

## MINUTES OF THE CITY COUNCIL

### CITY OF VILLA PARK, CALIFORNIA

The City Council of the City of Villa Park met in a town hall session Tuesday, November 6, 2007, at 7:30 p.m. in the City Council Chambers, 17855 Santiago Boulevard, Villa Park, California.

**CALL TO ORDER** Mayor Ulmer called the meeting to order at 7:30 p.m.

### **ROLL CALL**

#### **COUNCILMEMBERS PRESENT**

Rich Ulmer	Mayor
Brad Reese	Mayor Pro Tem
Rich Freschi	Councilmember
Deborah Pauly	Councilmember
James Rheins	Councilmember

#### **STAFF PRESENT**

Ken Domer	City Manager
Len Hampel	City Attorney
Jason Carson	Associate Planner
Jarad Hildenbrand	Assistant to the City Clerk

### **FLAG SALUTE**

Mayor Ulmer led the flag salute.

### **ORAL COMMUNICATIONS**

None.

### **ITEMS FOR CONSIDERATION**

1. Consideration of Villa Park History Book Production Loan Agreement.

City Manager Domer presented the staff report and was available for questions.

Jan Van Emon, City Historian, brought a draft copy of the history book for City Council to look at throughout the evening.

Roy Berelowitz, 9402 Brewer Way, stated the Foundation has sold over 160 pre-sale books with a promise of another 25. They are very optimistic about hitting the pre-sale mark of 200 books.

Councilmember Rheins mentioned this was a blind decision for him due to a lack of information. Councilmember Rheins reiterated he would like to see a signed quote, as well as an invoice of costs, procedures and timeline for the history book.

Roy Berelowitz stated that on June 11, 2002 the City Council allocated \$13,500 for the production of the book, not as a loan, but as a budgeted amount. Mr. Berelowitz believes this money was never given to the Foundation. Additionally, it was the City Council who approached the Foundation to assist with the history book.

Councilmember Pauly asked City Manager Domer to clarify the commitment made by past Councilmember's.

After retrieving the appropriate Minute book, City Manager Domer read the budget study session minutes of June 11, 2002 confirming the \$13,500 addition to the City Historian line item. Further, City Manager Domer read the minutes of the June 25, 2002 City Council meeting, in which the City Council directed staff to modify the proposed budget to include a \$16,000 contribution toward the City historical book and \$2,000 toward the annual City Historian budget. Councilmember Rheins questioned if there was a legal obligation towards the \$16,000 contribution. City Attorney Hampel stated, from a legal stand point, no.

City Attorney Hampel stated a City is not a lending institution; however they do have the right to spend money for promotional purposes, which clearly includes the historical book. City Council discussion ensued relating to the production of the book and to the moral obligation of the City to fulfill what was earlier promised for the book even if there was no legal obligation to do so.

It was moved by Councilmember Freschi, seconded by Mayor Pro Tem Reese and carried by the following roll call vote to approve of a loan agreement to the Villa Park Community Services Foundation in the amount of \$10,500 and authorize the Mayor to execute said document:

AYES:	COUNCILMEMBERS:	Freschi, Reese, Ulmer, Pauly, Rheins
NOES:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	None

## **TOWN HALL MEETING**

### **2. Villa Park Towne Centre – Potential for Improvements and Beautification**

City Manager Domer presented the staff report and was available for questions. During the staff report, City Manager Domer stated that the City, under Mayor Ulmer, had held a series of meetings with Towne Centre property owners to foster a positive relationship and work toward mutual goals of improving the Centre. In order to continue to this effort and based on recent community and Council input, a specific Council action was required.

Mayor Ulmer opened the item for public comment.

Jim Reichert, 18721 Valley Drive, questioned whether this was an expansion of the Towne Centre or upgrade of the existing facilities. Mayor Ulmer stated it was up to the owners, if they want to do anything; however, the mindset starts with a beautification attempt.

