

**CITY OF MANHATTAN BEACH
MINUTES OF THE CITY COUNCIL
ADJOURNED REGULAR STUDY SESSION
(STATUS OF COUNTY LIBRARY PROJECT
AND CIP PROJECTS DISCUSSION)
SEPTEMBER, 28, 2010**

The Adjourned Regular Study Session of the City Council of the City of Manhattan Beach, California, was held on the 28th day of September, 2010, at the hour of 5:30 p.m., in the Police/Fire Conference Room, at 400/420 15th Street, in said City.

PLEDGE TO FLAG

Mayor Ward led the pledge of allegiance.

ROLL CALL

Present: Tell, Powell, Cohen, Montgomery and Mayor Ward.
Absent: Tell (arrived at 6:38 p.m. and left approximately 8:30 p.m.).
Clerk: Richard Thompson (Acting).

PUBLIC COMMENT

None.

GENERAL BUSINESS

09/28/10-1. Status of County Library Project

Mayor Ward introduced the item and provided a brief summary of the subject matter.

Public Works Director Jim Arndt provided an overview of tonight's agenda (which included the Library Project Schedule) and introduced the various panel members which included: **Margaret Todd and Fred Hungerford from the County of Los Angeles Public Library; Steve Johnson, Jim Favaro, and Ellen Cook of MDA Johnson Favaro Architecture and Urban Design; and Linda Demmers of Linda Demmers Consulting.**

Consultant Linda Demmers provided Council with a color handout which reflected ideas and illustrations of existing library interiors. She assured Council that various program options were viable and would meet County standards. **Consultant Demmers** then reported that she has been working with **MDA Johnson Favaro** to ensure adequate space for workstations, technology and various program elements that would be included in the final building size and design. She further indicated that she will also assist with the development of furniture and equipment while working with the County on requirements. **Consultant Demmers** continued by providing examples of how chairs in the current children's section of the library are only usable by one person where as the proposed sample chair is large enough to seat a parent with a child. She also pointed out how current computer work stations had the same issue; yet new computer work stations would be able to comfortably seat a parent alongside the child. She concluded by summarizing that the program subcommittee had met twice with both Councilmember's Cohen and Tell in attendance; that during the meeting discussion included library program space needs and requirements that would be included in the design; and that even though this was a County project, Manhattan Beach was taking the lead on the project.

Councilmember Powell commented on a picture in the handout from **Consultant Demmers** which shows a fireplace. He said he was not fond of this design idea, but he was highly in favor of increasing Technology Centers in the library.

Councilmember Cohen requested the design be reflective and include previous input from Library Commission meetings. Councilmember Cohen further requested all Staff Reports, moving forward, to include Library Subcommittee and Library Commission recommendations. **Consultant Demmers** said the subcommittee would meet with the Library Commission to review current design ideas and receive input.

Mayor Pro Tem Montgomery asked why the City needed a newer and bigger library. **Consultant Demmers** indicated that the current library is very overcrowded. She invited Councilmember's to visit the library during the week after 2:30 p.m. to see how many children are using the library. She stated that a new library would allow for greater usage of space. **Consultant Demmers** also provided examples of current bookshelf heights being not accessible by younger age groups. She commented that by redesigning the bookshelves (bringing them down to a lower level) it makes it more user friendly to small children. She also noted that by doing this, more space will be used as the books that are now on four shelves would be brought down to two shelves and spread out further in length, thereby taking up more square footage space but becoming more user friendly to the child.

Mayor Ward expressed concern that the presentation and ideas must be consistent with long term plans for the future. **Consultant Demmers** reminded the Council that the illustrations were concepts only from previous work she had done within the community. She then deferred to **Consultant Jim Favaro** to present the building options.

Jim Favaro of MDA Johnson Favaro Architecture and Urban Design provided Council with detailed cost plans, floor plans, conceptual structural layouts, building section and elevation diagrams, as well as a physical model. He gave an overview of a previous City concept of adding a second story addition (approximately 10,000 square feet) to the front of the existing building as well as removing the existing building and constructing a new (approximately 20,000 square feet) building with options for future square footage or additions to the Civic Center Plaza. With the assistance of **Consultant Steve Johnson**, Council was presented with a physical model of the current Civic Plaza and Library. Council was shown the various options using the physical model. **Consultant Favaro** went on to discuss the various pros and cons of the two design options and assured Council that pre-design concepts are compliant with City General Plan and Zoning Ordinances.

Councilmember Cohen and Mayor Ward shared a vision of making the Civic Center Plaza more relevant to the Highland Avenue entrance. They expressed a desire to have the Plaza be the focus of the entrance.

Mayor Pro Tem Montgomery agreed and voiced his desire to remove the existing building and construct a new building because of the County's help and money the City has saved for this project. Councilmember's Cohen and Powell concurred.

Councilmember Powell inquired about the time difference between removing the existing building/constructing a new building versus remodeling. **Consultant Favaro** indicated it would likely be faster to build new versus build over a very old existing building as you are unaware of what possible structure issues you may encounter along the way.

