

August 15, 2000

**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 5:34 p.m. on Tuesday, August 15, 2000, in City Council Chambers at Torrance City Hall.

ROLL CALL

Present: Councilmembers Cribbs, Messerlian, Nowatka, Scotto*, Walker, Witkowsky, and Mayor Hardison.

*Arrived at 5:35 p.m.

Absent: None.

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

*

Agenda Item Agenda Item 16 was considered out of order at this time.

16. EXECUTIVE SESSION

At 5:34 p.m., pursuant to Government Code Sections 54957.6 and 54956.8, the Council recessed into a closed session to discuss matters listed on the meeting agenda.

The Council reconvened in Council Chambers at 7:44 p.m.

2. FLAG SALUTE/INVOCATION

The Pledge of Allegiance was led by Bart Tendick, Friends of Madrona Marsh.

Reverend Al Rhodes-Wickett, Walteria Methodist Church, gave the invocation for the meeting.

3. AFFIDAVIT OF POSTING/WAIVE FURTHER READING

MOTION: Councilmember Cribbs 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, there being no objection, it was so ordered by Mayor Hardison.

MOTION: Councilmember Cribbs 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, there being no objection, it was so ordered by Mayor Hardison.

*

Mayor Hardison asked that the meeting be adjourned in memory of Gayle Martin, former longtime city manager of Manhattan Beach, and Jim Walker, former councilmember and mayor of Manhattan Beach.

4. WITHDRAWN OR DEFERRED ITEMS

None.

5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS

Councilmember Cribbs announced a Citizen Development and Enrichment Committee Meeting on Tuesday, September 13, at 4:00 p.m. in the 3rd Floor Assembly Room at City Hall.

6. COMMUNITY MATTERS

6a. ACCEPTANCE OF DONATION FROM FRIENDS OF MADRONA MARSH

Recommendation

Recommendation of the Parks and Recreation Director that City Council accept the generous donation of \$22,000 from the Friends of Madrona Marsh for the purchase of an interpretive overhead canopy and carpeting for the Madrona Marsh Nature Center Exhibit Room.

MOTION: Councilmember Walker moved to accept the donation from the Friends of Madrona Marsh. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

Mr. Bart Tendick, representing Friends of Madrona Marsh, presented a ceremonial check representing the \$22,000 donation to Mayor Hardison. Noting that the organization was founded in 1972 to preserve the marsh, he stated that the Friends hope to continue to provide assistance in the form of additional funding and volunteer staffing for the new Nature Center.

6b. INTRODUCTION OF KASHIWA EXCHANGE STUDENTS

Sister City Association President Ernie Jacobs introduced Kashiwa exchange students and their adult leader, and Mayor Hardison presented each with a plaque to commemorate their visit.

7. CONSENT CALENDAR

7a. APPROVAL OF MINUTES – JULY 11, 2000

7b. APPROVAL OF FINAL TRACT MAP NO. 52955

Recommendation

Recommendation of the Engineering Director that City Council approve Final Tract Map No. 52955 by Maupin Development for 30 lots (29-unit Planned Unit Development), located at 2815 Sepulveda Boulevard, which substantially conforms to and has met all conditions of approval for the Tentative Map.

7c. AMENDMENT TO AGREEMENT RE WELL NO. 7 WATER QUALITY ANALYSIS

Recommendation

Recommendation of the Engineering Director that City Council:

- 1) Approve an amendment to an existing agreement with Dames & Moore, Inc. extending the term to July 31, 2001 and to provide an additional amount of \$4,923, for a total contract amount not to exceed \$103,388, for additional design services for Well No. 7 Water Quality Analysis; and
- 2) Authorize the Mayor to execute and City Clerk to attest said Agreement.

7d. ACCEPTANCE OF DONATION FROM FRIENDS OF TORRANCE LIBRARY

Recommendation

Recommendation of the City Librarian that City Council accept and appropriate a \$15,000 gift from the Friends of the Torrance Library to be used to start a DVD collection at Katy Geissert Civic Center Library.

7e. PURCHASE ORDER RE ANNUAL SOFTWARE MAINTENANCE CONTRACT

Recommendation

Recommendation of the City Librarian and Information Systems Director that City Council authorize a purchase order for one year of software maintenance and support from Data Research Associates, Inc. for an amount not to exceed \$37,000.

