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Contract Cities and Independent Cities travel to Sacramento in Concert

Officials of the California Contract Cities Association are celebrating their first 50 years with the publication of a special 50th Anniversary book. A preview of the book in progress was distributed at the group's 41st Annual Legislative Orientation program in Sacramento, January 14-16, 2008. Executive Director **Sam Olivito** and his wife **Sharon** and their staff continue to do their usual excellent work. This year the group joined forces with **Debbie Smith** and the Independent Cities Association. This is our attempt at an "Event Narrative." We realize that we did not include everyone who attended, but "please" give us a break. This is done completely from memory and a few meager notes.

Headquarters for the 41st CCCA Legislative Orientation was the Sacramento Sheraton Grand Hotel. The group usually has a reception for Legislators and Constitutional Officers on the final day of the program, but this year the Legislative Reception was held, as it has been for years, in the State Capitol Rotunda basement, only this time as a "kick-off" to the program.



Urban Futures Incorporated Since 1974



Trackdown Management Services is proud to add our most recent Sponsors of the City Manager Newsletter by Trackdown. Since our first Special Edition in September of 2007 following the excellent League of California Cities Annual Conference in Sacramento we have been fortunate to add Larry Kosmont of the *Kosmont Companies*, Steve Heaney and Scott Sollers of *Stone & Youngberg*, Vic Thies and Joseph C. De Ladurantey of *American Homeland Solutions*, and Kevin Murphy of *PARS*. Thank you one and all!

Every California City Manager should be a member of the **California City Management Foundation**



www.cacitymanagers.org

CCCA & ICA Legislative Orientation:

It is usually an easy drive to Sacramento from Southern California, but this year's drive to the CCCA/ICA program was slowed by Central Valley fog. With an eye to the budget, this year I stayed at *The Inn Off Capitol Park at 16th and N Street*. A nice place set a block from the Capitol Park, well worth exploring on future trips to the Capitol.

After arriving a little past noon, I wandered over to the Esquire Grill on the K Street Mall and met up with retired Rosemead City Manager **Frank Tripepi**, currently the President & CEO of *MuniFinancial*, a Trackdown Sponsor. He was finishing his lunch with Covina City Manager **Paul Philips**, **Fran Mancina** the Director of Government Relations for *MuniServices*, and *MuniFinancial* Senior Vice President **Paul Whitelaw**. After they finished we walked next door to the Sheraton to register for the CCCA/ICA event.

This year's event for the first time was a joint program with the Independent Cities Association (ICA). ICA Executive Director **Debbie Smith** of Smith, Alvarez & Castillo, Inc. was staffing the registration table and checked me in. Consolidated Disposal executives **Richard Fierro** and **Greg Nordbak**, a member of the Whittier City Council, stopped to chat. I then walked back to the Esquire Grill to have some lunch with Norwalk Mayor **Rick Ramirez**, Council Member **Cheri Kelley**, a past President of the California Contract Cities Association, and their veteran City Manager **Ernie Garcia**.

CCCA & ICA Legislative Orientation:

That evening, after changing into a suit and tie at *The Inn Off Capitol Park*, I walked to the conference hotel with **Wes Wolf** and **Wayne Mittleider** of *Wolf & Company, Inc.*. It was **Wes Wolf**, a former city manager and our newsletter's first Sponsor, who suggested that we try the new housing location. *Wolf & Company Inc.*, with home offices in Dana Point, is a housing, financial and insurance advisory firm that provides services to state and local governments, not-for-profit corporations, insurance companies, mortgage bankers, investment bankers and institutional investors in the areas of affordable housing programs.

A traditionally large crowd gathered in the Capitol Rotunda basement for the reception. The food spread was good, though the smell of garlic from past years seemed conspicuous by its absence. Mayor **Laura Lee** and Mayor Pro-tem **Jim Edwards** were joined by Cerritos City Manager **Art Gallucci**. **Ellen Ward** of the Signal Hill City Council, a long-time friend, was there. Hawaiian Gardens City Administrator **Ernesto Marquez** was there with his Mayor **Michiko Oyama Canada**.

Another Trackdown Sponsor, Joe A. Gonsalves & Son, staff and family were there, including: **Anthony Gonsalves**, **Evelyn Gonsalves**, **Jason Gonsalves**, **Tracy Gonsalves**, **Paul Gonsalves** and **Nick Gonsalves**. The Lakewood delegation included Mayor **Diane DuBois**, Council Member and CCCA past-President **Joseph Esquivel**, veteran City Manager **Howard L.**

Chambers, Assistant City Manager **Sandy Ruyle** and Assistant to the City Manager **Lisa Novotny**. Lakewood Sheriff's Station Commander, Captain **Dave Fender** joined the Lakewood group.

