

**MINUTES OF THE
CITY COUNCIL OF THE CITY OF DOWNEY
REGULAR MEETING
MARCH 28, 2006**

The City Council of the City of Downey held a Regular Meeting at 7:35 p.m., March 28, 2006, in the Council Chamber of the Downey City Hall, 11111 Brookshire Avenue, Downey, California, Mayor Meredith H. Perkins presiding.

PRESENT:

Council Members:

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| Meredith H. Perkins | Mayor |
| Rick Trejo | Mayor Pro Tem |
| David R. Gafin | |
| Kirk O. Cartozian | |
| Anne M. Bayer | |

ALSO PRESENT:

Gerald M. Caton, City Manager
Charles S. Vose, City Attorney/Economic Development Director
Kathleen L. Midstokke, City Clerk
Lee Powell, Assistant City Manager
Desi Alvarez, Director of Public Works
Roy Campos, Police Chief
Linda Haines, Director of Development Services
John Michicoff, Director of Finance
Thad Phillips, Acting Community Services Director
Mark Sauter, Fire Chief
John Godlewski, City Planner
Susan Domen, Secretary to the City Clerk

PRESENTATIONS:

Mayor Perkins presented the Mayor's Soaring Eagle Award to Mike Almaraz, Computer Operator III, Management Information Systems.

Mayor Perkins presented a Proclamation declaring April 2-8, 2006 as National Library Week to Library Advisory Board Chair, Janice Allen and avid library users: Erl-Daniel, Lafleche-Marie and Eugene Bourgeault.

Mayor Perkins introduced Girl Scout Amber Martinez who sang "Somewhere Over the Rainbow".

PUBLIC HEARINGS: None.

NON-AGENDA PUBLIC COMMENT: None.

OTHER BUSINESS – Council Member Announcements or Requests for Future Agenda Items:

CONFERENCE AND MEETING REPORTS: Council Member Cartozian reported that he, Mayor Perkins and staff members attended an Independent Cities Association conference in Santa Barbara in February which highlighted law enforcement and homeland security including new technology and resources for mutual aid.

Council Member Cartozian announced that he had attended a reception hosted by L.A. County Supervisor Don Knabe honoring Board and Commission members for the County, which included former Council Member Keith McCarthy; announced the upcoming Gangs Out of Downey (GOOD) luncheon on April 12 with emcee Don Knabe and guest speaker Police Chief Campos; thanked City Planner Godlewski for meeting with him today; announced he had attended the Arc walk on Saturday; and that he will be promoting the Public Arts program this Thursday on the Comcast Cable TV public access show Downey Spotlight.

Council Member Bayer thanked Lee Ann Sears, her appointee to the Emergency Preparedness Committee for her ongoing attendance at Council meetings.

Council Member Gafin announced that there will be a retirement reception for Office Manager Zeni Deveroux on Thursday at the Chamber of Commerce; and indicated that he spoke with Downey Unified School District Superintendent Wendy Doty who expressed her sincere gratitude to the Downey Police Department, especially Captain Dryer, for their recent assistance regarding students walking off school campuses.

CONSENT CALENDAR:

It was moved by Council Member Cartozian, seconded by Council Member Gafin and unanimously carried to **approve the remainder of the Consent Calendar** items as recommended:

1. **APPROVED COUNCIL MINUTES:** Adjourned and Regular Meetings March 14, 2006: City Clerk.
2. **APPROVED WARRANTS ISSUED:** Nos. 211692-212007; Wire Nos. 30001191-30001198; in the total amount of \$2,691,496.48: Finance.
3. **CASH CONTRACT NO. 632-2, LAKEWOOD BOULEVARD IMPROVEMENT PROJECT, PHASE 2, GARDENDALE STREET TO DALEN STREET: APPROVED PLANS, SPECIFICATIONS AND GRANTED AUTHORITY TO ADVERTISE FOR BIDS:** Public Works.
4. **APPROPRIATED \$4,800 IN FEDERAL GRANT FUNDS FOR EMERGENCY EQUIPMENT:** Fire.
5. **ADOPTED RESOLUTION NO. 06-6909, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DOWNEY DECLARING ITS INTENTION TO ESTABLISH AN UNDERGROUND UTILITY DISTRICT ALONG THE LENGTH OF LAKEWOOD BOULEVARD FROM FIFTH STREET TO GALLATIN ROAD (DISTRICT NO. 21):** Public Works.
 - A. SET PUBLIC HEARING FOR MAY 23, 2006;
 - B. DIRECTED THE CITY ENGINEER TO PREPARE AND FILE A REPORT ON THE ESTABLISHMENT OF THE DISTRICT.

