The City Council of the City of Inglewood, California held a special meeting on Tuesday, November 16, 2004 in the Council Chambers in City Hall of said City.

Mayor Dorn called the meeting to order at the hour of 4:18 p.m. The City Clerk announced the presence of a quorum as follows:

Present: Mayor Dorn, Council Members Price, Dunlap, Morales and

Franklin;

Absent: None.

City officials and personnel present were:

Yvonne Horton

Wanda Brown

City Clerk

City Treasurer

City Administrator

City Administrator

Interim City Attorney

Administrative Analyst

134 <u>PUBLIC COMMENTS REGARDING CLOSED SESSION ITEMS ONLY.</u> Mayor Dorn inquired if there were any persons present who wished to address the City Council on any closed session items.

There was no response.

Mayor Dorn declared the meeting recessed at the hour of 4:19 p.m. for closed session item nos. CS-1 through CS-18.

\* \* \* \* \* \* \* \* \*

Following the Pledge of Allegiance to the flag of our country and invocation by Mayor Dorn, the meeting was again called to order at the hour of 6:26 p.m. with all Council Members present.

- INTRODUCTION AND RECOGNITION OF THE PORT ANTONIO, JAMAICA, SISTER CITY DELEGATION. Mayor Dorn expressed his pleasure in the fellowship that was shared with the representatives from Port Antonio, Jamaica, the sister-city of Inglewood, and requested that Council Member Price introduce Alston Hunter, Mayor of Port Antonio and Chairman of Portland Parish Council. Mayor Hunter, in turn, introduced his delegation: Derron Wood, Councillor/Chairman Planning and Infrastructure Committee; Franklyn Smith, Secretary/Manager; Paul Martin, President Portland Chamber of Commerce; Gloria Silvera, Councillor/Chairman of Poor Relief Committee; Dorreen Forbes, Councillor; Joan Thomas, Accountant, Budget and Revenue; Kelly Scott, Architect Port Authority of Jamaica; Rhona Blake, Secretary Planning Unit; and Maxine Speight, Auditor Portland Parish Council. Mayor Hunter expressed his appreciation and thanked the Council for their hospitality. He commented that he and his delegates look forward to a successful and prosperous trade relationship.
- 134 **PUBLIC COMMENTS AGENDA ITEMS.** Mayor Dorn inquired if there were any persons present who wished to address the City Council on any item on the agenda.

Theresa Jones-Kirkley spoke concerning agenda item no. CA-3, approval of two-year employment agreement with Anita C. Willis.

Council Member Price left the Council Chambers at the hour of 6:42 p.m.

Paul Russell spoke concerning agenda item nos. CI-1, CI-2, CI-3 and CI-4.

Council Member Dunlap left the Council Chambers at the hour of 6:45 p.m.

Roosevelt Douglas spoke concerning agenda item nos. CI-3, rules and regulations governing the operations of ice cream truck vendors and CI-4, ordinance pertaining to concealed firearm vehicle forfeiture.

Council Member Price returned to Council Chambers at the hour of 6:47 p.m.

Council Member Dunlap returned to Council Chambers at the hour of 6:47 p.m.

Diane Sambrano spoke concerning agenda item no. CI-4, ordinance pertaining to concealed firearm vehicle forfeiture, and CA-3, approval of two-year employment agreement with Anita C. Willis.

Gil Mathieu spoke concerning agenda item nos. CA-3, approval of two-year employment agreement with Anita C. Willis, CI-2, initiative by Council Member Price to establish an Arts Commission and CI-4, ordinance pertaining to concealed firearm vehicle forfeiture.

Milton Brown spoke concerning agenda item no. CA-3, approval of two-year employment agreement with Anita C. Willis.

Don Nicholson spoke concerning agenda item no. CA-3, approval of two-year employment agreement with Anita C. Willis.

142.9 **PAYMENTS OF WARRANTS AND BILLS.** It was moved by Council Member Morales and seconded by Council Member Price that the demands presented to the City Council dated November 9, 2004 in the amount of \$862,890.56 are hereby approved and the City Clerk hereby authorized to certify upon said registers that said demands are so approved. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Morales, Franklin and Mayor Dorn;

Noes: Council Member Dunlap.

142.4 **REPORT OF PURCHASES.** Memorandum dated November 16, 2004 was presented listing items to be purchased from vendors indicated.

It was moved by Council Member Morales and seconded by Council Member Price that the purchases be approved. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Morales, Franklin and Mayor Dorn;

Noes: None;

Not Voting: Council Member Dunlap.

MINUTES. It was moved by Council Member Morales and seconded by Council Member Price that the minutes of the meetings held on October 26, 2004, be approved as recorded. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Morales, Franklin and Mayor Dorn;

Noes: None:

Not Voting: Council Member Dunlap.