La Cañada Flintridge City Manager **Mark Alexander** was there with his Mayor **David Spence**, a past President of the CCCA group, and his Director of Administrative Services **Kevin M. Chun**. Lawndale Mayor **Harold E. Hofmann**, another CCCA past President was there. Rosemead Council Members **Margaret Clark** and **John Nuñez** were joined by their City Manager **Oliver Chi**. CCCA past President **Margaret E. Finlay** of the Duarte City Council was there.

A look around the room for other city managers included "sightings" of: Artesia City Manager **Maria Dadian** [Maria is not only the Chairperson of the CCCA City Managers/Administrator's Committee; she is also currently the President of the Gateway Cities City Managers' Group...a busy person indeed.] was there with Artesia Council Member **Tony Lima**; Covina City Manager **Paul Philips**; Pico Rivera City Manager **Chuck Fuentes**; **Doug Prichard** of Rolling Hills Estates; **Ernie Garcia** of Norwalk; City Manager **Linda Benedetti-Leal** and Assistant City Manager **John Moreno** of Paramount; Huntington Park Assistant City Manager **Alan Shear** [his boss **Greg Korduner** showed the next day as he stayed home the first day of the program to celebrate his wedding anniversary with his wife Karen]; and City Manager **Nelson Oliva** was there with the entire Hercules City Council.

CCCA & ICA Legislative Orientation:

Others in attendance included **Dave Hunt**, President & CEO of Willdan; and Willdan Group's Chief Financial Officer **Kimberly Gant**. **Sam Perdomo** of Waste Management was there too. Many Legislators and their staff members came to the reception to meet and greet the officials and friends of the CCCA and ICA.

Following the reception, I was included as part of a small group for dinner at Frank Fat's. Norwalk Sheriff's Station Commander, Captain **Patrick Maxwell** was also there.

While walking to the Capitol for the CCCA/ICA Legislative Program on the crisp Tuesday morning, I happened upon the Bellflower delegation: Mayor **Scott A. Larsen**, and Council Members **Ray Dunton**, **Randy Bomgaars**, another CCCA past President, and **Ray T. Smith**. Though planning to be there, Bellflower City Manager **Mike Egan** was unable to attend when his brother-in-law unexpectedly passed away.

Sam Olivito out-did himself this year by providing many fine speakers from the Legislature. They seemed to be waiting in line to address the group with very little "down time," though they brought virtually the same message city folks hear nearly every year. The State's budget problems are such that the cities need to be wary of legislative action that will divert traditional local revenues to State purposes.

**"When you have given nothing,
ask for nothing."**

Proverbs



We may have missed a speaker here and there but here is a list of some of the impressive presenters: State Treasurer **Bill Lockyer**; **Marianne O'Malley** of the Office of the Legislative Analyst; Assembly Majority Floor Leader **Karen Bass**; Assembly Minority Caucus Chair **Robert "Bob" Huff**; Senate Minority Floor Leader **Dick Ackerman**; Assembly Appropriations Committee Chair **Mark Leno**; Senate Budget Committee Chair **Denise Ducheny**; Senate Energy Committee Vice Chair **Bob Dutton**; and Senator Local Government Committee Chair **Gloria Negrete McCloud**.

Following the presentations the group recessed to convene again at the Sheraton Hotel for a luncheon program. "Contract Cities" President Sally Zuniga Flowers, who is Mayor Pro tem in Artesia, presided at the event and introduced the speakers: Lieutenant Governor **John Garamendi**, Secretary of State **Debra Bowen** and the State Resources Agency Secretary **Mike Chrisman**, whose job it is to manage with stewardship all State natural resources.

At 5 o'clock that evening the group reconvened at the Sterling Hotel for a wrap-up session and reception. State Controller **John Chiang** was the evening speaker.

CCCA & ICA Legislative Orientation:

Though the general message from the State officials was 40 or so years old, it is important for local officials to let the State folks know that they are not in Sacramento operating in a vacuum. People are paying attention to their actions.

Orchids to **Sam** and **Sharon Olivito** of the California Contract Cities Association and **Debbie Smith** of the Independent Cities Association for an excellent program. The joint program sponsorship demonstrated to the State officials that local governments have many interests in common and can pull together to act in concert.

Most of the CCCA Executive Board attended the event. We noted the participation of: President **Sally Flowers**, Artesia; **Frank Zerunyan**, Rolling Hills Estates; **Lois Gaston**, Duarte; **Jeffrey Prang**, West Hollywood; **Ray Smith** and **Randy Bomgaars** of Bellflower; **John R. Noquez**, Huntington Park; **Diane Martinez**, Paramount; and **Cheri Kelley**, Norwalk.