Councilmember Powell expressed concerns for the children's needs during the demolition and construction of the new library. Interim City Manager Richard Thompson suggested a mobile book van be offered.

Hearing no additional questions from Council regarding the construction/remodeling of the library, the meeting continued with a discussion on costs and funding.

Public Works Director Arndt presented information regarding tentative costs and funding stating that funds for the library will come from accumulated Los Angeles County funds in the amount of \$4.25 million; that the remaining \$12 million will come from bonds; and that no General Fund money will be used to pay for this project.

Councilmember Cohen suggested staff review how fundraising could be done to assist with costs.

Interim City Manager Richard Thompson reported that the Manhattan Beach Property Owners Association is interested in donating \$500,000 for the project.

Councilmember Cohen asked how commercial ventures would be recognized. She suggested the subcommittee come up with ideas that the public will accept.

Los Angeles County Librarian Margaret Todd suggested a “Wall of Recognition” for donors.

Public Works Director Arndt then discussed the status of the Memorandum of Understanding (MOU). He indicated that Los Angeles County adopted the draft MOU which governs the startup and pre-design. He further noted that the MOU will be presented and reviewed by the subcommittee and will then be forwarded to City Council for consideration at the November 3, 2010, City Council meeting. Public Works Director Arndt then reviewed, with Council, the handout which outlines the Library Project Schedule.

PUBLIC COMMENT

Mayor Ward opened the Public Comment at 6:58 p.m.

The following individuals spoke on this item:

Andrew Chase, 400 Block of 15th Street, stated that the Library is a great idea and that the money is a good investment. He further expressed concerns about the height of the new library building compared to City Hall asking, “If the existing building is eight feet above, will the new building be lowered by eight feet”

Lynn Long, 400 Block of 15th Street, stated that he too is concerned about the height of the new building and that he doesn’t want the ocean view (from his balcony) to become obstructed by the proposed Library. He further questioned the proposed plans for a second level Library questioning why a 7 or 11 year old would care about an ocean view.

Madonna Newburg, 2000 Block of John Street, stated that the citizens of Manhattan Beach want to know the details of funding for this project. She also cautioned Council that the seniors would have a “sit out” if the Council tries to use the Joslyn Center as a temporary Library during the construction.

Penny Bordokas, No Address Provided, inquired if the State will take away the library funding to build the project.

In response to the public comments, Mayor Ward confirmed what **Consultants MDA Johnson Favaro** said during their presentation: That the height of the new building would be the same as City Hall so as to adhere to our ordinances; that the lower level of the Library would be constructed slightly lower than the existing level but would not go down the complete 8 feet; and that the Joslyn Center would not be used as a temporary Library during the construction phase.

In response to the comment about State cuts, **Los Angeles County Librarian Todd** indicated that project funding would not be in jeopardy.

After a lengthy Council discussion, the City Council approved the following:

1. Moving forward with a new two story building
2. The following review and approval process:
 - a. Library Commission shall review and approve program
 - b. Community Meeting will be conducted to introduce the project and receive comments
 - i. Community leaders and interested residents shall be invited
 - c. Use Permit Approval
 - i. Public Hearing Planning Commission
 - ii. City Council final approval
3. The project schedule as presented
4. Referred fundraising and donation policy to subcommittee for recommendation to City Council
5. Subcommittee shall discuss options for library services during the construction phase

RECESS AND RECONVENE

The Council recessed at 7:15 p.m. and reconvened at 7:20 p.m. with all Councilmembers present.

09/28/10-2. Discussion of Capital Improvement Program (CIP) Projects

Mayor Ward introduced Public Works Director Jim Arndt.

Public Works Director Arndt opened the meeting by reminding Council of their direction and request to have Staff review all City facility maintenance needs, in addition to the energy projects. He stated that the focus of the discussion would not be about programs, but on maintenance of the various nine facilities. He asked Council to make a note of an error in the Staff Report in which the Table 1 on Page 2 of the Staff Report lists the nine facilities. He informed Council that the numbers associated to each facility in the table do not match the numbered tabs within the Staff Report. He indicated the error in numbering and Council made corrections to their copies.

Public Works Director Arndt then asked Council to turn to **Tab 1., Joslyn**. He indicated that the total costs for Joslyn (\$365,000) did not include a new floor which would increase the amount by \$35,000 or \$400,000 total. He then asked Council to turn to **Tab 7., Sand Dune**. He indicated that Staff inadvertently added both of the fencing costs to the total (\$365,000) versus creating two separate totals depending on their choice of chain link or an upgraded fencing material (the corrected total cost with chain link fencing would be \$165,000 or \$285,000 with an upgraded tubular fence). The corrections were noted by Council. Public Works Director Arndt then continued by stating that there are currently \$3,700,000 of Unobligated Funds in the CIP Fund and with the current revenue trends there is an additional \$1,200,000 through 2014-2015. He said the pictures in the Staff Report and PowerPoint presentation represent specific items that will be fixed, should Council approve the project, and also indicated that the other pictures are of the general facilities themselves. Public Works Director Arndt then concluded by asking Council to direct Staff as to which projects they want to fund for Fiscal Year 2010-2015.

