

"Providing thread to help stitch together the fabric of the city management community."

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SPECIAL EDITION!

The Last Week in March, 2008

The last full week in the month of March, 2008 could be said to have begun on Monday, March 24 and end seven days later. We have taken this simple week to build our activities during that time into this Special April issue of the City Manager Newsletter by Trackdown. We have used our calendar for that week and added in a thing or two to hopefully present a chronology of interest.

Of course, this also provides an additional opportunity to present our awesome group of Sponsors and others who support the City Manager Newsletter by Trackdown. We have been blessed with the support of our good friends and we truly appreciate it. Our newsletter would not be possible without our supporters.

We are proud to announce that Andy Hall of **Jones Hall**, one of the premier bond counsel firms in California, has advised us that his firm is joining the Trackdown Sponsors. With the addition of **Jones Hall**, our Sponsor list now includes: **Wolf & Company, Inc.**; **The HdL Companies**; **MuniFinancial**; **Willdan**; **CalTrust**; **Joe A. Gonsalves & Son**; **Piper Jaffray**; **eCivis**; **Bob Murray & Associates**; **Kosmont Companies**; **Stone & Youngberg**; **Urban Futures Inc.**; **American Homeland Solutions**; **Public Agency Retirement Services (PARS)**; **Bureau Veritas**; **De La Rosa & Co.**; and **Colantuono & Levin, PC**. We are thankful for the confidence these firms have shown in our ability to produce an interesting and well-read product, and we pledge to do our best to produce a product they can be proud of.

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We make this same assurance to our two contributors Kinsell Newcomb & De Dios and The Mercer Group, in addition to each of the individuals who has added their name to the roster of the Trackdown Posse: **Gregory Korduner, Howard Chambers, Mike Egan, Ernie Garcia, Joe Tanner, Bob Gutierrez, Dave Carmany, Maria Dadian, Linda Lowry, Ken Bayless, Jeff Stewart, Kevin O'Rourke, Tom Odom, George Rodericks, June Catalano, Nelson Oliva, Richard Ramirez, Vern Lawson, Fred Diaz, Fran Delach, Bill Kelly, and Chris Kelly.** We sincerely appreciate the support.



Trackdown Posse

We are pleased to acknowledge the Trackdown Management Services Posse, a group of individuals who support our City Manager Newsletter. Thank you to each of you for the support:

Gregory Korduner, [Huntington Park](#)

Howard Chambers, [Lakewood](#)

Mike Egan, [Bellflower](#)

Ernie Garcia, [Norwalk](#)

Joe Tanner, [Vallejo](#)

Bob Gutierrez, [Moreno Valley](#)

Dave Carmany, [Seal Beach](#)

Maria Dadian, [Artesia](#)

Linda Lowry, [Pomona](#)

Ken Bayless, Greater L.A. Vector Control District

Jeff Stewart, [El Segundo](#)

Kevin O'Rourke, [Fairfield](#) (Retired)

Tom Odom, [Lomita](#)

George Rodericks, [Belvedere](#)

June Catalano, [Pleasant Hill](#)

Nelson Oliva, [Hercules](#)

Richard Ramirez, [American Canyon](#)

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Fred Diaz, [Fremont](#)

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Jason Gonsalves, Joe A. Gonsalves & Son

Anthony Gonsalves, Joe A. Gonsalves & Son

Please let us know if you would like to join this distinguished group and we will send you an official Statement for processing.



<http://www.americanhomelandsolutions.com/>

Monday, March 24: It was the day after Easter, 2008; Easter Monday. U. S. Vice President Dick Cheney was in the Middle East. Heavy rains caused major flooding across parts of the Midwest leaving homes and businesses under water here and there across the region where flood-weary residents of Missouri, Arkansas and Ohio tried to save their homes. It was reported that anti-war protesters took their fight to Easter Sunday Services as American fatalities in Iraq topped 4,000. A Coast Guard cutter and two helicopters continued their search for the last missing crew member of the sunken fishing vessel Alaska Ranger of Unalaska.