We are hopeful that we have not stepped on anyone's toes with the short narrative. It is important though that City Managers throughout the State know that there are groups out there in addition to the League of California Cities, who represent city governments and have a strong voice at the State Capitol. **Chris McKenzie** and the League do outstanding work and groups like the California Contract Cities Association and Independent Cities Association serve to augment city government representation.

PAST PRESIDENTS OF THE CALIFORNIA CONTRACT CITIES ASSOCIATION

- 1957-59 Roy Reynolds, City of Norwalk*
- 1959-60 Ernest McCracken, City of Paramount*
- 1960-61 Angelo Iacoboni, City of Lakewood*
- 1961-62 John W. Davis, City of Pico Rivera
- 1962-63 William McCann, City of Santa Fe Springs*
- 1963-64 Charles Scheibler, City of Commerce*
- 1964-65 Gladys Iliff, City of Paramount*
- 1965-66 George Nye, City of Lakewood*
- 1966-67 Jack Tyrell, City of Temple City*
- 1967-68 Larry Chimbole, City of Palmdale
- 1968-69 Demy Apodaca, City of Norwalk*
- 1969-70 Eugene Padelford, City of Artesia*
- 1970-71 James Jenkins, City of La Mirada*
- 1971-72 Marvin Schwarzwalter, City of Lawndale*
- 1972-73 James Matkins, City of Pico Rivera*
- 1973-74 Venn Furgeson, City of Hawaiian Gardens*
- 1974-75 Richard De Bie, City of Paramount
- 1975-76 Francis Palacio, City of La Puente*
- 1976-77 Fred Guido, City of Cudahy
- 1977-78 Archie Beasor, Santa Fe Springs*
- 1978-79 Charles Belba, City of Lomita
- 1979-80 Cecil Green, Norwalk*
- 1980-81 Wilfred Simendinger, City of La Mirada
- 1981-82 Tom Jackson, City of Huntington Park
- 1982-83 G.C. DeBaun, City of Lakewood
- 1983-84 Nell Mireis, City of Rolling Hills Estates
- 1984-85 James Van Horn, City of Artesia
- 1985-86 Jack Myers, City of Hawaiian Gardens
- 1986-87 Garth Gardner, City of Pico Rivera
- 1987-88 Hal Croys, City of Lomita
- 1988-89 Marciai (Rod) Rodriguez, City of Norwalk
- 1989-90 Albert Perez, City of South El Monte
- 1990-91 Judy Hathaway-Francis, La Habra Heights
- 1991-92 James Van Horn, City of Artesia
- 1992-93 Dennis McDonald, City of Rosemead
- 1993-94 Ruth Aldaco, City of Commerce
- 1994-95 Jack Hastings, City of La Canada Flintridge*
- 1995-96 Beatrice J.S. LaPisto Kirtley, City of Bradbury
- 1996-97 Thomas D. Breazeal, City of Temple City*
- 1997-98 Randy Bomgaars, City of Bellflower
- 1998-99 John F. Crawley, City of Cerritos
- 1999-00 Joe Vasquez, City of Rosemead
- 2000-01 Harold Hofmann, City of Lawndale
- 2001-02 Joe Esquivel, City of Lakewood
- 2002-03 John C. McTaggart, City of Rancho Palos Verdes
- 2003-04 Cheri Kelley, City of Norwalk
- 2004-05 Margaret Finlay, City of Duarte
- 2005-06 David A. Spence, City of La Canada Flintridge
- 2006-07 Jeffrey Prang, City of West Hollywood

*Deceased

<http://www.contractcities.org/>

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Our Mission

To bring public, private, and non-profit organizations together in meaningful real estate transactions that help communities to flourish.



Former City Manager Larry Kosmont has become a nationally-recognized real estate and economic development advisor to public agencies and private organizations. He is the founder and Chief Executive of Kosmont Companies, as well as, the

managing partner of the Renaissance Community Fund, a real estate development company which specializes in suburban infill projects. Larry's 30+ year career encompasses negotiations, development, and management of real estate transactions exceeding \$10 Billion. He has an extensive track record across all phases of real estate investment, development and management as well as a unique insight into the economic, administrative, and political aspects of local government decision making.

Larry has assisted hundreds of local government agencies in project and policy decisions ranging from large-scale economic development to site-specific real estate strategies and projects. He has guided more than 1,000 private sector projects in obtaining public approvals, structuring deal terms, and securing public-private financing. He is a Real Estate Broker in the state of California and a member of the distinguished Counselors of Real Estate (CRE).