- 101 **DR. MARTIN LUTHER KING, JR. DAY PLANNING COMMITTEE.** Staff
- 171 report dated November 16, 2004 was presented pertaining to the role of the
- Dr. Martin Luther King, Jr. Day Planning Committee.

Mayor Dorn ordered the report received and filed.

183 <u>SOLID WASTE IMPLEMENTATION SCHEDULE AND PUBLIC EDUCATION</u>

<u>PLAN.</u> Staff report dated November 16, 2004 was presented pertaining to the Solid Waste Implementation Schedule and Public Education Plan.

Mayor Dorn ordered the report received and filed.

report dated November 16, 2004 was presented recommending approval of a two-year employment agreement with Anita C. Willis to serve as the City Attorney.

It was moved by Council Member Dunlap and seconded by Council Member Morales that Agreement No. 04-181 with Anita C. Willis be approved with the following amendments: a) Agreement to start on December 13, 2004 until December 12, 2006; and b) change page 4, line 10 to read: "Paragraph E below." The motion was carried by the following roll call vote:

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;

Noes: None.

132.6 <u>CLOSED SESSION – ANTICIPATED LITIGATION RELATED TO CLAIM FILED</u>
<u>BY PARENTS OF TAIJI JAMERSON.</u> Closed session - Confidential - Attorney/Client
Privileged; Anticipated Litigation, Government Code Section 54956.9(b)(1), anticipated
litigation related to claim filed by parents of Taiji Jamerson.

An update was provided to Council; there was no action taken.

132.6 <u>CLOSED SESSION - PATRICIA SURJUE ET AL V. CITY OF INGLEWOOD ET AL.</u> Closed session - Confidential - Attorney/Client Privileged; Pending Litigation, Government Code Section 54956.9(a); Patricia Surjue, et al v. City of Inglewood, et al., USDC Case No.: CV-02-5489 SJO (VBKx).

It was moved by Council Member Dunlap and seconded by Council Member Morales that the City Council does hereby confirm, approve and ratify settlement in the amount of \$590,900. The motion was carried by the following roll call vote.

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;

Noes: None.

132.6 CLOSED SESSION - INGLEWOOD CITIZENS FOR VOTERS RIGHTS V. CITY

OF INGLEWOOD ET AL. Closed session - Confidential - Attorney/Client Privileged

(Pending Litigation, Government Code Section 54956.9(a)); Inglewood Citizens for Voters
Rights v. City of Inglewood, et al.; California Court of Appeal Case No.: B175581

[formerly LASC Case No.: YS011110].

An update was provided to Council; there was no action taken.

132.6 CLOSED SESSION – WEATHERBY V. CITY OF INGLEWOOD ET AL. Closed session - Confidential - Attorney/Client Privileged (Pending Litigation, Government Code Section 54956.9(a)); Weatherby v. City of Inglewood, et al.; LASC Case No.: YCO41771.

An update was provided to Council; this matter was dismissed.

132.6 <u>CLOSED SESSION - INGLEWOOD RETIRED POLICE RESERVE OFFICERS</u>

<u>ASSOCIATION V. CITY.</u> Closed session - Confidential - Attorney/Client Privileged;
Pending Litigation, Government Code Section 54956.9(a); Inglewood Retired Police
Reserve Officers Association v. City, LASC Case No.: YC048075.

An update was provided to Council; there was no action taken.

Anticipated Litigation, Government Code Section 54956.9(b)(1), anticipated litigation related to Artiaga, et al. v. City, et al.; USDC Case No.: SACV 03-801 CJC [formerly CV 02-07408 SVW (RCx)].

It was moved by Council Member Morales and seconded by Council Member Price that the City Council does hereby confirm, approve and ratify settlement in the amount of \$5,637. The motion was carried by the following roll call vote.

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;

Noes: None.

132.6 <u>CLOSED SESSION – ANTICIPATED LITIGATION RELATED TO WILLIS, ET AL. V. CITY.</u> Closed session - Confidential - Attorney/Client Privileged; Anticipated Litigation, Government Code Section 54956.9(b)(1), anticipated litigation related to Willis, et al. v. City, et al.; USDC Case No.: CV 02-5450 RSWL (AJWx).

It was moved by Council Member Morales and seconded by Council Member Franklin that the City Council does hereby confirm, approve and ratify settlement in the amount of \$4,293.25. The motion was carried by the following roll call vote.

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;

Noes: None.

132.6 <u>CLOSED SESSION – ANTICIPATED LITIGATION RELATED TO TUNBERG ET AL. V. CITY ET AL.</u> Closed session - Confidential - Attorney/Client Privileged; Anticipate Litigation, Government Code Section 54956.9(b)(1), anticipated litigation related to Tunberg v. City; LASC Case No.: YC044076.

It was moved by Council Member Morales and seconded by Mayor Dorn that the City Council does hereby confirm, approve and ratify settlement in the amount of \$16,976.23. The motion was carried by the following roll call vote.