It was our good fortune that day to have a luncheon meeting appointment with **David Carmany**, City Manager in the City of [Seal Beach](#). Dave brought along his Assistant City Manager **June Yotsuya** and Community Development Director **Lee Whittenberg**. June is the recently appointed new City Manager in the City of [Monterey Park](#), and Lee is closing out some 18-years in [Seal Beach](#) following a similar tenure in [Bellflower](#). He is considering retirement. It would be a shame for the public sector to lose such a skilled and seasoned professional.

Evelyn and Anthony Gonsalves at a municipal government function. Anthony, of Joe A. Gonsalves & Son, is recognized as one of the finest lobbyists in Sacramento. He is a member of the California City Management Foundation Board of Trustees.



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Seal Beach is David's fourth city manager post. He has earned a fine reputation as a seasoned professional. Dave began his public service career in 1978 as an Administrative Assistant in Lancaster. As I remember it, he was working for former City Manager **Vern Lawson**, who is the current Lancaster RDA Executive Director. In 1980 David took another Administrative Assistant position in Grand Terrace, and in 1981 he was appointed Assistant City Manager in Alhambra. He got his first City Manager post in 1987 in Agoura Hills where he served for about six years. In 1993 David moved to the Malibu City Manager position. He made his move to Northern California in 1997 when he accepted the Pacifica City Manager job. In 2004 he tried something new by going to work for *Public Agency Retirement Services (PARS)* as a Regional Manager. Though he found working for PARS rewarding, he returned to municipal management in June, 2007 as the City Manager in Seal Beach.



Following lunch Dave and I walked down Main Street to the Seal Beach Pier. Being Spring Break for some in the Southland, the beach had a good number of visitors. People come to Seal Beach for the sunshine, the ocean breeze and to enjoy the surf. **Phillip Stanton** is known as the "Father of Seal Beach." He was a State Assembly Member from Los Angeles, and it was his vision to turn the Seal Beach area into a famous coastline vacation resort. Seal Beach became the community's official name when it incorporated in October, 1915.



Two of California's top city managers, **Wade McKinney** and **Glenn Southard**. Both are CCMF Board Members.

On this Monday afternoon (March 24) Main Street, Seal Beach was bustling with shoppers and pedestrian traffic. The pier had a good number of visitors and the beach was well-populated with a sun-loving throng playing on the sand and in the surf and sunning themselves. Perhaps **Phillip Stanton** assessed the area correctly. Though not the resort community he must have anticipated, it is a wonderful family values residential community with an outstanding beach front for inland visitors to enjoy.

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



www.cacitymanagers.org

BeachCalifornia.com says of Seal Beach that of the Orange County beaches it "...offers the best blend of shopping and beach-ing that you'll find." They say, "If you're looking for a family friendly beach to visit, vacation, to shop, enjoy a beach, dine, watch a classic movie, fish on the pier, kite surf and just hang out, by all means go to Seal Beach." Seal Beach extends to the mouth of Alamos Bay, which provides access for boats entering the ocean from Huntington Harbor.



Casey and Samantha Simpson Parasail in Maui, 2006.

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Monday, March 24 was a great day for us largely due to our enjoyable visit to Seal Beach. Though she is leaving for the top job in Monterey Park, it must not be easy for **June Yotsuya** to leave behind the awesome working environment in Seal Beach. It is easy to see that **David Carmany** likes the beach. He previously served at the water's edge in Malibu and Pacifica and is enjoying his time in Seal Beach.

Wednesday, March 26, 2008: The 2008 CRA Annual Conference & EXPO, was held March 26-28 at the Disneyland Hotel & Convention Center in Anaheim. The "Celebrating the Magic of Redevelopment" Awards Program was scheduled for the opening day luncheon in the Grand Ballroom. It attracted an impressive attendance too, including most of the Founders of the group. Executive Director **John Shirey**, who has taken the CRA to the next level, acknowledged the Founders during the program.

Those responsible for originally organizing the CRA include: **Leonard Eliot, Richard Goblirsch, Claude Klug, Gaylord Knapp, Lloyd de Llamas, Allen Parker, Roy Pederson, Jack A. Simpson, Lou Shepard, Frank G. Tripepi** and **Richard Powers**.



<http://www.kosmont.com/>

John Shirey noted the March 8, 2008 passing of Founder and former Cerritos & Lake Forest City Manager **Gaylord F. Knapp**. Gaylord succumbed to the ravages of Huntington's disease after a long and valiant battle with the genetic malady. John noted that a "Celebration of the Life of Gaylord F. Knapp" was planned at the Cerritos Center for the Performing Arts on Saturday, March 29.

