



Minutes

Lakewood City Council

Regular Meeting held
October 14, 2003

MEETING WAS CALLED TO ORDER at 7:30 p.m. by Mayor Esquivel in the Council Chambers at the Civic Center, 5000 Clark Avenue, Lakewood, California.

INVOCATION was offered by Cantor Yehuda Keller, Temple Beth Zion Sinai

PLEDGE OF ALLEGIANCE was led by Council Member Robert G. Wagner

ROLL CALL: PRESENT: Mayor Joseph Esquivel
Vice Mayor Todd Rogers
Council Member Wayne Piercy
Council Member Robert Wagner
ABSENT: Council Member Larry Van Nostran (excused)

ANNOUNCEMENTS AND PRESENTATIONS:

Gay McDaniel, Executive Director for Su Casa Family Crisis and Support Center, made a brief presentation on Su Casa's history, its partnership with the City and its positive impacts on the community. She presented the Council with purple ribbon pins and quoted the organization's philosophy that every individual had the right to be free of violence. She concluded by wishing the City a Happy Anniversary.

ROUTINE ITEMS:

VICE MAYOR ROGERS MOVED AND COUNCIL MEMBER PIERCY SECONDED TO APPROVE ROUTINE ITEMS 1 THROUGH 9.

- RI-1 Approval of Minutes of the Meetings held September 17, and September 23, 2003
- RI-2 Approval of Personnel Transactions
- RI-3 Approval of Registers of Demands dated September 18, September 25, and October 2, 2003
- RI-4 RESOLUTION NO. 2003-80; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD APPROVING THE APPLICANT TO APPLY FOR GRANT FUNDS FOR THE ROBERTI-Z'BERG-HARRIS BLOCK GRANT PROGRAM UNDER THE CALIFORNIA CLEAN WATER, CLEAN AIR, SAFE NEIGHBORHOOD PARKS, AND COASTAL PROTECTION ACT OF 2002

ROUTINE ITEMS: Continued

RI-5 RESOLUTION NO. 2003-81; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD APPROVING THE APPLICANT TO APPLY FOR GRANT FUNDS FOR THE PER CAPITA GRANT PROGRAM UNDER THE CALIFORNIA CLEAN WATER, CLEAN AIR, SAFE NEIGHBORHOOD PARKS, AND COASTAL PROTECTION ACT OF 2002

RI-6 RESOLUTION NO. 2003-82; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD APPROVING THE APPLICANT TO APPLY FOR GRANT FUNDS FROM THE WASTE TIRE PLAYGROUND COVER GRANT PROGRAM ADMINISTERED BY THE CALIFORNIA INTEGRATED WASTE MANAGEMENT BOARD (CIWMB) FOR THE FISCAL YEAR 2003-2004

RI-7 Approval of Appointment to the Lakewood Project Shepherd Board

RI-8 Approval of Final Map for Tract No. 53993, Candlewood Street

RI-9 Approval of Encroachment Permit for Candlewood Street

UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Piercy, Rogers, Wagner and Esquivel

NAYS: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: Van Nostran

2.1 • REFINANCING OF REDEVELOPMENT BONDS IN PROJECT AREA NO. 1

Finance Director Larry Schroeder presented an oral report based on the memorandum in the agenda packet and stated that a review of the financial obligations of the Redevelopment Agency indicated that a refinancing of the remaining 1992 bonds was prudent at this time due to interest rate savings. In the current bond market, the savings were estimated to be \$70,000 per year with a net present total value of \$680,000. He added that staff was requesting approval from the City to proceed with this refinancing but that should interest rates rise to the point that this refinancing was no longer worthwhile, staff would withdraw from the refinancing and there would be no cost to the City.

Mr. Schroeder introduced Suzanne Harrell, Harrell and Company, financial advisors guiding staff through the refinancing process. Ms. Harrell noted that it was hoped that a higher savings of anywhere between \$700,000 and \$1,000,000 might be achieved, which was about a 10% debt service reduction from existing bonds. Ms. Harrell explained that Council action to approve borrowing by the Agency was required under Redevelopment Law.

Responding to Council Member Wagner's inquiry regarding completion of the transaction, Ms. Harrell stated that the bonds would be sold in about two weeks which would be well before the holiday season.

