish the quarter-million dollar worth of construction. The developer wants this to be extended to one year; three years in total.

Councilman Blount moved to concur with this request.

Motion seconded by Councilman Beasley, no objections, so ordered.

B. The developer wants permission to include medical and office buildings in permitted uses. The way the lease is now written they cannot do so.

Councilman Jahn moved to concur with their request if they wish to pay us 5 per cent of the gross revenue.

Motion seconded by Councilman Beasley.

After discussion, Councilman Jahn withdrew his motion and Councilman Beasley withdrew his second.

Councilman Jahn then moved to concur with this request with the exception that this office building and medical center combined do not exceed a square footage of 15,000 square feet and that 5 per cent of the gross rentals must be paid for that privilege.

Motion seconded by Councilman Blount. Motion carried with the following roll call vote:

AYES:	COUNCILMEN:	Beasley, Bradford, Drale, Jahn, Isen.
NOES:	COUNCILMEN:	Benstead, Blount.
ABSENT:	COUNCILMEN:	None.

The meeting was adjourned to a Personnel meeting in the City Manager's office at 7:40 p.m.

APPROVED:

*Albert Isen*

Mayor of the City of Torrance

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October 5, 1959  
Council Minutes

*A. H. Bartlett*  
City Clerk of the City of Torrance