Councilmember Powell asked for clarification of the \$300,000 which would be accumulated each year and inquired if it can be used for General Fund operations too.

In response, Public Works Director Arndt indicated that those funds can be transferred to General Fund operations. In addition, he stated that the City chooses not to use them for the Enterprise Fund.

Councilmember Tell inquired if specific repair decisions needed to be made tonight rather than prioritizing the facilities which are most important to us in terms of repairs or upgrades. He stated that if facilities were prioritized then there may be additional money to spend to get that particular facility up-to-date or in-line with our program plans.

Public Works Director Arndt then introduced Maintenance Superintendent Juan Price.

Maintenance Superintendent Price provided a PowerPoint presentation with pictures of the various maintenance needs for each of the nine facilities, beginning with Joslyn, and also pointed out the various needs this facility has.

Council questioned the need to review the pictures and details for each facility, but rather suggested each Councilmember indicate their top three choices of facilities.

Councilmember Cohen expressed her concern that the present projects were simply deferred maintenance and not an improvement of the facility or improvement of the program.

In response, Public Works Director Arndt said maintenance was the issue to be discussed tonight and operations had been studied in the Facility Strategic Plan.

Councilmember Tell suggested Council review what can be done with the \$3,700,000 to make a greater impact versus expending funds to each of the nine facilities to just keep the structural integrity.

Mayor Ward moved to have each Councilmember indicate their top three facilities. He began by stating Joslyn, City Hall and Sand Dune (permanent fencing not chain link). He also stated that he is not certain about Begg Pool in his top three.

Councilmember Tell said his choices are Joslyn, Manhattan Heights and Begg Pool but he did indicate he was in favor of the cheaper fencing at Sand Dune.

Both Councilmember Cohen and Mayor Pro Tem Montgomery agreed their choices are Joslyn, Manhattan Heights and San Dune with a focus on the greenscape or softscape of the park.

Councilmember Powell's choices were Joslyn, Begg Pool and City Hall with focus on the results of the Energy Audit for City Hall.

Sand Dune

Interim City Manager Richard Thompson said staff would return to Council in April or May of 2011 with a Staff Report regarding Sand Dune Park reflecting the operations and future improvements for review and approval.

Councilmember Cohen asked staff to review planting the dirt area of the park or place wood chips similar to what is used along Valley/Ardmore. She stated that this would beautify the park now and further acknowledged that she does not want staff to wait until April or May to do this.

Live Oak Park Scout House, Ceramic Studio, Tennis Monitor Office and Recreation Hall

Mayor Ward commented that the noted repairs are absolute maintenance items only and not reflective of program needs. He questioned funding these locations at this time with anything above urgent maintenance only.

Interim City Manager Thompson and Public Works Director Arndt confirmed they would return to Council with a modified CIP project list for their review and approval based on the information provided at this meeting.

PUBLIC COMMENT

Mayor Ward opened the Public Comment at 8:30 p.m.

The following individuals spoke on this item:

Madonna Newburg, 2000 Block of John Street, said the seniors do not need additional space. She said a group of seniors (the Senior Resources Committee) are currently evaluating what space is not used properly and how that space could be better used.

Don Trucker, 1100 Block of Chestnut Avenue, stated that an existing plan is now in place to control usage of the dune. He believes this on-going usage can be controlled without a fence. He further indicated that a full-time attendant to the park could continue to control access.

Gary McAulay, 400 Block of 3rd Street, questioned the attendance figures indicated in the Staff Report for City Hall and the other facilities. He stated that he believes the Scout House attendance was under reported. He also commented that he agrees with Council's decision to provide minimal maintenance needs to some of these facilities while they review better funding sources and use of space.

After Council discussion the City Council provided the following direction:

1. Joslyn Center and Manhattan Heights Community Center. Supported moving forward and requested staff to investigate further enhancements with user groups for each of these facilities and return to City Council with recommendations in next year's CIP.
2. Live Oak Park Scout House, Ceramic Studio, Tennis Monitor Office/Restrooms, and Recreation Hall. City Council requested staff to identify required "Health and Safety" or "Must Do" issues for each facility and return to City Council for consideration and approval.
3. Sand Dune Park. City Council requested staff to upgrade landscaping (with wood chips), add benches and bike racks now and continue the discussion on other improvements including the fence when staff presents a comprehensive report to the Council in April or May.
4. Begg Pool. This was referred to the Manhattan Beach Unified School District subcommittee for consideration and recommendation.
5. City Hall. The City Council supported completing this project. Staff will return to Council with an amended CIP for approval.

ADJOURNMENT

The meeting was duly adjourned at 9:00 p.m. to the 5:30 p.m. Adjourned Regular Meeting to be followed by the 6:30 p.m. Regular City Council Meeting on Tuesday, October 5, 2010, in the City Council Chambers of City Hall, at 1400 Highland Avenue, in said City.

Jill Chamberlain
Recording Secretary

Mitch Ward
Mayor

ATTEST:

Liza Tamura
City Clerk