

**Minutes
City Council Special Meeting
City of Huntington Beach**

Monday, December 9, 2013
5:00 PM - Council Chambers
Civic Center, 2000 Main Street
Huntington Beach, California
92648

**A video recording of this meeting is on file
in the Office of the City Clerk and is archived at
www.surfcity-hb.org/government/agendas/**

CALL TO ORDER - 5:01 PM

ROLL CALL

Present: Katapodis, Hardy, Shaw, Harper, Boardman, Sullivan, and Carchio
Absent: None

ANNOUNCEMENT OF SUPPLEMENTAL COMMUNICATIONS (Received After Agenda Distribution)

Pursuant to the Brown "Open Meetings" Act, City Clerk Joan Flynn announced supplemental communications received by her office following distribution of the Council agenda packet:

Communications received regarding development alternatives for the LeBard School site: Pamela Leonard, Barry L. Williams, James C. Froning, Susan Claudius, Herman Kuhlendahl, Mark Harrer, September Mirghanbari, Kelly Ramsey, John and Jennifer Gunther, Ed Kerins, Larry and Linda Lee, Linda Natale-Schlagel, Allan Walls (2), Betty Wickersham, Starla Thompson, Milt Dardis, Greg Howell, and Robert Fix.

PUBLIC COMMENTS (3 Minute Time Limit)

(The number (hh:mm:ss) following the speakers' comments indicates their approximate starting time in the archived video located at <http://www.surfcity-hb.org/government/agendas/>).

Ed Kerins, Meredith Gardens Homeowner's Association (MGHOA) Secretary, requested Council approve a plan that meets the MGHOA goals, and described the key points supported by the Board that benefit the surrounding community including preservation of LeBard school site and open space, compatibility with structures adjacent to Meredith Gardens, sufficient open space parking, and no increase in traffic volume. He discussed impacts associated with the District's proposed 25 and 30-lot plans, and recommended that the City only consider the proposed 15-lot plan, modified to mitigate parking. (00:04:21)

Alan Walls, residing adjacent to the LeBard School site, distributed a written communication to Council and requested they approve the proposed 15-lot plan. He discussed land value and how the 15-lot plan provides the greatest benefit to surrounding communities. (00:06:35)

Steve Vasquez, Save LeBard Park, voiced concerns about large developments bringing increased

traffic, congestion, smog, and stress. He discussed how the proposed 30-lot and 25-lot plans could result in a permanent loss of over two acres of valuable open space. He also voiced concerns about homes being built near high voltage power lines, and requested that Council deny development to preserve open space. (00:09:03)

Dr. Rebecca L. Hart voiced concerns about the City's minimal amount of open space, and requested Council deny all proposals submitted by the Huntington Beach City School District. She stated her opinion that the City has too many school districts within its boundaries, and recommended that Council consider combining two to improve financial status for both Districts. (00:11:57)

September Mirghanbari, resident adjacent to LeBard School site, spoke against the Huntington Beach City School Board's proposal to develop the site. She voiced concerns about loss of valuable open space that is currently utilized by City residents for outdoor activities. She stated her disappointment with the School District for not maintaining the existing structures on the site, and asked Council to only consider the District's proposed 15-lot plan. (00:13:45)

Lucy Chou, 27-year resident, requested that Council leave the school site proposed for development in its current condition to preserve its valuable open space. She discussed nature and the outdoor activities that draw residents and visitors to the park and improve the quality of life for surrounding communities. (00:16:30)

STUDY SESSION - Presentation by the Huntington Beach City School District regarding development alternatives for the LeBard School site

Greg Hawk, Superintendent, Huntington Beach City School District, introduced other district representatives and consultants present, and provided a PowerPoint presentation entitled *LeBard School Site - Informational Meeting*, that included the following titled slides: Regional Map, LeBard School, Baseball Fields, Existing Building, Existing Features, Existing Conditions, 15 Lot - Illustrative, 15 Lot Site, 25 Lot - Illustrative, 25 Lot Site, 30 Lot - Illustrative, 30 Lot Site, Questions, and Timeline.

Celia Jaffe, Huntington Beach City School District President, continued with the presentation by discussing the following titled slides: 25 Lot Alternative, and Questions.

Councilmember Boardman described the time devoted by City staff and Councilmembers Hardy, Harper and herself during the past year on this project.

Councilmember Carchio questioned if the money spent on the project wouldn't be better served for Teachers' salaries or other District expenses, and also referenced a report recently published by the State of California on the anticipated rise in population that may affect the City's school attendance rates. District President Jaffe and representative Archibald provided cost information on facility renovation and maintaining existing office buildings within the District.

Mayor Harper explained the roles of School District Trustees, identified parks in the area, and discussed land value of the LeBard site and challenges in predicting costs and circumstances involved in establishing a location for a new District office.

Prior to recessing to Closed Session, Mayor Harper announced: Pursuant to Government Code §54957.6.a, the City Council takes this opportunity to publicly introduce and identify designated labor negotiator City Manager Fred Wilson, who will be participating today in Closed Session discussions regarding labor negotiations with MEA, MEO, MSMA, SCLEA, POA, and HBFA.

Mayor Harper also announced: Pursuant to Government Code §54956.8, the City Council takes this opportunity to publicly introduce and identify designated property negotiator City Manager Fred Wilson, who will be participating today's in Closed Session discussions regarding negotiations with the Huntington Beach City School District for the purchase or exchange of up to 10.12 acres of real property located at 20451 Craimer Lane in Huntington Beach.

RECESS TO CLOSED SESSION - 5:49 PM

By consensus Council recessed to Closed Session Item Nos. 1-3.

AYES: Katapodis, Hardy, Shaw, Harper, Boardman, Sullivan, and Carchio
NOES: None

CLOSED SESSION

1. Pursuant to Government Code § 54957.6, the City Council recessed to Closed Session to meet with its designated labor negotiators and Fred Wilson, City Manager regarding the following: MEA, MEO, MSMA, SCLEA, POA, and HBFA.
2. Pursuant to Government Code § 54956.9(d)(1), the City Council recessed to Closed Session to confer with the City Attorney regarding the following lawsuits [and potential lawsuits]: Barber v. Garrels, et al., Orange County Superior Court Case No. 30-2012-00598472, where Plaintiff tripped and fell on an uneven cement slab while walking up from a driveway to the sidewalk of a private home located at 16311 Angler Lane.
3. Pursuant to Government Code Section 54956.8, the City Council recessed to Closed Session to give instructions concerning price and terms of payment to the City's Negotiator, City Manager Fred Wilson, regarding negotiations with the Huntington Beach City School District for the purchase or exchange of up to 10.12 acres of real property located at 20451 Craimer Lane in Huntington Beach.

RECONVENE SPECIAL MEETING IN THE COUNCIL CHAMBERS - 6:52 PM

CLOSED SESSION REPORT BY CITY ATTORNEY - None.

ADJOURNMENT at 6:53 PM to the next regularly scheduled meeting of Monday, December 16, 2013 at 4:00 PM, Civic Center, 2000 Main Street, Huntington Beach, CA 92648.

City Clerk and ex-officio Clerk of the City
Council of the City of Huntington Beach, California

Attest:


City Clerk-Clerk



Mayor-Chair