

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

SPECIAL MEETING – March 23, 2015

1. CALL TO ORDER

The City Council met in Special Session at 5:02 p.m., Monday, March 23, 2015, in the Council Chamber, 3191 Katella Avenue, Mayor Murphy presiding.

Mayor Murphy acknowledged the military personnel in attendance and requested Brigadier General Nathaniel S. Reddicks led the Pledge of Allegiance.

Brigadier General Reddicks led the Pledge of Allegiance.

2. ROLL CALL

Present: Council Members: Grose, Hasselbrink, Kusumoto, Mayor Murphy

Absent: Council Members: Mayor Pro Tem Edgar (arrived 5:58 p.m.)

Present: Staff: Bret M. Plumlee, City Manager
Cary Reisman, City Attorney
Jason Al-Imam, Admin. Services Director
Dave Hunt, City Engineer
Corey Lakin, Community Services Director
Todd Mattern, Chief of Police
Steven Mendoza, Community Development Director
Cassandra Palmer, Support Services Manager
Windmera Quintanar, CMC, City Clerk

City Staff and the military personnel introduced themselves.

Present: Military Personnel: Lieutenant Colonel Nathan Range, Deputy
Commander – Joint Forces Training Base
Lieutenant Colonel Gary L. Aten, Director Facilities and
Infrastructure – CA Military Department
Captain Ernest J. Reguly,
Legal Advisor – Joint Forces Training Base
Colonel (P) John Lathrop, Deputy Commander – CA
Army National Guard
Brigadier General Nathaniel S. Reddicks, Assistant
Adjutant General/Chief of Staff – CA Air National Guard

4. SPECIAL ORDERS OF THE DAY

A. Proposed Lease for use of the Joint Forces Training Base Pool (Community Services)

Staff has met with representatives from the Joint Forces Training Base (JFTB) on three occasions over the past several months to discuss a potential new lease agreement. While the JFTB and the City are both interested in continuing the relationship, the proposed new lease agreement would:

1. Be limited to a nine (9) year Memorandum of Agreement
2. Increase costs to the City by \$168,000-\$180,500 per year over the first five years (annual increases based on a 1.8% CPI);
3. Annual repair projects would be contracted by the JFTB and paid for by the City.

Community Services Director Lakin summarized the Staff report, referring to the information contained therein, and answered questions from the City Council.

Mayor Murphy gave a brief overview of the long standing partnership with the Joint Forces Training Base (JFTB) including the little league field and the pool. He referenced the Race on the Base (ROTB) and the changing procedures for civilian and military relationships that that would lead to a more formalized partnership. He stated the City had a break even budget and if the additional cost were imposed, the City would have to consider if it could afford to continue operating the pool. He indicated the goal was to use the pool and asked how many people currently use the pool.

Community Services Director Lakin stated attendance at the pool was approximately 250,000 annually and included a wide range of users.

Mayor Murphy stated the pool was used by all facets of the community.

Council Member Grose indicated there was a long standing relationship with the JFTB and it appeared every time a new Commander was assigned, the relationship had to start over. He was looking forward to everyone being in sync. He made reference to hearsay of a major utility program for solar farms.

Brigadier General Reddicks advised the project was being discussed, but nowhere near having an answer.

Council Member Grose believed buying power from the JFTB would be a good option to reduce utility cost. He indicated the pool was 70 years old and difficult to maintain. He believed it was important to acknowledge the pool was not built as state of the art and did not have a long range life

expectancy. The Council had held back on repairs since there was no lease agreement in place for the future and felt this was the opportunity to address concerns. He questioned if the 20% military usage of the pool by military included Staff and tenants at JFTB.

Community Services Director Lakin advised military usage was 20% of lap swimmers and were typically adults. He clarified 20% accounted for daily users and there were several units that utilized the pool for different training activities.

Colonel (P) Lathrop indicated lap swimmers did not include recreational use. He questioned the number of lap swimmers that accounted for 20%.

