

**MINUTES**  
**COUNCIL WORKSHOP**  
**CITY OF ARCADIA**  
**TUESDAY, DECEMBER 7, 2010**  
**5:30 PM**

The workshop was called to order at approximately 5:30 PM with the following members and staff present:

**Arcadia City Council**

Mayor Robert Heine  
 Deputy Mayor Keith Keene  
 Councilmember Martha Craven

Councilmember Sharon Goodman  
 Councilmember Roosevelt Johnson

**Arcadia City Staff**

City Administrator Lawrence Miller  
 Asst. City Administrator Judi Jankosky  
 City Marshal Charles Lee

City Recorder Dana Williams  
 City Attorney William Galvano

**1. CONSIDERATION OF TURNER REALTY CO., INC. LEASE FOR THE FORMER LIVESTOCK MARKET PROPERTY**

Mr. Eugene Turner stated his interest in leasing the former livestock market, saying he would be willing to pay in advance for a full year or month-to-month if desired, depending on the rate. Alternatively, he may be interested in purchasing the property if the price is right.

Mr. Turner explained he would be using the property for a rock crushing facility, and that the property which is adjacent to Tremron would free up some space for them. Mr. Turner stated he would adhere to normal business hours and yield to whatever is expected of his operation based on the neighborhood, noting his cognizance of their current issues.

Deputy Mayor Keene, referring to the current issues surrounding the Tremron plant, stated adjacent neighbors are experiencing quality of life issues and that he would like to ensure this proposed use would not be more invasive to them. He then asked what kind or level of noise would be typical of this type of operation. Mr. Turner responded that if he and the City can agree upon a price, he will secure the equipment, load it, and turn it on; but at this point he does not have an answer to that question.

Mr. Keene then questioned the issues of the dipping vats on the property. The City Administrator answered he was unsure of the State's position at this time, noting the state has said its involvement was on a voluntary basis although this is a peculiar case whereby the state put the vats in place. The City Attorney added he would suggest a meeting with a designated member of Council, the administrator, a representative from the state and himself to nail down the particulars; but also Mr. Turner would have to go through a rezoning of the property prior to starting his proposed business.

Councilmember Craven asked if Mr. Turner was interested in the entire parcel and

whether or not he was willing to shield the operation from the street to alleviate any eyesore. She also asked whether he would be willing to put the property back to its original condition at the expiration of the lease. Mr. Turner responded yes to both parts of the question adding he would leave it in better shape than it currently is. Mrs. Craven then stated she would like to see the property used for a cultural center or sports complex - something for the residents, although she was not opposed to renting the property for 2-3 years to allow time to implement the Master Plan and secure grant funding. Councilmember Goodman agreed, adding that a group had approached the Council a while back about a Cultural Center for that property.

Deputy Mayor Keene asked Mr. Turner if he would be willing to accept a short term lease to which Mr. Turner stated he would with the condition that he would be provided notice of the City's intent to do something else with the property and that any advance payment would be pro-rated back to him.

Discussion followed on zoning requirements, price per sq. foot, and other lease parameters. It was decided a template for a 5-year lease with an opt out clause would be considered at the next regular meeting (12/21/10).

#### ADJOURN

Having no further business at this time, the meeting was adjourned at 5:59 PM.

APPROVED THIS 21<sup>st</sup> DAY OF DECEMBER 2010.

By:



Robert W. Heine, Mayor

ATTEST:



Dana L.S. Williams, CMC, City Recorder