CRA President **Lisa Stipkovich**, Executive Director of the Anaheim Redevelopment Agency, and Executive Director **John Shirey** opened the conference at a 10 a.m. The Opening Day Keynote Speaker was **Joe Van Belleghem** of Windmill Development Group of Vancouver, B.C., Canada. He addressed those assembled about "Triple Green Development"...green environmentally, economically, and socially.



Frank G. Tripepi, Richard Powers, Allen Parker and Roy Pederson; four of the CRA Founders gathered prior to the March 26, 2008 luncheon at the Disneyland Hotel: "Celebrating the Magic of Redevelopment" Awards Program. Other Founders in attendance included: Claude Klug, Lloyd de Llamas, and Jack A. Simpson.

Women Leading Government (WLG)

An Initiative of the Cal-ICMA Coaching Program

Organized by women public managers, WLG is designed to assist female managers in their career development.

Please check out the WLG website:

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

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The California Redevelopment Association Awards of Excellence Program annually gives recognition to outstanding redevelopment projects and programs that have resulted in building better communities. The 2008 awards went to San Diego (two awards), Union City, San Francisco, Pasadena, Alameda, Redwood City, Marina and Brea.

CRA's Fellowship program was established in the name of former CRA Executive Director William Carlson to encourage young people to enter the field of redevelopment. The 2008 winners include: **Erika Martin**, **Frederick A. Steinmann**, and **Pear Utrapiromsuk**. Erika is a graduate student at **USC**, and is currently an Administrative Intern for the Long Beach Redevelopment Agency. Frederick is a doctoral student at **USC**, and currently works part-time for David Paul Rosen & Associates. Pear is also a graduate student at **USC**, and is currently an intern for the Long Beach Redevelopment Agency.

"I've been in many of them and to some extent I would have to say this: If you've seen one city slum you've seen them all." –Spiro T. Agnew

Wolf & Company Inc.

<http://www.wolfhousing.com/>



www.muni.com



Daughter Samantha and Grandson Tyler Pouncéy test the transportation system Disneyland-style

This year the CRA presented four "Lifetime Achievement in Redevelopment Awards." The recipients, all most worthy of this awesome recognition, include: Attorney **Joseph E. Coomes**, the late Attorney **Eugene "Gene" Jacobs, Jr.**, Los Angeles & San Francisco redevelopment executive **Edward Helfeld**, and **Frank M. Taylor** of the San Jose Redevelopment Agency.



<http://www.styo.com/>

Among the many excellent Wednesday afternoon Concurrent Session there was a session on "Agency Program for Recovery from Sub-prime Loan Debacle," moderated by CRA Executive Director **John Shirey**. It included presentations by **Jim Kennedy** of Contra Costa County, **Morris Newman** of the California Planning & Development Report, CRA President **Lisa Stipkokvich** of the Anaheim CRA, and our long-time friend **Scott Sollers** of **Stone & Youngberg LLC**.

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Thursday, March 27: Among the Thursday morning, March 27 Concurrent Session was a presentation on "Maximizing the Financial Benefits of the Silver Years of Your Redevelopment Program." Good friend and fellow CCMF Board Member **Mark Curran** of **Piper Jaffray** was the moderator. The presenters were **Eugene Clark-Herrera** of Orrick, Herrington & Sutcliffe, and **Bradley Ward** the Finance Director of San Pablo.

PiperJaffray®

<http://www.piperjaffray.com>

At 11:30 a.m. on Thursday, thanks to the invitation of **Sam Olivito**, I attended the *California Contract Cities Association* City Managers' Committee meeting at the Monterey Hill Restaurant in Monterey Park. The three topics discussed included: the MTA Congestion Mitigation Fee Feasibility Study; Property Tax Administration Fees; and the Sheriff Department's contract service use of the Liability Trust Fund for liabilities resultant from Deputy's criminal behavior. Artesia City Manager **Maria Dadian** is the Committee Chair and presided at the meeting.

It was my honor to have the opportunity to be seated at a table with Pomona City Manager **Linda Lowry** and two of the Pomona staff, Covina City Manager **Paul Philips**, Huntington Park City Manager **Gregory Korduner** and the La Mirada Assistant to the City Manager/City Clerk **Anne Haraksin**.



