



Minutes

Lakewood City Council

Adjourned Regular Meeting held
October 8, 2002

MEETING WAS CALLED TO ORDER at 6:38 p.m. by Mayor Van Nostran in the Executive Board Room at the Civic Center, 5000 Clark Avenue, Lakewood, California.

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

PROPERTY STUDY FOR 4900 CLARK AVENUE

Mayor Van Nostran advised that an offer had been received from Gateway Business Bank, formerly the Bank of Lakewood, for the building located on the corner property at Clark Avenue and Del Amo Boulevard. He noted that they had requested a decision from the City before October 31st.

City Manager Howard Chambers stated that the Council had been provided with a memorandum outlining the history of the site. He stated that although the City had received a previous offer from the Bank for the City to purchase the building which had been considered and rejected by the City Council, the second offer of a donation of the building was open for consideration. He reported that an interdepartmental committee which was studying space needs in City Hall had held an expanded meeting to determine if there were viable uses for the building on its present site. The consensus of the committee was that there was no use for the facility as an annex based on the difficulty of public access for a building not contiguous to the City Hall building. Another option explored was whether there was a use for the building as a storage or training facility, but the associated maintenance and operation costs were a concern. A third option considered was the relocation of the building to either an area closer to City Hall, to a maintenance facility, or to a park facility, such as Rynerson Park. He advised that the estimate obtained by staff for the removal and relocation of the building was approximately \$70,000. The estimate did not include any plumbing, electrical wiring or interior reconfiguration which would be required to make the building fully operational and could put the final cost well over \$100,000. The City Council could also consider providing the building as rental space on its current site to a community group.

In response to a question from Council Member Piercy, Mr. Glancy stated that the Water Resources Department had no need for extra office or storage space at their location.

Council Member Wagner questioned the high cost of relocating the building. Public Works Director Lisa Rapp stated that the building was actually six separate portable units which would have to be moved individually, then reassembled and repatched on a new, leveled, concrete foundation.

PROPERTY STUDY FOR 4900 CLARK AVENUE - Continued

Council Member Piercy stated that he could not support relocating an entire operating department in the building.

Responding to a question from Council Member Rogers, the City Manager stated that the Bank had located a firm which would take possession of the building and remove it, should the City decide it had no use for the building.

Mayor Van Nostran stated he felt the building was not really compatible with the rest of the Civic Center uses and that considering the condition of the State budget and the uncertainty of its impacts on the City's financial future, he was not in favor of spending any unnecessary funds on this type of use, not even maintenance costs.

MAYOR VAN NOSTRAN MOVED AND COUNCIL MEMBER PIERCY SECONDED TO FIND THAT THE CITY HAD NO USE FOR THE BUILDING AND IT SHOULD BE REMOVED IN ACCORDANCE WITH THE BANK'S LEASE AGREEMENT. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Rogers, Esquivel, Piercy and Van Nostran

NAYS: COUNCIL MEMBERS: None

ABSTAIN: COUNCIL MEMBERS: Wagner

Council Member Rogers briefly covered a memo he had submitted outlining a vision for the use of the corner property at 4900 Clark Avenue. He stated that while he understood the uncertain financial climate in the State, he felt a direction for the use of the property should be determined so that staff could be alert for possible grant opportunities. He stated that a potential use for the site could be to establish a symbolic city center with an outdoor amphitheater that could be utilized for cultural, fine art and other community events. He also outlined other ideas, such as a mix of particular retail uses and a commemorative site which would provide a gathering place for residents and be complementary to the other uses in the Civic Center.

Council Member Piercy agreed that the space should be reserved for a community-oriented use, but stated he did not foresee the City having the resources to develop anything in the next few years.

Mayor Van Nostran stated although nothing could be done until the State budget issues were straightened out, he would like to see a re-configuration of the Civic Center which could incorporate some limited retail and commercial office space. He noted that the City Hall building was nearly 50 years old and that space needs there must also be taken into consideration.

City Attorney John S. Todd advised that the Post Office building was located on property owned by the City and that the Council could consider relocating the Post Office and then re-utilizing the property on the north side of the Sheriff's Station.

Vice Mayor Esquivel noted that the Jacoboni Library might also be interested in relocating.

PROPERTY STUDY FOR 4900 CLARK AVENUE - Continued

VICE MAYOR ESQUIVEL MOVED AND MAYOR VAN NOSTRAN SECONDED TO TABLE DISCUSSION OF THE USE OF THE PROPERTY LOCATED AT 4900 CLARK AVENUE UNTIL FURTHER DEVELOPMENT WAS ECONOMICALLY FEASIBLE.

Council Member Wagner stated that if no other use was possible in the immediate future, consideration should be given to installing turf on the site. He stated that the property had been vacant for many years and that a plan was necessary.

The City Manager advised that the matter could be reconsidered as part of the Capital Improvement Plan process, which would allow time to address whatever revenue losses were coming from the State.

Council Member Rogers stated that he had presented his ideas not to bring a concept to a vote, but rather to stimulate discussion and develop alternatives.

Council Member Wagner stated that a plan was necessary in order to look for funding opportunities. He further stated that although it might not seem to be a good time because economic prospects were not good, doing nothing was not a good option either and that he would like to move forward to at least formulate a plan.

Upon determining from the City Manager that a Master Plan had at one time been prepared for the Civic Center area, Council Member Rogers proposed an update to the Civic Center Master Plan.

Assistant City Manager Michael Stover stated that it was likely that the State Legislature would meet in late November or early December to deal with the enormous budget problems.

COUNCIL MEMBER ROGERS MOVED AND COUNCIL MEMBER PIERCY SECONDED TO BEGIN THE PROCESS FOR A PRELIMINARY UPDATE OF THE CIVIC CENTER MASTER PLAN AS FUNDING PERMITTED. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

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

NAYS: COUNCIL MEMBERS: None

ADJOURNMENT

There being no further business to be brought before the City Council, Mayor Van Nostran adjourned the meeting at 7:24 p.m.

Respectfully submitted,

Denise R. Hayward, CMC
City Clerk