7f. PURCHASE ORDER RE ARTICULATING AERIAL TOWER

Recommendation

Recommendation of the General Services Director that City Council authorize the award of a purchase order to Pacific Utility Equipment Co. of Ontario, California, in the amount of \$69,007.21, for the sole source purchase of a Terex Telelect Hi-Ranger 5FC-55 articulating aerial tower.

7g. CHANGE ORDER RE ALTERNATIVE FUELING OF CITY VEHICLES

Recommendation

Recommendation of the General Services Director that City Council approve a change order #3 to the existing purchase order to Park's Mobil and Pars Union 76 for off-site fueling of gasoline vehicles to extend the terms of service to January 31, 2001, and increase the Parks Mobil purchase order by \$60,000.

7h. AMENDMENT TO CONTRACT RE TRANSIT FLEET MAINTENANCE GARAGE

Recommendation

Recommendation of the Transit and General Services Directors that City Council approve a second amendment (Contract C2000-082) to add \$6,450 to the contract for a total of \$29,940 (original amount was \$23,490) with Basen Development, Inc. for the additional costs incurred during the remodeling and construction of offices in the Transit fleet maintenance garage.

7i. PURCHASE ORDERS RE ANNUAL REQUIREMENT OF POLICE UNIFORMS AND SAFETY EQUIPMENT

Recommendation

Recommendation of the Chief of Police that City Council authorize a purchase order to Carmen's Uniforms Inc. of Torrance, CA, in an amount not to exceed \$30,000, and Long Beach Uniform Co. Inc. of Signal Hill, CA, in an amount not to exceed \$30,000, for the purchase of the Department's annual requirement of police uniforms and safety equipment on an "as needed" basis. The purchase orders will be for a 10-month term, beginning September 1, 2000 and ending June 30, 2001, to coincide with the fiscal year.

7j. PURCHASE ORDER RE COMPUTER HARDWARE REPLACEMENT

Recommendation

Recommendation of the Chief of Police that City Council authorize a purchase order be issued to Compaq Computer Corporation, Houston, TX, in the amount of \$91,995.18, to furnish four Compaq Proliant ML570R Servers as a cooperative purchase with Western States Contracting Alliance (WSCA). These computers are required to support the new mission critical software applications of Computer Aided Dispatching and Records Management, from Vision Software, Inc.

7k. AGREEMENT RE BATTING CAGES AND SKATING FACILITY AT WILSON PARK

Recommendation

Recommendation of the Parks and Recreation Director that City Council approve a five-year concession agreement including a two-year option between the City of Torrance and the Torrance Skate Association to build, operate and maintain a skateboard park and batting cages on the Pavilion at Charles H. Wilson Park.

7l. REQUEST TO PURCHASE EMPLOYMENT PRACTICES LIABILITY INSURANCE

Recommendation

Recommendation of the Human Resources Director that City Council approve the purchase of Employment Practices Liability Insurance for the period of August 18, 2000 to August 18, 2001, from Robert F. Driver Associates at a premium of \$42,850.

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

Referring to Item 7d, Mayor Hardison noted that Helen Ball, President of the Friends of the Library, was in present the audience and asked her to convey the City's appreciation to the Friends of the Library for their generous donation.

8. COMMUNITY SERVICES

8a. SENIOR RIDE PROGRAM AGREEMENT

Recommendation

Recommendation of the Transit Director that City Council authorize the Mayor to execute and the City Clerk to attest to a two-year contract services agreement with three taxicab operators, Administrative Services Cooperative (ASC), All Yellow Taxi (AYT), and United Independent Taxi Drivers, Inc. (UITDI) to provide a taxi service for Torrance senior citizens and the ambulatory disabled, for the period from October 1, 2000 through September 30, 2002. The nonexclusive contract services agreement will be carried out at a cost not to exceed \$625,000 per annum, which is to be divided among the three operators based on usage. The Commission on Aging at its August 8, 2000 meeting unanimously concurred with the above recommendation.

Transit Administration Manager Mills explained that one operator has serviced the Senior Ride Program since its inception in 1989 and that staff was recommending the addition of two more taxicab companies that have become licensed to operate in the City under the new Taxicab Ordinance. He reported that the Commission on Aging, at their August 8 meeting, voted unanimously to concur with the staff recommendation and asked that he remind the Council of the importance of keeping transportation affordable for seniors. He noted that the staff report includes a discussion of options for increasing the monthly ticket allotment and/or creating a fixed route bus service, but advised that staff has not been able to identify any funding sources to implement them.