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;

Noes: None.

132.6 <u>CLOSED SESSION – ANTICIPATED LITIGATION RELATED TO GREEN, ET AL. V. CITY.</u> Closed session - Confidential - Attorney/Client Privileged; Anticipated Litigation, Government Code Section 54956.9(b)(1), anticipated litigation related to Green, et al. v. City, et al.; LASC Case No.: YC043611.

It was moved by Council Member Franklin and seconded by Council Member Morales that the City Council does hereby confirm, approve and ratify settlement in the amount of \$1,933.45. The motion was carried by the following roll call vote.

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;

Noes: None.

132.6 <u>CLOSED SESSION – ANTICIPATED LITIGATION RELATED TO FRANKLIN V. CITY, ET AL.</u> Closed session - Confidential - Attorney/Client Privileged; Anticipated Litigation, Government Code Section 54956.9(b)(1), anticipated litigation related to Franklin v. City, et al.; USDC Case No.: CV 020-6273 FMC (Ex).

An update was provided to Council; there was no action taken.

132.6 <u>CLOSED SESSION – ANTICIPATED LITIGATION RELATED TO MAMIE</u>
<u>JONES V. CITY OF INGLEWOOD, JIM WILLIS; JOHN "CURTIS" DOE DRIVER</u>
<u>AND DOES 1 TO 25.</u> Closed session - Confidential -Attorney/Client Privileged;

Anticipated Litigation, Government Code Section 54956.9(b)(1), anticipated litigation related to Mamie Jones v. City of Inglewood, Jim Willis; John "Curtis" Doe Driver and Does 1 to 25; LASC Case No.: 01C01565.

It was moved by Council Member Franklin and seconded by Council Member Morales that the City Council does hereby confirm, approve and ratify settlement in the amount of \$142.50. The motion was carried by the following roll call vote.

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;

Noes: None.

132.6 CLOSED SESSION – ANTICIPATED LITIGATION RELATED TO HARVEY BATISTE V. CITY OF INGLEWOOD DEPARTMENT OF BUILDING AND SAFETY, TERRA-CAL CONSTRUCTION, INC., A CORPORATION, UNIVERSAL PIPELINE CONTRACTORS, AN UNKNOWN BUSINESS ENTITY, AND DOES 1

TO 50. Closed session - Confidential - Attorney/Client Privileged; Anticipated Litigation, Government Code Section 54956.9(b)(1), anticipated litigation related to Harvey Batiste v. City of Inglewood Department of Building and Safety, Terra-Cal Construction, Inc., a Corporation, Universal Pipeline Contractors, an Unknown Business Entity, and Does 1 to 50, Inclusive; LASC Case No.: YC040085.

It was moved by Council Member Morales and seconded by Council Member Franklin that the City Council does hereby confirm, approve and ratify settlement in the amount of \$815.50. The motion was carried by the following roll call vote.

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;

Noes: None.

132.6 <u>CLOSED SESSION – ANTICIPATED LITIGATION RELATED TO CAROLYN</u> WALKER V. CITY OF INGLEWOOD, AND DOES 1 THROUGH 50, INCLUSIVE.

Closed session - Confidential - Attorney/Client Privileged; Anticipated Litigation, Government Code Section 54956.9(b)(1), anticipated litigation related to Carolyn Walker v. City of Inglewood, and Does 1 through 50, Inclusive; LASC Case No.: YC041350.

It was moved by Council Member Franklin and seconded by Council Member Morales that the City Council does hereby confirm, approve and ratify settlement in the amount of \$33.00. The motion was carried by the following roll call vote.

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;

Noes: None.

132.6 CLOSED SESSION – ANTICIPATED LITIGATION RELATED TO GREGORY HOWARD, DAVID TOURE V. CITY OF INGLEWOOD, A MUNICIPAL PUBLIC ENTITY, JEREMY JAY MORSE AND DOES 1-20, INCLUSIVE. Closed session - Confidential - Attorney/Client Privileged; Anticipated Litigation, Government Code Section 54956.9(b)(1), anticipated litigation related to Gregory Howard; David Toure v. City of Inglewood, a Municipal Public Entity; Jeremy Jay Morse and Does 1-20, Inclusive; LASC Case No.: 02C00056.

It was moved by Council Member Morales and seconded by Council Member Franklin that the City Council does hereby confirm, approve and ratify settlement in the amount of \$157.50. The motion was carried by the following roll call vote.

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;

Noes: None.

132.6 CLOSED SESSION – ANTICIPATED LITIGATION RELATED TO DONNA GRACE V. CITY OF INGLEWOOD, SOUTHERN CALIFORNIA WATER COMPANY. Closed session - Confidential - Attorney/Client Privileged; Anticipated Litigation, Government Code Section 54956.9(b)(1), anticipated litigation related to Donna

Grace v. City of Inglewood, Southern California Water Company; LASC Case No.: 01C01416.