<http://www.hdlcompanies.com/>

Colantuono
& Levin, PC

www.CLLAW.US

Michael G. Colantuono of *Colantuono & Levin, PC* explained the advice he is giving **cities interested in recovering the excess charges counties are charging for property tax administration**. Cities can estimate what is at stake by comparing their property tax administration fees for 2005-06 to those of 2006-07, with most of the substantial increase attributable to the excess charges on the "triple-flip" property tax dollars. Those interested in the issue may call Michael at 213-533-4155. There appears to be a significant amount of money at stake. A large Bay Area City estimates its stake at \$1 million per year, and a small inland general law city with a \$12 million general fund estimates its stake at \$30,000 per year.

"Money talks...but all mine ever says is good-bye."

-Anonymous



Granddaughters Jessie and Jamie Hearther

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Returning to Anaheim for the 2:00 – 5:00 p.m. CRA EXPO was well worth it. About 90 exhibitors crowded the South Exhibit Hall, and the conference attendees gathered in earnest. We entered the hall with Indio City Manager **Glenn Southard**, another CCMF Board colleague, and we waded into the crowd. **Eric Scriven** manned the **De La Rosa & Co.** exhibit booth just inside the entrance to the EXPO, a great location.



<http://www.ejdelarosa.com/>

We chatted in the aisles with many friends and former colleagues. Most agree that CRA Executive Director **John Shirey** has done an amazing job of taking CRA to the next level. It was good seeing **Roy Stephenson** of **Bureau Veritas** in the Hall. Roy has brought retired Pomona City Manager **Doug Dunlap** to his company, and is taking positive steps to improve service delivery, which is already at a very high level.



www.us.bureauveritas.com

MuniFinancial's President & CEO, retired City Manager, **Frank G. Tripepi**, a CRA Founder, was there. It was so crowded that I used my cell phone to contact him, and then he talked me in to where he was sipping a Diet Coke and talking to **Scott Sollers** of **Stone & Youngberg**. Manteca Deputy City Manager **John Nowak** passed by as we were there.



Trackdown Management's Jack Simpson, a CRA Founder, pictured with Bob Hornaday of Keenan & Associates.

Urban Futures Inc.

<http://www.urbanfuturesinc.com/>

Former City Manager **Jason Caudle**, these days of **Kinsell, Newcomb & De Dios, Inc.**, talked to folks from his company's booth, and says he is enjoying his experience working in the investment banking industry. **The Willdan Group of Companies** booth found one of the company's outstanding Northern California community development and planning consultants **Cindy Schaeer** doing the greeting along with **Francesca Fuentes** of their marketing staff.



www.willdan.com

Visiting the **Piper Jaffray** exhibit booth we had the opportunity to visit with **Mark Curran**. Mark has a fine reputation as an investment banker who understands municipal government. Mark is the Treasurer of the California City Management Foundation, and remains active in addressing public management issues.

"A real friend is one who walks in when the rest of the world walks out." -Anonymous

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We caught up with **Wesley Wolf** of **Wolf & Company, Inc.** and **Marshall Linn** of Urban Futures in the EXPO aisle ways. **Larry Kosmont**, a happy new father, of the **Kosmont Companies** was there. The CRA Conference has become "the" place to be for those who practice and invest in redevelopment in California.

Thank you to **Roy Stephenson** and **Doug Dunlap** of **Bureau Veritas** for the dinner invitation Thursday evening. It was a very nice occasion at the new Morton's Steakhouse in Anaheim. We were able to relax with some old friends and meet a couple new friends too. It was my pleasure to meet for the first time **John Solarczyk**, Managing Director, for **Chilton & Associates, Inc.** that evening.



<http://www.bobmurrayassoc.com/>

Saturday, March 29, 2008: Susan and I arrived at the Cerritos Center for the Performing Arts at about 9:20 a.m. and a crowd had already gathered for the 10 o'clock Memorial Service for former City Manager **Gaylord F. Knapp**. As more and more people pushed their way into the large Sierra Room, the staff had to put out more chairs as the slide presentation showed pictures of Gaylord working, playing and interaction with his many friends and colleagues. It was a very fitting tribute: "A Celebration of the Life of **Gaylord F. Knapp**".