2.1 • REFINANCING OF REDEVELOPMENT BONDS IN PROJECT AREA NO. 1 - Continued
RESOLUTION NO. 2003-83; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD APPROVING THE ISSUANCE BY THE LAKEWOOD REDEVELOPMENT AGENCY OF 2003 TAX ALLOCATION PARITY REFUNDING BONDS RELATING TO REDEVELOPMENT PROJECT NO. 1 (TOWN CENTER)

VICE MAYOR ROGERS MOVED AND COUNCIL MEMBER PIERCY SECONDED TO ADOPT RESOLUTION NO. 2003-83. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Piercy, Rogers, Wagner and Esquivel

NAYS: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: Van Nostran

2.2 • CONJUNCTIVE USE WORKING GROUP FOR WATER RESOURCES

Jim Glancy, Director of Water Resources, presented an oral report based on the memorandum in the agenda packet and explained that a group of water stakeholders from the Central and West Coast groundwater basins had been meeting to discuss conjunctive use in both basins. The concept of conjunctive use was to bank water from various sources - surface water, groundwater, recycled water and desalted water - for use when water was scarce or demand was high. He added that while the goal of the group was to increase the maximum efficiency of use and achieve a greater potential use while protecting existing water rights, commitment to the group was voluntary and non-binding. He stated that the proposed resolution outlined the commitment level of each agency involved in the process and certain guarantees would not preclude the City's participation in a joint project proposed by the City of Long Beach. It was the recommendation of the Water Resources Committee that the City Council adopt the resolution in support of the Central and West Coast Basins Conjunctive Use Working Group.

Council Member Piercy requested clarification on the proposed well project. Mr. Glancy reported that the Water Resources Committee had listened to a proposal from the City of Long Beach to construct an aquifer storage and recovery well which would serve the dual purpose of groundwater extraction as well as injection of water into the ground allowing for the storage of water during wet years to be used during dry years.

Responding to questions from Vice Mayor Rogers, Mr. Glancy stated that this was not a request for an appropriation but to provide staff support. He added that he would serve as the City's representative and that the meetings were held monthly.

Council Member Wagner stated that the Water Resources Committee had asked staff to provide the City Council with a briefing on the joint project with the City of Long Beach. He added that it was important to be attentive to the direction of the group and that participation would provide the opportunity for direct input.

2.2 • CONJUNCTIVE USE WORKING GROUP FOR WATER RESOURCES - Continued
RESOLUTION NO. 2003-84; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD IN SUPPORT OF THE CENTRAL AND WEST COAST BASINS CONJUNCTIVE USE WORKING GROUP

COUNCIL MEMBER PIERCY MOVED AND VICE MAYOR ROGERS SECONDED TO ADOPT RESOLUTION NO. 2003-84. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Piercy, Rogers, Wagner and Esquivel

NAYS: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: Van Nostran

2.3 • PERTAINING TO WATER RATES AND CHARGES

The Finance Director presented an oral report based on the memorandum in the agenda packet and stated that the Water Resources Committee had reviewed the needs of the City's water system and had found that to continue with the system's maintenance and necessary capital projects, a rate adjustment would be necessary. It was recommended the City Council introduce the proposed resolution and set a public hearing for October 28, 2003.

RESOLUTION NO. 2003-85; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AMENDING RESOLUTION NO. 3150, AS AMENDED, PERTAINING TO WATER RATES AND CHARGES

COUNCIL MEMBER WAGNER MOVED AND COUNCIL MEMBER PIERCY SECONDED TO APPROVE STAFF'S RECOMMENDATION TO INTRODUCE RESOLUTION NO. 2003-85 AND SET A PUBLIC HEARING ON OCTOBER 28, 2003. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Piercy, Rogers, Wagner and Esquivel

NAYS: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: Van Nostran

2.4 • EXTENSION OF TIME FOR IMPROVEMENTS RELATED TO VACATION OF ALLEY WEST OF HAYTER AVENUE

Lisa A. Rapp, Director of Public Works, presented an oral report based on the memorandum in the agenda packet and stated that last April, the Council had approved a resolution that conditionally vacated the alley west of the Lakewood Manor Apartments. She reported that the condition involved plans by the owner to make certain improvements to the parking areas and to secure the alley area. She added that those improvements had not yet been completed and the owners were requesting that the City grant an extension of time to December 31, 2004. Staff recommended that Council consider granting the requested approval.

2.4 • EXTENSION OF TIME FOR IMPROVEMENTS RELATED TO VACATION OF ALLEY WEST OF HAYTER AVENUE - Continued

RESOLUTION NO. 2003-86; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AMENDING RESOLUTION 2003-22 PERTAINING TO THE VACATION OF THE ALLEY WEST OF HAYTER AVENUE BETWEEN DEL AMO BOULEVARD AND HARDWICK STREET WITHIN THE CITY OF LAKEWOOD

COUNCIL MEMBER PIERCY MOVED AND VICE MAYOR ROGERS SECONDED TO ADOPT RESOLUTION NO. 2003-86. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Piercy, Rogers, Wagner and Esquivel

NAYS: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: Van Nostran

3.1 • TRANSFER OF TWO VEHICLES TO SHERIFF'S VOLUNTEERS ON PATROL (VOP) PROGRAM

Deputy City Manager Sandi Ruyle presented an oral report based on the memorandum in the agenda packet and stated that since 1995, trained, uniformed volunteers, equipped with Los Angeles County Sheriff's Department radios, had expanded the City's law enforcement efforts through a special patrol program called Volunteers on Patrol. Last year, volunteers donated 7500 hours to expand patrol in Lakewood. The City had previously donated cars from the City fleet to the program and additional vehicles would enable more volunteers to patrol during peak hours and special events. Ms. Ruyle reported that due to a reorganization of the City fleet, two vehicles, a 1996 Ford Contour and a 1997 Ford Taurus, were available for transfer to the Sheriff's Department for use by Team Lakewood volunteers. It was staff's recommendation that the City Council authorize the transfer of ownership of the two vehicles to the Los Angeles County Sheriff's Department for exclusive use by Team Lakewood.