Community Services Director Lakin stated there were approximately 10,000 lap swimmers per year, 2,000 which was military.

Lieutenant Colonel Range asked if that information was tracked and verified as military members.

Community Services Director Lakin indicated if a military ID appeared to be legitimate, users were allowed to swim for free.

Lieutenant Colonel Range stated that process would be streamlined to include providing lifeguards with examples of legitimate IDs. He questioned how far back the records go.

Community Services Director Lakin advised he would look into the history of the records.

Brigadier General Reddicks advised JFTB was interested in that information, but wanted to understand the cause of the problem. He understood the increased cost was an issue and should be revisited. He indicated he would look into how the costs were derived, but could not guarantee any outcome.

Council Member Grose pointed out it was a community wide asset and there was a definite public relations aspect that could not be measured. He indicated prior to the City taking over, the pool was in a state of disrepair and reiterated it was an important asset for everyone.

Colonel (P) Lathrop asked if the users paid a fee.

Community Services Director Lakin advised users did pay a fee which enabled the City to break even.

Brigadier General Reddicks understood the fees were to take care of the investment. He questioned if the 50,000/month in attendance was generalized.

Community Services Director Lakin advised the total attendance was 250,000 annually, with some months having more participation than others.

City Manager Plumlee added user groups were charged and the revenue was set aside for pool maintenance. The City is able to cover existing operation costs; however, repairs needed additional funding.

Colonel (P) Lathrop asked for an average cost.

Community Services Lakin stated cost depends on the program. Fees were set to offset the cost of the facility and staffing.

Colonel (P) Lathrop stated the revenue generated was for operational cost only and not for sustained cost.

Council Member Kusumoto asked for additional information regarding how the fees assessed by the JFTB had changed.

Colonel (P) Lathrop indicated the joint ethics regulations were changing and what was previously acceptable, no longer was.

Mayor Murphy advised City Attorney Reisman was listening to the conversation via speakerphone.

Council Member Grose referred to the number of tenants on the base and gave his recollection of a previous tenant deciding to locate off site. He stated concern that relationships were lost and community wide partnerships and support were jeopardized when tenants leave. He recognized changes were occurring and questioned if tenants were being encouraged to leave.

Brigadier General Reddicks believed tenants leaving could be avoided by opening up the dialogue and communication. He was supportive of discussing the issues at hand and believed there was time to discuss the lease and come up with innovative ways to address the existing costs. He indicated Major General Baldwin was not encouraging tenants to leave and there was a desire to bring people on to the JFTB.

Council Member Grose indicated he was grateful Major General Baldwin had recognized the importance of dialogue and was thankful for this opportunity. He advised he had attended the conference in Monterey and

indicated the City was interested in exploring in kind services similar to what the air force has done.

Brigadier General Reddicks advised in kind services had to be equal in kind and require a base support agreement that is reviewed on an annual basis to keep in line with costs. He speculated that could be a part of the solution.

Council Member Hasselbrink gave an example of community involvement and told of her boys becoming water safe at the pool and moving on to become water safe and life guard instructor certified. She believed the pool was part of the community and wanted to keep the pool seamless like any other facility.

Mayor Murphy closed the item.

B. Civic Center Relocation Ad Hoc Recommendations

The Ad Hoc Relocation Committee met and discussed the Civic Center facilities and studied the plans for relocating the Civic Center facilities.

City Manager Plumlee introduced the item and Budget Ad Hoc Committee of Council Member Grose and Council Member Kusumoto.

