

**MINUTES OF THE CITY COUNCIL
OF THE CITY OF LOS ALAMITOS**

SPECIAL MEETING – September 15, 2014

1. CALL TO ORDER

The City Council met in Special Session at 5:05 p.m., Monday, September 15, 2014, in the Council Chamber, 3191 Katella Avenue, Mayor Graham-Mejia presiding.

2. ROLL CALL

Present: Council Members: Edgar, Grose, Kusumoto,
Mayor Pro Tem Murphy, Mayor Graham-Mejia

Absent: Council Members: None

Present: Staff: Bret M. Plumlee, City Manager
Cary Reisman, City Attorney
Tony Brandyberry, Public Works Superintendent
Dave Hunt, City Engineer
Corey Lakin, Community Services Director
Bruce McAlpine, Police Captain
Steven Mendoza, Community Development Director
Ron Noda, Recreation Manager
Cassandra Palmer, Support Services Manager
Windmera Quintanar, CMC, City Clerk

3. SPECIAL ORDERS OF THE DAY

A. Interview Applicants for the Parks, Reaction, and Cultural Arts Commission (City Clerk)

This report provides relevant information by which the City Council may appoint members to the Parks, Recreation, and Cultural Commission.

City Clerk Quintanar summarized the Staff report, referring to the information contained therein. She advised Mr. Jorge had confirmed attendance and was present in the audience. Mr. Main had not confirmed attendance.

Council Member Edgar advised he had served on the Casa Youth Shelter Board with Applicant Jorge.

Council Member Grose advised he had served on a Management Board with Applicant Jorge.

The City Council interviewed Applicant Emil Jorge.

Mayor Graham-Mejia confirmed Applicant Main was not in attendance. She received consensus from Council should he arrive before the meeting's end, Council would proceed with his interview.

Motion/Second: Kusumoto/Edgar

Unanimously Carried: The City Council appointed Emil Jorge to the Parks, Recreation, and Cultural Arts Commission with a term ending December, 2018.

B. Review of the Draft Individual Joint Use Agreement for McAuliffe & Oak Fields & Draft Master Joint Use Agreement with the Los Alamitos Unified School District & Discussion of Future Individual Joint Use Agreements (Community Services)

This item presented the Draft Individual Joint Use Agreement for McAuliffe Middle School Field, Oak Middle School Field, and the revised Draft Master Joint Use Agreement between the City of Los Alamitos and the Los Alamitos Unified School District. Staff was seeking theoretical approval of these three draft agreements and direction from the City Council on the negotiations of additional four Individual Joint Use Agreements for Oak Middle School sites: Gymnasium, Outdoor Basketball Courts, Community Restrooms, and Bike/Walk Path to Coyote Creek Park.

Council Member Kusumoto approved of the direction and advised the City/School Working Group had focused on the McAuliffe agreement as the template and the Oak agreement was the mirror image. He stated concern there were unknown costs for expenses, such as the watering that did not have separate meters.

Community Services Director Lakin advised the Oak agreement would be discussed at a separate meeting and included expenses for items such as new grass, new irrigation, and a new stand alone meter.

Mayor Graham-Mejia questioned why the Gym contract was being discussed and stated upkeep was the sole responsibility of Los Alamitos Unified School District (LAUSD).

Community Services Director Lakin confirmed that was correct and advised the contract had expired.

Mayor Graham-Mejia provided a brief history and stated the City had contributed \$300,000 to upgrade the gym and add bathrooms. She asked if the contract was changed if it would negate the prior contract that states the LAUSD was responsible for maintenance of the gym in perpetuity.

City Attorney Reisman answered yes.

Council Member Edgar indicated he had asked detailed questions with Staff earlier and stated concern the Parks, Recreation, and Cultural Arts Commission had not been involved. He stated the Council needed to make a clear decision as this process had the potential to affect programs. He stated the importance of having a balanced approach and indicated support for moving forward as equal partners. He cautioned Council to consider the partnership with the LAUSD and the quality of life it provides and to look at the whole picture versus this individual item. He was opposed too applying to much pressure as the joint use provided a great benefit to the community. He believed the Parks, Recreation, and Cultural Arts Commission could be utilized to gain full community support. He asked Staff what the Commission's role was in the process.

Community Services Director Lakin stated the Commission was advisory to the Council and if directed, Staff could work with the Commission and working group on any recommend changes.

Council Member Edgar asked what the timeline was.