Councilmember Witkowsky stated that she believed having a fixed route bus service would be more cost effective than increasing the number of tickets and that she favored trying to find a way to fund this service.

Transit Administration Manager Mills advised that staff, as well as an independent source, had done a tremendous amount of research and could locate no funding for the program at this time. He explained that, while the federal government provides a limited amount of capital for new projects, it does not provide funding for operating costs.

City Manager Jackson commented on the increased competition for funding from the Metropolitan Transit Authority (MTA), noting that the expansion of fixed rail systems has diverted operational funding. He stated that staff will continue to explore funding sources and indicated that it might be possible to alter existing bus routes to provide this service.

Noting that the current monthly allotment of 12 tickets provides only 6 roundtrips per month for seniors, Councilmember Scotto expressed that hope that something could be done to improve the situation within the next two years.

While agreeing with Councilmember Scotto's comments, Mayor Hardison pointed out that the City's operating costs have risen from \$68,000, when the program began in 1989, to approximately \$600,000 a year just to maintain the current level of service. She suggested the possibility of some form of yearly registration to confirm that participants still reside in the City and have the same financial needs. She commented that she would need a lot more information before making any decision on expanding the program.

Councilman Messerlian stated that a fixed bus route might be a feasible solution if it can be determined that a number of seniors travel the same route on a regular basis, however, he would need to see statistics to make sure it is justified.

Mayor Hardison suggested that an appropriate time to begin exploring these issues would be in September when the Short Range Transit Plan is presented to the Council.

MOTION: Councilmember Messerlian moved to authorize a two-year contract services agreement with three taxicab operators, noting that the \$625,000 per annum is to be divided among the three operators. The motion was seconded by Councilmember Cribbs and passed by unanimous roll call vote.

11. ADMINISTRATIVE MATTERS

11a. APPROVAL OF FISCAL YEAR 2000-01 APPROPRIATIONS LIMIT

Recommendation

Recommendation of the Finance Director that City Council adopt a Resolution approving the City's appropriations limit for fiscal year 2000-01 in the amount of \$497,404,604; and selection of the California per capita personal income as the cost-of-living factor together with the increase in the City's population as the annual adjustment factors for same fiscal year.

Assistant Finance Director Flewellyn reported that the City will be well within the appropriations limit mandated by Proposition 111.

RESOLUTION NO. 2000-99

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE APPROVING THE 2000-01 APPROPRIATIONS
LIMIT AND SELECTION OF THE ANNUAL ADJUSTMENT
FACTORS FOR THE SAME FISCAL YEAR**

MOTION: Councilman Messerlian moved for the adoption of Resolution No. 2000-99. The motion was seconded by Councilmember Cribbs and passed by unanimous roll call vote.

**11b. DESIGNATION OF VOTING DELEGATE AND ALTERNATE FOR THE LEAGUE
OF CALIFORNIA CITIES ANNUAL CONFERENCE**

Recommendation

Recommendation of the City Manager that the City Council approve the recommended designation of voting delegate and voting alternate to represent the City of Torrance at the League of California Cities Annual Conference, September 7-9, 2000.

MOTION: Councilman Messerlian moved to designate Mayor Hardison as the voting delegate and Councilmember Nowatka as the alternate. The motion was seconded by Councilmember Walker and passed by unanimous roll call vote.

11c. COMMUNITY CLEAN-UP CONTRACT RE 18145 AND 18107 CRENSHAW BLVD.

Recommendation

Recommendation of the City Manager that City Council approve a contract in an amount not to exceed \$25,400 for the demolition of structures located at 18145 and 18107 Crenshaw Boulevard.

Assistant to the City Manager Sunshine outlined the staff recommendation to provide funds for the demolition of vacant structures on two blighted properties at the corner of Crenshaw Boulevard and 182nd Street.

In response to Councilmember Nowatka's inquiry, Mr. Sunshine provided clarification of the scope of the work to be performed, noting that the property owner will be required to obtain the necessary permits and comply with all Code requirements.