It was moved by Council Member Franklin and seconded by Council Member Morales that the City Council does hereby confirm, approve and ratify settlement in the amount of \$143.71. The motion was carried by the following roll call vote.

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;

Noes: None.

### 132.6 <u>CLOSED SESSION – ANTICIPATED LITIGATION RELATED TO JEANETTE</u> <u>MOORE V. CITY OF INGLEWOOD AND DOES 1 THROUGH 20, INCLUSIVE.</u>

Closed session - Confidential - Attorney/Client Privileged; Anticipated Litigation, Government Code Section 54956.9(b)(1), anticipated litigation related to Jeanette Moore v. City of Inglewood and Does 1 through 20, Inclusive; LASC Case No.: YC044474.

It was moved by Council Member Morales and seconded by Council Member Franklin that the City Council does hereby confirm, approve and ratify settlement in the amount of \$3,771. The motion was carried by the following roll call vote.

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;

Noes: None.

132.6 CLOSED SESSION – ANTICIPATED LITIGATION RELATED TO LETTER FROM CITY OF HUNTINGTON BEACH. Closed session - Attorney/Client Privileged; Anticipated Litigation, Government Code Section 54956.9(b)(1); letter from City of Huntington Beach notifying City of Inglewood that it will file suit pursuant to 42 U.S.C. Section 6972(a)(1)(B)(the Resource Conservation and Recovery Act).

An update was provided to Council; there was no action taken.

132.6 <u>CLOSED SESSION – LOS ANGELES WORLD AIRPORTS MASTER PLAN ALTERNATIVE D.</u> Closed session - Attorney/Client Privileged; Government Code Section 54956.9(b); Consideration of Initiation of Litigation against Los Angeles World Airports Master Plan Alternative D.

An update was provided to Council; there was no action taken.

PRESENTATION TO WINNERS FROM THE MARKET STREET FESTIVAL
BUSINESS RAFFLE. Mayor Dorn introduced the business owners and prize winners of
the Market Street Festival Business Raffle. He commented that five businesses donated
prizes, five businesses donated special discounts, and 71 people participated in the raffle.
The participating businesses and winners included:

Participating Businesses Raffle Winners

Kream Krop Bakery-Consuelo Reynoso Cora Singleton, Joy Baretta and

Peggy Winston

Inglewood Tickets-Charles Harkey Shiela Crawford

Conroy's Flowers Diane Robinson and Constant Bryant, Jr.

Cox Men's Wear Wayne Clark

McCalls Institute of Performing Arts

Beverly Johnson (donated her prize to one

of the Midnight Mission kids.)

140.72 <u>RESOLUTION NO. 04-124 ADOPTED – CALLING AND GIVING NOTICE OF A</u>
<u>GENERAL MUNICIPAL ELECTION TO BE HELD ON APRIL 5, 2005.</u> Staff report dated November 16, 2004 was presented calling and giving notice of the holding of a General Municipal Election to be held on April 5, 2005.

It was moved by Council Member Morales and seconded by Council Member Franklin that Resolution No. 04-124 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, CALLING AND GIVING NOTICE OF THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, APRIL 5, 2005 FOR THE ELECTION OF CERTAIN OFFICERS AS REQUIRED BY THE PROVISIONS OF THE CHARTER AND ORDERING THE CANVASS OF THE GENERAL MUNICIPAL ELECTION

be adopted. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;

Noes: None.

140.72 RESOLUTION NO. 04-125 ADOPTED – REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO RENDER SPECIFIED SERVICES RELATING TO THE GENERAL MUNICIPAL ELECTION. Staff report dated November 16, 2004 was presented requesting the Board of Supervisors of the County of Los Angeles to render specified services to the City relating to the conduct of the General Municipal Election to be held on April 5, 2005.

It was moved by Council Member Dunlap and seconded by Council Member Morales that Resolution No. 04-125 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO RENDER SPECIFIED SERVICES TO THE CITY RELATING TO THE CONDUCT OF THE GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, APRIL 5, 2005

be adopted. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;

Noes: None.

- 126.2 <u>VERBAL REPORTS CITY CLERK.</u> The City Clerk spoke concerning the new election laws and regulations and commented that she will be recruiting new poll workers for the April 5, 2005 election. She also commented that the City Clerk's office will be conducting a training seminar for poll workers and further information will be provided on the City Clerk's web page when it becomes available.
- 219 <u>VERBAL REPORTS CITY TREASURER.</u> The City Treasurer gave a brief recap of earnings and commented that the YMCA is still open and they are conducting classes at the Daniel Freeman Fitness Center.