From 1975 to 1986, Larry served in the roles of City Manager, Director of Community Development, and Redevelopment Director for the Southern California cities of Santa Monica, Seal Beach, Bell Gardens, and Burbank. Today, Larry is a mayoral appointee serving as Commissioner on the Industrial Development Authority for the City of Los Angeles. He is also a board member of the following state and local organizations:

- [California Redevelopment Association \(CRA\)](#)
 - [Los Angeles County Economic Development Corporation \(LAEDC\), Executive Committee](#)
- [California Association for Local Economic Development \(CALED\)](#)
 - [USC Lusk Center for Real Estate](#)

Kosmont Companies is a development services firm offering a full range of real estate and economic advisory, brokerage, project finance, investment, and planning services for both the public and private sectors.

Founded in 1986, Kosmont Companies is a nationally recognized expert in economic development and real estate development projects involving government and private sector partnerships.

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Located in the heart of Palm Desert, the Palm Desert Country Club was designed and built in the early 1960's by Billy Bell, Jr., one of the world's renowned golf course architects. The revitalization of the Palm Desert Country Club was the brainchild of developers Larry Kosmont and Randy Case. By working closely with the City of Palm Desert they were able to structure the redevelopment so that it was economically feasible. They selected Cary Bickler as the course architect, who had a commitment to the historic fabric of this 1962 vintage Bill Bell Jr. course. Upon the completion of the \$12 million renovation, the Palm Desert Country Club was selected as the national winner of *Golf Inc.* magazine's "2006 Renovation of the Year."

Picking up the Pieces: **Jon Shull**, Executive Director of the California Joint Powers Insurance Authority, got his start as an Administrative Intern in San Luis Obispo. La Cañada Flintridge Director of Administrative Services **Kevin Chun**, an ICMA member, is a former Deputy City Manager in Bellflower. Mill Valley City Hall staff includes: City Manager **Anne Montgomery**, Planning Director **Rory Anne Walsh**, Public Works Director **Wayne Bush**, City Clerk **Mary Herr** and Assistant to the City Manager **Linn Walsh**; also Parks and Recreation Director **Christine Sansom**. Former Orange Fire Chief and City Manager **David Rudat** is the Interim City Manager in Los Alamitos. Dave has a BS from California State University, Long Beach and an MPA from **USC**. Prostate Cancer will strike over 189,000 men this year alone. Of these men, over 31,000 will die. That's one man every 12½ minutes! Husbands, fathers, sons, and brothers.....in many cases it could have been prevented with regular precautionary checkups.



**9th Annual Show - Saturday,
September 27, 2008**

**The World's largest one day
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**All proceeds go directly to the
UCLA Jonsson Cancer Center
for Prostate Cancer Research**

Bradbury City Manager **Jennifer Vasquez** is the new Assistant City Manager in the City of South El Monte. Singer/Actor **Robert Goulet** passed away October 30, 2007 at the age of 73. California State Senator **Carol Migden** is the Chair of the Senate Democratic Caucus, an important Senate leadership position. Senator Migden served as the Chair of the California Board of Equalization prior to her election to the Senate in November 2004. Former Salinas Deputy City Manager **John Fair** will return to his old job in March. Hemet Assistant City Manager **Duane Baker** is working to get fishing radio show host **Ronnie Kovach** to appear before the City Council as they deliberate over a proposal to extend their sponsorship of his "Radio Fishing University" to promote Hemet and Diamond Valley Lakes. Pinole Interim City Manager **Charlie Long** has denounced a mailer that uses his name while it trashes former City Manager **Belinda Espinosa**. In a front page January 20 Fresno Bee article it tells of the debate team exploits of retired City Manager **John Goss** as his 1960 Fresno State University beat Stanford and **USC**.



Mark Curran is primarily responsible for the overwhelming success of the Annual CCMF City Manager's Dinner.



Four of California's City Manager leaders, **Bruce Channing** of Laguna Hills; **Rita Geldert** of Vista, and President of CCMF; **Glenn Southard** of Indio; and **Wade McKinney** of Atascadero. I am told that Glenn and Wade are holding glasses of water.



Happy Anniversary **Greg and Karen Korduner**. Greg is Huntington Park's City Manager.



Ellen Ward of the Signal Hill City Council talks to Consolidated Disposal executive **Richard "El Jefe" Fierro**.



The CCCA and ICA leadership at the January 2008 Legislative Orientation organized by the two groups.



Retired City Manager **Frank G. Tripepi**, President & CEO of MuniFinancial, and California Contract Cities Association Executive Director **Sam Olivito** work closely together.



Cerritos Mayor **Laura Lee** and veteran City Manager **Art Gallucci** in Sacramento.

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Grandson Tyler helps Grandma blow out the candles on her January birthday cake after a Benihana's meal in Anaheim. A family traditional birthday lemon cake to celebrate.