Council Member Grose recalled the relocation discussions from 2006 and discussed the possibility of combining the City Hall site with the adjacent Katella property for a total of 13.5 acres. He believed the combined property was the last change for freeway signage and generating sales tax. He gave a brief history regarding the developers for the adjacent site. He indicated 13 potential sites for the relocation of the Civic Center had been identified and the Joint Forces Training Base (JFTB) was the only site large enough to accommodate everything. He believed today's goal was to continue the dialogue and state an interest in the JFTB piece of property. He discussed the possibility of having the Police Department on the JFTB, relocating the baseball field to Little Cottonwood Park, combining Public Works for the City and the JFTB. He indicated the Ad Hoc Committee had addressed the needs of the City and focused on potential future arrangements that incorporated potential growth. He spoke briefly regarding the potential of Rossmoor being incorporated into the City and the possibility of moving the Fire station onto the JFTB. He believed there was plenty of long range possibility if the dialogue and working together collaboratively in the proceeds continued to occur.

Council Member Kusumoto advised he was also part of the subcommittee and was not as ambitious. He believed the process had just been started to identify what was needed and attendance at the conference and dialogue with the JFTB was beneficial. The goal was to establish a longer range win-win scenario for all involved and to work with the JFTB to

provide a revenue neutral share of services. He stated it would not be realistic to move if all the pieces were not in place. The subcommittee wanted to bring the item to Council to discuss possible funding. He stated support for the project either way and was appreciate of being able to work with the JFTB.

Brigadier General Reddicks advised that Major General Baldwin believed the partnership was positive and was looking for a win-win situation. He acknowledged the City was on the same track and looked forward to future discussions.

City Manager Plumlee advised the Monterey conference had been very educational and inspirational. He was looking forward to brainstorming with the JFTB on services that could be provided to allow for a win-win situation. He was encouraged by the potential to save the JFTB money and make the City whole. He indicated now that the needs assessment was complete, the Council as a whole needed to approve it.

Brigadier General Reddicks asked when the City saw this vision moving forward.

Council Member Kusumoto indicated it would depend on the Council's decision. The challenge would be to find the money. He believed the project could happen sooner if the Council was aggressive.

Community Services/Public Works Director Mendoza indicated the needs assessment included all the City's current facilities and the 20 year growth projection included in the General Plan; however, excessive growth and increased level of service needs were not taken into consideration.

Council Member Grose indicated this project had been brought up due to the potential sale of the adjacent property and gave a brief history. He referred to the Congressman Lowenthal's help with the runways at the JFTB and indicated he was very engaged and interested in Sunburst. He believed the Congressman had the potential and at some stage the City may need to reach out. He was appreciative of the Ad Hoc Committee and believed it would be beneficial to have military personnel assigned to the committee to keep the project moving forward. He referred to the Joint Powers Authority and communication with the security for parks, recreation, and marine services, and indicated learning the military's concerns and challenges would be beneficial.

Mayor Pro Tem Edgar arrived at 5:58 p.m. and took his seat.

City Manager Plumlee indicated Staff needed direction regarding the recommendations and moving the item to the finance committee.

Motion/Second: Grose/Kusumoto

Unanimously Carried: The City Council accepted the changes and recommendations from the Ad Hoc Relocation Committee and directed Staff to move forward with the project.

City Manager Plumlee indicated the City would continue to work with the JFTB and asked when the next pool discussion would occur.

Brigadier General Reddicks indicated personnel would be identified to work with the City.

Lieutenant Colonel Range advised an internal review of all support agreements would take place on April 7 with the US Army Corp of Engineers. Continued discussion could be arranged afterwards.

Brigadier General Reddicks advised late April, early May.

Mayor Murphy was appreciative of keeping the lines of communication open and continuing the great partnership.

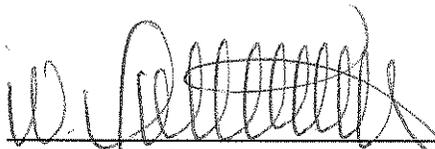
Brigadier General Reddicks thanked the Council for the opportunity to listen, discuss, and express their concerns.

5. ADJOURNMENT

The City Council adjourned at 6:01 p.m.


Richard D. Murphy, Mayor

Attest:


Windmera Quintanar, CMC, City Clerk