## 127.2 <u>COUNCIL INITIATIVES:</u>

Council Member Price:

- 127.2 ORDINANCE NO. 04-23 INTRODUCED AMENDING INGLEWOOD
- 214.1 MUNICIPAL CODE SECTION 11-140 (PERCENT FOR THE ARTS

**PROGRAM).** The City Clerk read the title of Ordinance No. 04-23 whereby it was moved by Council Member Morales and seconded by Council Member Franklin that further reading be waived. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;

Noes: None.

Thereupon, Ordinance No. 04-23 entitled:

AN ORDINANCE OF THE CITY OF INGLEWOOD, CALIFORNIA, AMENDING SECTION 11-140 OF CHAPTER 11 OF THE INGLEWOOD MUNICIPAL CODE TO ADD THE INSTALLATION OF ON-SITE ARTWORK AND DELETE THE DEVELOPMENT OF ART PROJECT OR ART PROGRAM AS METHODS OF SATISFYING THE PERCENT FOR THE ARTS PROGRAM REQUIREMENTS

was introduced by Council Member Price.

Council Member Price:

### 127.2 ORDINANCE NO. 04-24 INTRODUCED – ESTABLISH AN ARTS COMMISSION.

The City Clerk read the title of Ordinance No. 04-24 whereby it was moved by Council Member Price and seconded by Council Member Morales that further reading be

waived. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;

Noes: None.

Thereupon, Ordinance No. 04-24 entitled:

AN ORDINANCE OF THE CITY OF INGLEWOOD, CALIFORNIA, AMENDING CHAPTER 2 OF THE INGLEWOOD MUNICIPAL CODE TO ESTABLISH AN ARTS COMMISSION

was introduced by Mayor Dorn.

Council Member Dunlap:

127.2 INITIATIVE BY COUNCIL MEMBER DUNLAP GOVERNING THE OPERATIONS OF ICE CREAM TRUCK VENDORS. Memorandum dated November 16, 2004 was presented regarding rules and regulations governing the operations of ice cream truck vendors.

Mayor Dorn requested staff to prepare an Ordinance regarding rules and regulations governing the operations of ice cream truck vendors.

Council Member Dunlap commented that if the public would like additional information or wish to make a complaint, they may call the Council office at (310) 412-5320, or the City Administrator at (310) 412-5301.

Council Member Morales left the Council Chambers at the hour of 7:37 p.m.

Mayor Dorn:

127.2 ORDINANCE NO. 04-25 INTRODUCED – INIATIVE BY MAYOR DORN PERTAINING TO CONCEALED FIREARM VEHICLE FORFEITURE. The City Clerk read the title of Ordinance No. 04-25 whereby it was moved by Mayor Dorn and seconded by Council Member Franklin that further reading be waived. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;

Noes: None.

Thereupon, Ordinance No. 04-25 entitled:

AN ORDINANCE OF THE CITY OF INGLEWOOD, CALIFORNIA, AMENDING SECTIONS 3-120 THROUGH 3-128 TO INCLUDE VEHICLES THAT VIOLATE SECTION 5-37; VEHICLES IN WHICH A CONCEALED FIREARM IS FOUND; REQUIRING THAT THE CITY CONDUCT A FORFEITURE HEARING WITHIN FIVE (5) DAYS; AND ADDING SECTION 3-129 THROUGH 3-130 OF THE INGLEWOOD MUNICIPAL CODE TO INCLUDE AN ALTERNATIVE SETTLEMENT PROCEDURE, A NONEXCLUSIVE REMEDY SECTION, AND SEVERABILITY SECTION TO THE CURRENT SEIZURE AND FORFEITURE OF VEHICLES PROCEDURES

was introduced by Mayor Dorn.

Mayor Dorn declared the meeting recessed at the hour 7:46 p.m.

\* \* \* \* \* \* \* \* \* \*

Mayor Dorn again called the meeting to order at the hour of 10:11 p.m.

PUBLIC HEARING HELD – RESOLUTION NO. 04-126 ADOPTED - RESOLUTION OF NECESSITY TO ACQUIRE REAL PROPERTY AT 10203 DARBY AVENUE AND 10202 DIXON AVENUE; RESOLUTION NO. 04-127 ADOPTED – BUDGET AMENDMENT. The City Clerk announced that the next scheduled matter was a public hearing to consider the adoption of a Resolution of Necessity to acquire real property at 10203 Darby Avenue and 10202 Dixon Avenue, and adoption of a resolution amending the Fiscal Year 2004-2005 City budget for noise mitigation in the Century Airport Noise Abatement Area, that notice of this hearing has been given in the time, form and manner as required by law, the affidavit is on file, and communication was received from Robert Armijo.

The City Administrator presented a staff report dated November 16, 2004 submitting background information on the matter.

Mayor Dorn ordered the staff report dated November 16, 2004, and communication received and filed.

Mike Shannon, Real Estate Development Specialist, commented that negotiations with the property owner have been on-going since February, 2004, and they have been unable to reach an agreement on the price and on other items such as soils contamination, which is the responsibility of the owner. He commented that the sites are essential to traffic circulation on the south end of the Village at Century Project, and since the properties are located in the noise mitigation area, the funds to purchase these properties are available from the Los Angeles World Airport (LAWA) Grant.