Community Services Director Lakin stated there was no specific time line, but Staff's personal timeline was by the end of the calendar year. He briefly described the approval process and advised at best approval was still a couple months away.

Council Member Edgar cautioned that implementing an equal strategy policy with the LAUSD would have many implications and that clarifying the relationship may bring some friction. He was hopeful Council would not overreact and lose in the end. He stated support for having equal sharing, but advised the LAUSD was larger than the City and there needed to be an understanding on timing for the City to catch up.

Council Member Grose supported the direction and proceeding cautiously to ensure the concept of equal sharing was rated appropriately. He referred to the User Group Fee process that had dramatically changed at the LAUSD approval level and stated support for Council reviewing anything approved by the LAUSD Board before Council consideration. He believed significant changes needed to be agreed to by both parties. He referred to the water issue and stated support for Staff researching the potential of obtaining recycled water from Long Beach. He stated concern for unknown costs and was unclear where funding would come from. He supported staging in cost over the next two to three years with the ultimate goal of equal sharing. He referred to the Coyote Creek trail and stated concern for the fence. He asked that the responsibility for potential damage from the parking area be addressed in the agreement. He referred to Oak Gym and provided a brief history. He cautioned should City Hall relocate, the Youth Center's rights to the gymnasium may come

into question. He indicated the restrooms were a shared venture and agreed they were newer facilities and he did not see an issue with graffiti. He stated concern about the weeds that were inadvertently introduced at the Oak field and questioned if the additional watering to correct the issue would be covered under warranty. He requested additional information regarding the timing of when the agreements would take place.

Mayor Pro Tem Murphy thanked Staff for meeting with him earlier and indicated it was positive to see two large institutions, City and the LAUSD, working together. He stated his understanding that the 50/50 sharing was a placeholder until the actual fair share could be determined. He stated support for seeing data that confirmed 50/50 was the correct fair share amount. He strongly believed the Oak gym should be treated just like Coyote Creek and basketball court and the long time agreement currently in place and working should be kept as is.

Mayor Graham-Mejia asked for clarification regarding usage and recalled it was used in thirds.

Community Services Director confirmed field usage was utilized in thirds between with the LAUSD, User Groups, and City. He clarified that was based on a 10-12 hour day and the fields were not utilized all the time. He indicated usage numbers could be obtained and advised user group utilization has dropped and Staff was encouraging less usage to allow down time for the field.

Mayor Pro Tem Murphy indicated he was looking for usage and availability for Council to review.

Mayor Graham-Mejia agreed the existing contracts for the bathroom, Coyote Creek and Oak gym should be left as is and supported receiving actual data for usage. She stated concern for water and unknown costs. She believed adding these costs into for the next budget cycle could put the City in a deficit. She stated the importance of having actual data so Council could decide what was affordable.

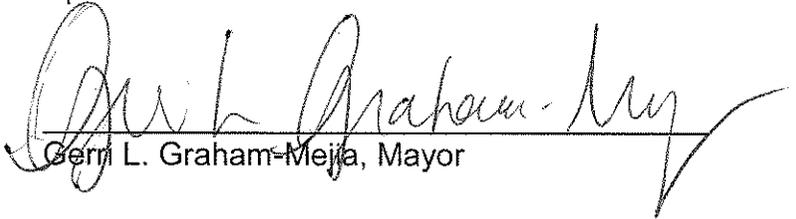
Community Services Director Lakin summarized the following points: try to secure data for watering at Oak; confirm utilization of fields and 50/50 share is the correct amount; support for the Master Joint Use Agreement; City to continue maintenance at Coyote Creek Park; LAUSD to continue to maintain the basketball court; City and the LAUSD to share the bathroom maintenance 50/50; and, continue with the old agreement for Oak. He advised the Capital Improvement Project fees charged for use of the property would be subject to interpretation of the new legislation by LAUSD and the City would continue to work with LAUSD.

Council Member Grose requested Council receive a copy of the Civic Center Act Regulation.

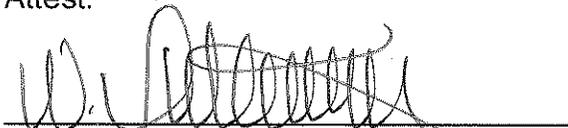
Patty Meyer, LAUSD representative, advised it was California Law regulations and available online.

4. **ADJOURNMENT**

The City Council adjourned at 5:53 p.m.


Gern L. Graham-Mejia, Mayor

Attest:


Windmera Quintanar, CMC, City Clerk