Councilmember Messerlian recommended including a provision in the contract requiring the property owner to maintain the property on a regular basis once the demolition work is completed to ensure that it does not become an eyesore again. City Attorney Fellows explained that a continuing maintenance obligation was not included in the contract because it is a short-term agreement which calls for the work to be completed within 90 days and that staff chose instead to rely on the Property Maintenance Ordinance.

Responding to Councilman Messerlian's inquiry, City Attorney Fellows provided clarification regarding the assignment clause.

Councilmember Scotto stated that he believed a lien should be put on the property so that when it is eventually sold, the City can recover the \$25,000 invested to clean it up.

Mr. Sunshine explained that property owner would like to wait until the property has been sold before demolishing the buildings and that, based on previous direction from the City Council to get the property taken care of, staff had moved to expedite the process by proposing an agreement that was as uncomplicated as possible. He stated that staff was also concerned about giving anyone the impression that a project was more likely to be approved for the site because the City would then get the money back, even though it is a relatively small sum.

Councilmember Walker voiced support for devising a method whereby the City would be reimbursed when the property is sold. City Manager Jackson noted that it has taken two years to come to an agreement with the property owner as he is extremely reluctant to remove structures he views as having some value.

Commenting that he would like to find a way to handle this problem without rewarding the property owner for failing to maintain the property, Councilmember Nowatka asked if there were provisions in the new Nuisance Abatement Ordinance to deal with this issue. Building and Safety Director Isomoto confirmed that there is a provision dealing with vacant buildings which was designed to address this particular situation, however, it would take a minimum of six months to go through the process.

Noting that the site is located at a major entry point into the City and has been in a state of disrepair for several years, Councilmember Cribbs indicated that she favored moving forward with the project. She stated that, while she did not object to asking staff to negotiate with the property owner, she suspected that he would not agree to reimburse the City and feared the property could continue to be an eyesore for another three or four years if this agreement fails.

MOTION: Councilmember Cribbs moved to approve the contract, with the understanding the staff will negotiate with the property owner to attempt to get reimbursement upon development of the property. The motion was seconded by Councilmember Walker.

In response to City Attorney Fellows' inquiry, Councilmember Cribbs indicated that she would like the contract amended to include a provision for the long-term maintenance of the property.

City Manager Jackson recommended that the item be held for one week, during which time staff would discuss reimbursement with the property owner and make necessary amendments to the agreement.

Councilmember Cribbs offered the following substitute motion:

MOTION: Councilmember Cribbs moved to hold the item for one week. The motion was seconded by Councilmember Cribbs and passed by unanimous voice vote.

11d. WITHDRAWAL OF SALES TAX SHARING AGREEMENT FROM HERMOSA BEACH

Recommendation

Recommendation of the City Manager that City Council withdraw the Sales Tax Sharing Agreement offered to the City of Hermosa Beach concerning the relocation of the South Bay BMW dealership (formerly Vasek Polak) to the City of Torrance.

Assistant to the City Manager Sunshine reported that the project will not be going forward at the proposed location, therefore, it was necessary to withdraw the Sales Tax Sharing Agreement and formally notify the City of Hermosa Beach.

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

*

The Redevelopment Agency met from 8:54 p.m. to 8:55 p.m.

15. ORAL COMMUNICATIONS

Police Chief Herren announced a Police Department Open House on Saturday, August 26, from 10:00 a.m. to 4:00 p.m. to which the public was invited.

Councilmember Witkowsky announced the Second Annual Employee Talent Show to benefit the American Cancer Society on Saturday, August 19, at 7:00 p.m. with tickets available at the James Armstrong box office.

Ms. Joni Gang, Torrance called attention to animal control issues related to the use of a single vendor and urged the Council to consider alternatives.

Mr. Dean Case, Torrance, commented on revenue issues related to animal licensing.

Ms. Stephanie Terronez, Torrance, voiced concern on animal control issues.

Building and Safety Director Isomoto noted that an animal control RFP would be prepared in January, 2000.

16. EXECUTIVE SESSION

At 9:13 the City Council recessed to closed session to continue discussion of matters listed on the meeting agenda. The Council reconvened in open session at 11:03 p.m. No formal action was taken on any matter considered in closed session.

17. ADJOURNMENT

At 11:03 p.m., the meeting was adjourned to Tuesday, August 22, 2000, at 5:30 p.m. for an executive session, with the regular meeting commencing a 7:00 p.m. in Council Chambers.

***Adjourned in Memory of
Gayle Martin and Jim Walker***