Mayor Dorn inquired if there were any persons present who wished to address the City Council on this matter.

Robert Armijo, property owner, commented that this is the third public hearing he has attended but he does not feel the City is treating him fairly nor are they acting in good faith since his rights are forfeited if he does not respond in writing with 15 days. He further commented that he should be offered the highest price the property commands, and although the property on Darby was appraised at \$605,000 on February 4, the City offered him less. He requested that the Redevelopment Agency act in good faith by making a more current offer since he is providing low-cost housing in the City of Inglewood, where there is a shortage, and the City has no intention on replacing it when they purchase the property.

He commented that the City has already taken over in excess of 40 different units in the area but have yet to break ground or relocate the residents they have displaced. Finally, he commented that he is open to negotiations, including possible property trades, so he may continue developing low-cost housing in Inglewood.

Diane Sambrano spoke concerning using airport mitigation funds to purchase vacant dwellings and not replacing the housing. She commented that in the process of redeveloping Darby Dixon, the street named after Mayor Lawrence was totally eliminated, which shows very little regard for the people in the area.

Paul Russell commented that if the \$605,000 appraisal is from February, the City should get a new appraisal. He questioned using airport noise mitigation funds when the purpose of purchasing this property is for commercial traffic control, and not airport noise.

No other persons wishing to address the City Council on this matter, Mayor Dorn declared the public comment section closed at the hour of 10:23 p.m.

Council Member Price commented that it is always difficult to take property, but he is prepared to let the legal system take over in order to resolve the matter.

Council Member Dunlap commented that she is concerned that the property owner has not been offered fair market value and that the funds used are actually going to be utilized for traffic circulation and not for housing relocation as it pertains to noise mitigation. She commented that there is a similar case of eminent domain currently being heard by the U.S. Supreme Court with regards to a City taking private residential units in order to give the property to a different private property developer. She further commented that the big question is how this may be constructed as "for the public good," because it is not for a park, school, nor police station; it is merely to be transferred to a developer. She also commented that the City does have funds in the Airport Noise Mitigation account from LAWA to purchase the property, but she inquired whether it is in the public's best interests to sell the property to a commercial developer. Finally, she commented that this matter should have been on the agenda as a joint public hearing.

Council Member Morales commented that it is never easy to take property, however the "Village at Century" will have a positive impact and the City must do all it can to improve the area. He further commented that the owner wants to be treated fairly.

Council Member Franklin commented on the appraisal value versus the current market rate, and inquired whether or not the \$605,000 offer price was based on the February appraisal.

Mike Shannon commented that the offer price was based on the February appraisal. He further commented that it is not customary to get new appraisals every month and if this matter goes to court it will be based on the February date of value.

Council Member Franklin commented that normally appraisals are only good for six months and inquired if the appraisal is still valid. He also commented on the discrepancy of the appraisal between \$600,000 and \$605,000.

Mike Shannon commented that they always offer appraised value.

Council Member Franklin commented that whatever the value is, he wants to make sure the owner gets his fair asking price.

Barron McCoy commented that a fair market value offer was made in February and the property owner did not submit a counter offer as requested. He further commented that if this matter goes to court, there will be an appraisal exchange and both parties will be able to negotiate a fair purchase price.

Council Member Morales requested confirmation of the appraisal amount.

Barron McCoy commented that the appraisal amount was \$605,000, and the price is similar to other properties that were purchased from Mr. Armijo.

Mayor Dorn commented that if the Resolution of Necessity is adopted, a new appraisal must be obtained.

Barron McCoy commented that the appraisal was only good for six months so a new appraisal will be required.

Mayor Dorn commented that once a new appraisal is obtained, going to court may not be necessary, because all the owner wants is to be treated fairly. He further commented that the property will not go to a developer, but will stay within the control of the City.

Barron McCoy replied that the property would not be going to the developer.

Mayor Dorn commented that it would be better to negotiate a fair purchase price and avoid legal action, if possible.

Barron McCoy commented that even after the Resolution of Necessity is adopted, the Redevelopment Agency will continue to negotiate with the owner to try to come to a fair purchase price and avoid litigation.

It was moved by Council Member Franklin and seconded by Council Member Price that Resolution No. 04-126 entitled:

A RESOLUTION OF THE CITY OF INGLEWOOD FINDING AND DETERMINING THE PUBLIC INTEREST AND NECESSITY FOR ACQUIRING AND AUTHORIZING THE CONDEMNATION OF REAL PROPERTIES (ASSESSOR PARCEL NUMBERS 4030-004-010, 4030-004-021) IN THE CENTURY NOISE ABATEMENT AREA

and Resolution No. 04-127 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD AMENDING THE 2004-2005 CITY BUDGET FOR AIRCRAFT NOISE MITIGATION ACTIVITIES

be adopted. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Morales, Franklin and Mayor Dorn;

Noes: Council Member Dunlap.