<http://www.ecivis.com>

"Gaylord's gathering" was a reunion of sorts for many who came to admire him and his awesome intellect over the course of his career. Huntington's Disease, a genetic ailment without cure, finally caught up to this brilliant man.

Los Angeles County Supervisor **Don Knabe**, a former member of the Cerritos City Council, opened the "Celebration" with "Prayer & Scripture." Gaylord's daughter **Lisa Knapp** made the first presentation, a most difficult task at best. She and her brother **Scott Knapp** must have had Gaylord looking down on them with pride as they addressed the crowd who had come to honor their father.

Others who spoke included: **Christi Hamilton**, **Kelly Inouye**, former Cerritos Mayor **Barry Rabbitt**, Chino Hills City Manager **Doug La Belle**, Gaylord's best friend and former Cerritos Mayor **Dennis Bradshaw**, and Cerritos City Manager **Art Gallucci**. From the floor, comments were made by former Cerritos Assistant City Manager **Steve Thatcher**, former Cerritos Mayor **Alex Beanum**, and one of Gaylord's long-time school friends had the audience laughing at Gaylord's school boy pranks, high jinks and tomfoolery. Gaylord had a good sense of humor.

By no stretch do we have a complete list, but here is a sampling of those who attended: Lakewood Council Member **Larry VanNostran**; current & former Cerritos Council Members included: Mayor **Jim Edwards**, **Laura Lee**, **Bruce Barrows**, **Sherman & Gloria Kappe**, **Alex Beanum**, **Bob Hughlett**, **Barry Rabbitt**, **Diana Needham**, **Grace Hu**, **Dennis Bradshaw**, **John Crawley**, **Paul W. Bowlen**, and **Don Knabe**, who, of course, is the County Supervisor. Current and past Cerritos staff members included: **John Saunders**, **Susan Pulone**, **Steve Thatcher**, **Bill Morris**, **Art Gallucci**, **Vince Brar**, **Pam Mendoza** and **Kurt Swanson**.



Grandson Tyler Pouncéy hugs Granddaughter Brittney Sugar. Brittney will graduate from high school this year. She lives in the Sacramento area.

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Current and former City Managers we noted in attendance at the "Celebration of the Life of Gaylord F. Knapp include: **Art Gallucci**; **Howard Chambers** of Lakewood; **Wesley Wolf**; **Dennis Courtemarche**; **Tom Mauk**, the current Orange County CAO; **Bruce Channing** of Laguna Hills; **Tim Casey** of Laguna Niguel; **Mark Pulone** of Aliso Viejo; **Lou Shepard**; **Ken Caresio**; **Don Pruyn**; and **Bob Dickey**, former City Manager in Walnut and currently the Public Works Director in South Gate.

Other notables noted include: **Julie Knabe**; **Jon Shull**, Executive Director of the California Joint Powers Insurance Authority; **Matt Knabe**; and **Joe Mendoza**, a former Cerritos staff member, who is currently with the County of Los Angeles. Since we do not know everyone and we do not still have our former "young" recall abilities any longer, we are most certain that we left someone out. It was a very large crowd providing an appropriate tribute to a man who served local government, the people in his communities and trained and encourage the members of his staffs. **Gaylord Knapp** was brilliant, and he was a practical joker and a really good guy to so many. He will be missed. God Bless you **Gaylord F. Knapp**!

"The making of friends who are real friends, is the best token we have of a man's success in life."

-Edward Everett Hale



<http://caltrust.org/>

Congratulations to Mort August

Mort August has worked as a Public Works Director in the Cities of Redding, Dana Point, Encinitas and Manhattan Beach. Mort has more than 30-years of experience and is an incredible selection for the Regional Manager of the Northern California Regional Office of Willdan.



JONES HALL

www.joneshall.com

Gateway Cities: Southeast Los Angeles County City Managers' Group

Bellflower City Manager **Mike Egan** hosted the Wednesday, March 19, 2008 meeting of the Gateway Cities City Managers and Administrators, and made an excellent presentation on the many projects and recent Bellflower community improvements. **Desi Alvarez** of Downey and **Jim Glancy** of Lakewood presented varying views of the issues regarding Ground Water Storage in the Central Basin.