6. **ADOPTED RESOLUTION NO. 06-6910, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DOWNEY ADOPTING THE REVISED CLASS SPECIFICATION AND ESTABLISHING A NEW SALARY RANGE FOR FIRE NETWORK ADMINISTRATOR:**
Administration.
7. **ADOPTED ORDINANCE NO. 06-1187, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DOWNEY REVISING THE DOWNEY MUNICIPAL CODE TO ADD DEVELOPMENT STANDARDS RELATING TO BUILDING BULK AND MASSING OF DETACHED SINGLE-FAMILY DWELLINGS IN THE R-1 (SINGLE-FAMILY RESIDENTIAL) AND R-2 (TWO-FAMILY RESIDENTIAL) ZONES AND ADOPTING A NEGATIVE DECLARATION (CODE AMENDMENT NO. 05-01):** Development Services.
8. **ADOPTED ORDINANCE NO. 06-1188, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DOWNEY AMENDING SECTION 3186 OF THE DOWNEY MUNICIPAL CODE RELATING TO SPEED LIMITS FOR REGENTVIEW AVENUE AND WASHBURN ROAD:**
Public Works.

ADMINISTRATIVE REPORTS:

9. **APPROVED OF ASSIGNMENT/SALE OF DOWNEY LANDING RETAIL PROJECT:** City Attorney.
 - A. **ADOPTED RESOLUTION NO. 06-6911, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DOWNEY APPROVING CERTAIN AGREEMENTS, CERTIFICATES AND CONSENTS RELATED TO THE SALE AND ASSIGNMENT OF THE DOWNEY LANDING PROJECT TO INVESTEC PROPERTIES, INC.**
 - B. **ADOPTED ORDINANCE NO. 06-1189, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DOWNEY APPROVING A FIRST AMENDMENT TO THE GROUND LEASE BETWEEN THE CITY OF DOWNEY AND DOWNEY LANDING, LLC.**

City Attorney Vose explained that the Resolution and Ordinance approves several agreements related to the potential sale of the Downey Landing retail project to a new owner. Pursuant to the Purchase and Sale Agreement with Downey Landing, LLC, the City is entitled to participation in a portion of the sales price. Currently an audit firm has been retained and is auditing the books to verify the expenses and confirming the participation amount for the City. He then introduced Doug Gray, President of Downey Landing, LLC, who in turn introduced representatives of the potential buyers; Jim Slott, Greg Parker and Grant Harris from Investec Properties Inc.

Jim Slott, representative from Investec, explained that they are the controlling company for Levon Investments, which, is the group purchasing the site. He briefly gave his background with the company.

Council Member Cartozian asked if the Council could review the itemized expenses from Downey Landing, LLC and was informed that they would be provided with the final report from the auditors.

It was moved by Council Member Gafin, seconded by Mayor Pro Tem Trejo and unanimously carried **to adopt the Resolution.**

It was moved by Mayor Pro Tem Trejo, seconded by Council Member Gafin and unanimously carried **to adopt the Ordinance.**

STAFF COMMENTS:

City Manager Caton welcomed the new owners of the Downey Landing Shopping Center to the City of Downey.

ADJOURNMENT: 8:15 p.m.

The meeting adjourned to 6:30 p.m. April 11, 2006 for the purposes of a Study Session on the Columbia Memorial Space Science Learning Center and NASA Park; **in memory of Marco Firebaugh, former Assembly Member from the 50th District and candidate for the State Senate 30th District.**

KATHLEEN L. MIDSTOKKE, City Clerk

MEREDITH H. PERKINS, Mayor