VICE MAYOR ROGERS MOVED AND COUNCIL MEMBER PIERCY SECONDED TO APPROVE STAFF'S RECOMMENDATION. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Piercy, Rogers, Wagner and Esquivel

NAYS: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: Van Nostran

3.2 • HOUSING REHABILITATION LOAN FOR FIRE DAMAGED HOUSE

Charles K. Ebner, Director of Community Development, presented an oral report based on the memorandum in the agenda packet and stated in a hearing before the City's Building Rehabilitation Board, a fire damaged property on Pearce Avenue had been declared as substandard. Although the Board had recommended the City's Home Improvement Loan

3.2 • HOUSING REHABILITATION LOAN FOR FIRE DAMAGED HOUSE - Continued Program as a means of financing needed repairs to the home, the repair costs exceeded the current maximum loan amount. In order to eliminate a public nuisance, make the dwelling habitable again, and assist the low-income property owner, staff was requesting that an exception be made in this case to exceed the maximum loan amount, thus carrying out a public purpose in eliminating this detrimental neighborhood eyesore. He concluded by stating that staff recommended that the City Council authorize a Housing Rehabilitation Loan of up to \$36,000 to provide the capital needed to make the necessary repairs to the property located at Pearce Avenue.

Council Member Wagner stated that this was an unusual situation in which the homeowner's only other option was demolition. He added that in terms of what was best for the community as well as for the homeowner, the City needed to help resolve this situation. He noted that the home improvement loan funds did ultimately come back to the City.

COUNCIL MEMBER WAGNER MOVED AND COUNCIL MEMBER PIERCY SECONDED TO APPROVE STAFF'S RECOMMENDATION. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Piercy, Rogers, Wagner and Esquivel

NAYS: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: Van Nostran

WRITTEN COMMUNICATIONS:

CORRESPONDENCE FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT REGARDING THE 2003 AIR QUALITY MANAGEMENT PLAN

The Director of Community Development introduced Barbara Beck, Government Liaison with South Coast Air Quality Management District (AQMD), who were seeking support for the 2003 Air Quality Management Plan which was before the State Air Resources Board (ARB) for their approval.

Ms. Beck provided informational packets and reported that the 2003 Air Quality Management Plan was the AQMD's blueprint for cleaning the air in the four-county South Coast Air Basin, proposing to attain the Federal and State standards outlined as set forth in the Federal and California Clean Air acts. She strongly encouraged the City Council to authorize the Mayor to send a letter to the ARB supporting the Plan.

Vice Mayor Rogers, citing the 12 control measures as ambitious and laudable, inquired about the source of funding. Ms. Beck responded by stating that funding was the responsibility of the ARB and EPA.

In response to Council Member Wagner's inquiries, Ms. Beck stated that L.A. County Supervisor Mike Antonovich, 16 cities, and the Orange County Council of Governments voted or wrote letters in support of the Plan while truckers, train/transportation companies, and those who would be regulated, were opposed to it. She added that no objections had been received from the business community but that there had been no chamber support.

WRITTEN COMMUNICATIONS:

CORRESPONDENCE FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT REGARDING THE 2003 AIR QUALITY MANAGEMENT PLAN - Continued Council Member Piercy explained that as the City's representative to the Gateway Cities Council of Governments, a great deal of time had been spent working with trucking groups regarding diesel emission. Noting that particulate traps alone cost \$4000-\$8000 per unit, he commented that the Plan involved quite a bit of expense. He expressed concern that it did not yet seem as if there had been a cooperative effort among the regional governments, AQMD, and ARB.

Ms. Beck replied that consideration of the Plan had been scheduled originally for last month and was deferred in order to provide the opportunity to review fleet rules. She stated that the ARB had felt comfortable enough to go ahead and consider adoption on October 23rd.

At 8:10 p.m., the Regular Meeting of the City Council was recessed for the Meeting of the Lakewood Redevelopment Agency. At 8:12 p.m., the City Council Meeting was reconvened.

ORAL COMMUNICATIONS:

Chuck Haynes provided photographs and addressed the City Council regarding an unsightly dumpster at a neighboring business and expressed appreciation for the installation of water mains.

Alan Gafford addressed the City Council regarding parking spaces at the Lakewood Center Mall.

ADJOURNMENT

There being no further business to be brought before the City Council, Mayor Esquivel adjourned the meeting at 8:16 p.m. to Thursday, October 23, 2003, at 5:00 p.m. in the Executive Board Room.

Respectfully submitted,

Josefina Semense-Mayberry
Deputy City Clerk