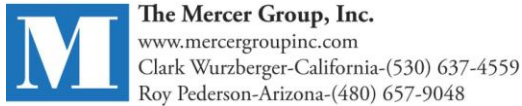


Potter and Photographer Sandy Groves www.sandygroves.com

Contributors to the
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Thank you!



<http://www.kndinc.com/index.htm>



<http://www.kndinc.com/index.htm>

Picking Up the Pieces: 60-year old **Stephen R. Casey** is the City Manager in historic **Marysville**, the county seat of Yuba County with history dating back to the Gold Rush. On *April 1* Marysville Mayor **Bill Harris** and the City Council proclaimed the City "Motocross City, USA". *MuniFinancial's* **Mark Risco** has a BA in Business from CSU, Fullerton. **Greg Nyhoff**, a Colorado Springs Assistant City Manager, has been chosen to succeed *Modesto* City Manager **George Britton**, who retired in January. **Jim Niskanen** has been Acting City Manager since George's January retirement. The new *Modesto* City Manager has a BA from Calvin College in Michigan. ABC Unified School District Superintendent **Gary Smuts** grew up attending schools in *Norwalk*. Gary received his BA in history from California State University, Fullerton. He received his MA in history from Chapman University and he earned a Doctorate in Educational Leadership from the University of La Verne. *Carson* City Manager **Jerome G. "Jerry" Groomes** once served as the airport manager for the City of *San Diego*. *Lakeport* City Manager **Jerry Gillham** is a former Assistant City Manager in Prineville, Oregon. Jerry is returning to Iraq. *Yorba Linda's* first city manager was **Darrel Dalton**, who resigned after the 1970 election to take a job with a developer. Darrel ran unsuccessfully for City Council. Longtime Roseville Police Captain **Charles Knuthson** who had a hand in helping the department achieve many of its key milestones died recently following a 2 1/2-year battle with colon cancer. He was 61. The *Camarillo* Fiesta and Street Fair is held annually in July in picturesque Old Town *Camarillo*. Home of the recording artists, "The Carpenters," City Manager **Jerry Caton's** *Downey* is the site of the oldest surviving McDonald's restaurant built in 1953. *Downey* also has the site of the first Taco Bell eatery.

In an August 2005 San Diego Union-Tribune article written by **Lori Weisberg** and **David Washburn**, former *San Diego* City Manager **Jack McGrory** is said to be "...fond of calling San Diego 'America's Cheapest City.'" In a December 2005 article in the same publication authored by **Gerry Braun**, Jack is described as, "Confident, gregarious and wily, (a) juggler of a thousand projects and keeper of the inscrutable city budget. He made a tough job look easy and, even better, he had fun while he was doing it."

<http://www.ilovemyjobandineverwantoleave.com/news/reports/watchdog/20051130-9999-lz1n28taxes.html>

http://www.signonsandiego.com/uniontrib/20051218/news_1n18mcgrory.html

United States Postal Official are planning a 343,000-square-foot plant in the City of *Aliso Viejo* to serve the growing needs of Orange County, though the impacts of added noise, traffic, safety and pollution are being considered. New *Oceanside* City Manager **Peter Weiss** originally came to the coastal city as an Assistant Civil Engineer in 1986. *Adelanto*, in the Victor Valley, was founded by inventor **E. H. Richardson**, who developed the community with profits from the sale of his patent for an electric iron. *Willits* City Manager **Ross Walker** has said that marijuana production has without doubt increased in *Willits* since the passage of Proposition 215 and SB 420. Medical marijuana Proposition 215 was passed in 1996 by a 56% majority. Former *Elk Grove* City Manager **John Danielson** is the Interim City Manager for the new City of *Wildomar* which officially incorporates July 1. After nearly 26-years as *Dublin* City Manager, **Richard Ambrose** announced his retirement. During his tenure *Dublin* grew from 4 square miles and 14,000 people to 14 square miles and a population of 45,000. Ambrose previously worked in *Milpitas*, *Glendale* and *La Cañada Flintridge*. **Oren L. King** served as the City of *Downey's* first City Manager following incorporation in 1956.

Los Angeles County
Supervisor Don
Knabe and his wife
Julie ride in a
Cerritos parade.



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