Councilmember Rheins stated this is an attempt to beautify the Towne Centre while helping the merchants along the way.

Larry Miller, on behalf of Ralph's Grocery, stated they are here to serve the customer and listen to their comments. Mr. Miller also clarified Ralph's owners 41% of the defined shopping center. If you look at the big picture Ralph's is only a small owner.

Councilmember Pauly requested that a Towne Centre parcel map be created.

Jim Brodsky, Villa Park Medical, believes there is no one who does not want this center to look as sharp as it could; however, he is very cognizant of the burden that will be put on the individual shop owner. In this particular environment, it might not be the best time to do this. If this can be done without exposing the tenants to increased rent, we'll find unanimous consent.

David Lerker, spoke on behalf of Villa Park Investment Co. Mr. Lerker stated the concern with that group of owners is that the Business Improvement District represented a taxation of their property as well as additional rules and regulations. This current communicative process can prove to be positive as well by allowing the City to reconsider those rules and regulations that apply to the Towne Centre, for example the sign ordinance that is very restrictive and limited in what can be done. His clients were not in favor of a district, but in favor of identifying ways to work together.

Hillary Thomas, Hillary Thomas Real Estate, stated she believes in Towne Centre beautification; however, it should start with the basics, such as garbage cans.

Councilmember Pauly questioned why the light posts the Women's League purchased have not been installed. City Manager Domer clarified the poles are only for in front of City Hall and the property to the east, not the entire centre. He stated installation costs are being reviewed as is whether the installation is an outside electrician or the City's Maintenance Supervisor.

Mayor Ulmer closed the item for public comment.

Upon discussion City Council directed staff to continue working with the property owners within the Villa Park Towne Centre.

### **ORAL COMMUNICATIONS**

Councilmember Freschi mentioned in the last couple months he has heard several people in town, as well as those who have come before council, complain about the City's budget. Councilmember Freschi shared with the City Council a brief comparison

of regulatory items and mandates that have increased throughout the years and reassured residents that our finances are good. Additionally, he stated the City's budgets are public information and invited residents to attend the Budget Study Session held in June to share their ideas in regards to the budget. The City Manager stated that many budget and finance documents are on the web site to assist residents.

As Mayor Ulmer exits his Mayor's seat this month, he shared two items he felt were critical for this City's future. The Citizens Advisory Committee is already marching down the path of the General Plan Update which is something that takes us back to the fundamentals of running a business. The City of Villa Park is simply a small business; it takes revenues to run it and faces expenses. Mayor Ulmer stated he feels the City's financial future is not at risk. There is a reason why the supervisor committee [Local Agency Formation Commission] of 2006 came forward and stated that Villa Park was a zero sphere of influence. That was because they felt the future financial stresses and strains would be great and someone needs to face up to it. Mayor Ulmer stated he is proud that City Council has started down that path and headed in that direction this year.

Mayor Ulmer additionally recognized volunteerism is the City of Villa Park; there are so many wonderful people who come out and volunteer without asking for any recognition or acknowledgement. Julia Peterson and her band of mothers recently organized the 6<sup>th</sup> Annual Halloweenfest with tremendous success. December 9<sup>th</sup> the Foundation is holding the annual Boat Parade. Mayor Ulmer urged residents of Villa Park to get out and volunteer and make the next event better than the previous.

City Manager Domer informed the City Council that long time resident Gayle Cleary passed away November 2, 2007 after a long battle against cancer. A memorial fund has been set up in lieu of flowers and information can be found on the City's website.

The City Council meeting on November 27, 2007 will be adjourned in her memory.

## **ADJOURNMENT**

It was moved by Mayor Ulmer and carried unanimously to adjourn the meeting at 9:19 p.m. to a Regular Meeting on November 27, 2007 at 7:30 p.m.

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Brad Reese, Mayor  
City of Villa Park

**ATTEST:**

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Kenneth A. Domer, City Clerk  
City of Villa Park