Council Member Dunlap left the Council Chambers at the hour of 10:39 p.m.

### 131 <u>PUBLIC HEARING HELD – PROGRESS REPORT ON THE ECONOMIC</u> <u>DEVELOPMENT STRATEGIC PLANNING EFFORT – RECEIVED AND FILED.</u>

The City Clerk announced that the next scheduled matter was a public hearing to receive a progress report from Wilbur Smith Associates and USC Center for Economic Development on the Economic Development Strategic Planning effort, that notice of this hearing has been given in the time, form and manner as required by law, the affidavit was on file and no communication was received on the matter.

The City Administrator presented a staff report dated November 16, 2004 submitting background information on the matter.

Mayor Dorn ordered the staff report dated November 16, 2004 received and filed.

Mark Weinberg, City Administrator, gave a brief overview of the Village at Century Project, and commented that Wilbur Smith Associates and USC Center for Economic Development have conducted meetings with the Mayor, each Council Member, President of the Inglewood Unified School District, President of the Inglewood Chamber of Commerce, as well as five community meetings, a business roundtable, and a community charrette. He commented that the report to be discussed at the public hearing is a summary of the information received from all the various meetings.

Council Member Morales left the Council Chambers at the hour of 10:40 p.m. and returned at 10:41 p.m.

Council Member Price left the Council Chambers at the hour of 10:41 p.m.

Hilda Kennedy, Economic and Business Development Director, commented that all of the community meetings were recorded by Milton Brown and his team, and televised on the Community Access Channel. She further commented that the efforts by Wilbur Smith Associates and the USC Center for Economic Development were exceptional in reaching out to as many businesses and community members to get as much feedback as possible and additional information is available at <a href="http://.ced.usc.edu\Inglewood">http://.ced.usc.edu\Inglewood</a>.

Arno Hart, Wilbur Smith Associates, spoke concerning the feedback received from the community and thanked the Mayor, Council Members and the community for their involvement in this process. He commented that the ideas expressed at the meetings included new development, concerns/issues, desired public investments, and the strategies needed to reach the goal.

Dion Jackson, USC Center for Economic Development, commented on the ideas generated about the development in Inglewood, including upscale shopping, nice restaurants, nicer grocery stores such as Trader Joe's, high sales tax generators, movie theaters, and YMCA/YWCA. She further commented on some of the concerns residents expressed such as having to shop outside of Inglewood for their needs, too many 99 cent stores, enough fast-food locations, insufficient training opportunities, and all cultures should be included in the planning process. She spoke concerning the desired public involvement services, more youth activities, community, senior and child development centers, more parks and playing fields and performing arts, cultural and museum centers to enrich the community. She discussed the community strategies that were suggested including entrepreneurship and small business development, addressing the city's image, attracting high tax revenue/hightech businesses, updating the general plan, workforce development, training and education for 21st century jobs, and doing a better job in preparing high school students for the workforce. Finally, she spoke concerning the summary of visions from the economic charrette, which included a large number of community businesses and residents who would like to see a thriving, safe, diversified, environmentally friendly community, attracting and retaining good businesses and investors, enhancing youth development and standards,

providing recreational and cultural activities, developing stable revenue sources, attracting socially responsible businesses, new technology industries and retail, improving the quality of life and traffic flow, developing vacant land, balancing national and local chain business interests, and partnering with neighboring cities.

Hilda Kennedy commented that feedback from the meetings is available on the new website: ced.usc.edu\Inglewood.

Arno Hart commented that PDF documents are available covering all the information received from the various community meetings on the website. He further commented that the ideas received will now be developed into action plans which take into account the

needs of the community. Finally, he commented that he would like to schedule a separate half-day meeting with the City Council to brainstorm and visualize the ideas brought forth by the community.

Mayor Dorn inquired if there were any persons present who wished to address the City Council on this matter.

Morris Griffin commented that he would like to hear more about landscaping at the corridors and all the new developments should focus on family activities such as bowling alleys and roller skating rinks.

Audrey Thompson spoke concerning the District 4 community meetings and the charrette, and commended Wilbur & Associates and USC for the fine job they have done in coming up with a cohesive development plan. She commented on the need to look for a wide variety of quality developments. She further commented that many members of the community have been involved in this process and she hopes that the future outcome would be positive.

Milton Brown commented on the previous speaker's enthusiasm and the importance on taking the project out to the community. He commented on the funds needed for the redevelopment projects and the necessity of using these to build the type of projects desired because if the money is not spent, the State will take it back.

Diane Sambrano spoke concerning the use of redevelopment funds and questioned why the City Council is taking property by eminent domain when there is so much vacant land.

Gil Mathieu spoke concerning his observation that the residents who participate in the town hall meetings do not attend the City Council meetings and he inquired about the type of outreach the City Council is using to attract residents to City Council meetings. He encouraged residents to attend the meetings and take responsibility for their City.

No other persons wishing to address the City Council, Mayor Dorn declared the public comment section closed at the hour of 11:07 p.m.

Council Member Price spoke concerning the feedback from the community and his support for the recommendation made by Arno Hart for another City Council visionary meeting. He commented on the need to identify short and long-term goals and inquired about the time frame for the completion of this process and a final report.

Hilda Kennedy commented that they plan to have a final draft by mid-January and suggested December 13th as a possible date for the City Council to attend a visionary meeting.

Council Member Price commented that there will be a Real Estate 101 forum on Thursday to discuss the redevelopment of the 60 acre site in Inglewood and it will be a good opportunity for the community to express their concerns, ideas and suggestions.

Council Member Morales commented that it is nice that the community shares in the redevelopment process and just because there is not a Nordstroms in Inglewood today, does not mean that it cannot be included in the future. He further commented that he would like to attend the visionary meeting and encouraged the residents to attend the Real Estate 101 meeting on Thursday.

Council Member Franklin commented that it is a great accomplishment to have partnerships with the residents, the businesses and the City government and commended his constituent who attended the meetings and spoke this evening. He commented that now that all the information has been obtained, the next step is to execute the ideas expressed, and get businesses back in Inglewood. Finally he thanked Wilbur Smith & Associates for the work

they have done to date, and he looks forward to Inglewood becoming the jewel of the South Bay.

Mayor Dorn spoke concerning the fact that it is impossible to develop high-end projects with low-end funding and the necessity to find developers who are willing to spend money on a project. He commented that he will continue to outreach to the community to obtain what they desire. Finally he commented that the City Council has a responsibility to represent the residents and give them quality development.

Mayor Dorn ordered the Progress Report received and filed.

134 <u>PUBLIC REMARKS.</u> Mayor Dorn inquired if there were any persons present who wished to address the City Council on any matter connected with City business not elsewhere considered on the agenda.

Johnny Ingraham spoke concerning the inefficient local taxi cab service, the unnecessary requirement for jobs being bilingual because oftentimes the most qualified person is not bilingual. He requested confirmation of the gun law to make sure that a person taking his legal weapons to be cleaned should not have his car forfeited, and finally he commented on the lack of enforcement of loud car radios causing noise pollution on the streets.

Felicia Ford spoke concerning the Woodlawn litigation, attorneys and individuals in the City who have a personal vendetta against her and are trying to take her property. She commented that she pays \$283 in association dues, and the property is not being maintained. Finally, she commented that the government is looking at the charge of someone tampering with her mail, and the city may be faced with some serious legal issues.

Morris Griffin spoke concerning the scheduling of the Inglewood events and suggested that the City check with other local community calendars to avoid several events occurring on the same day. He commented on Skyline Holdings and his plans to drive to their other projects to see for himself that the quality of their work is of the caliber needed for the development of the 200 N. La Brea Project.

Willie Agee spoke concerning the development of the 200 N. La Brea Project and he commented that he attended all the town hall meetings and the people unanimously wanted Haagen Development selected for the project.

Gil Mathieu spoke concerning each Council Member's right to their own decision, but they should listen to all their constituents, not just the ones who agree with them. He commented on town hall meetings, and the 72-page text on the development of the 60 acres and believes the City Council did the right thing.

Diane Sambrano spoke concerning the issues on the agenda and the salary increase for the City Administrator. She commented on Mr. Lawrence who was the Mayor of Inglewood from 1927 to 1931 and now the City Council has obliterated the street named after him. Finally she inquired why there was not an event scheduled to honor all our veterans on Veterans Day.

Milton Brown spoke concerning the Sykline Holdings presentation and was pleased to see minorities working in partnership but was amazed to see the hostility by some of the Council and the residents towards them. He commented that this is our chance to build the proper redevelopment project and the City, as a whole, should all work together towards the same end.

Frederick Davis spoke concerning the trees on Grevillea that need to be trimmed and the street lights on Grevillea and Buckthorn that need to be repaired. He commented on the standing water between Hawthorne and Prairie, the sportsmanship of both Morningside and Inglewood High Schools, and gave the scores of the Blackhawks' games. Lastly, he commented for those interested, more information may be obtained by calling the Blackhawks at (323) 786-0425, or visiting their website at <a href="www.blackhawkfootball.com">www.blackhawkfootball.com</a>.

Council Member Price left the Council Chambers at the hour of 11:48 p.m.	
Council Member Morales left the Counc the quorum.	il Chambers at the hour 11:53 p.m. which broke up
There being no further business to be adjourned at the hour of 11:59 pm.	e presented, Mayor Dorn declared the meeting
Approved thisday of	
Mayor	