

Inglewood, California  
May 17, 2005

The City Council of the City of Inglewood, California held a regular meeting on Tuesday, May 17, 2005 in the Council Chambers in City Hall of said City.

Mayor Dorn called the meeting to order at the hour of 6:06 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	City Clerk
Wanda Brown	City Treasurer
Mark F. Weinberg	City Administrator
Anita C. Willis	City Attorney
Diane Aldahl	Administrative Analyst
Alice McKee	Administrative Assistant

Mayor Dorn called the Redevelopment Agency into joint session with the City Council at the hour of 6:06 p.m.

134 **PUBLIC COMMENTS REGARDING CLOSED SESSION ITEMS ONLY.**

Mayor/Chairman Dorn inquired if there were any persons present who wished to address the City Council/Redevelopment Agency on any closed session items.

There was no response.

Mayor/Chairman Dorn recessed the City Council/Redevelopment Agency for closed session item nos. CS-1, CS-2, CSR-1 and CSR-2 at the hour of 6:07 p.m.

\* \* \* \* \*

Following the Pledge of Allegiance to the flag of our country and invocation by Mayor Dorn, the meeting was again called to order in memory of Charles H. Houston and Judge Thurgood Marshall on the anniversary of Brown vs. the Board of Education Supreme Court decision, at the hour of 7:03 p.m. with all Council Members present.

180 **COMMENDATION – UNITED NEGRO COLLEGE FUND.** Mayor Dorn read a commendation presented to the United Negro College Fund in recognition of the 23<sup>rd</sup> Annual United Negro College Fund (UNCF) 2005 “Walk for Education.” The Commendation was accepted by Ms. Tyson on behalf of the United Negro College Fund.

180 **PRESENTATION – AMERICAN CANCER SOCIETY.** Darryl Rouzan spoke concerning the American Cancer Society “Relay for Life” event to be held at Hollywood Park on September 24<sup>th</sup> and 25<sup>th</sup> to help raise awareness of the American Cancer Society. He commented that tents will be set up at the park and at least one member of the relay team will be on the track at all times, and there will be designated laps for cancer survivors, and laps in memory of those who have lost their battle with cancer. He further commented that the money raised will be spent on cancer research and expressed his appreciation to the Mayor and Council for their commitment to the American Cancer Society by presenting them with bracelets and buttons.

**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.

Sandra Delahoussaye-Bonds spoke concerning agenda item no. R-5, Exclusive Negotiation Agreement between the Inglewood Redevelopment Agency and Imperial Partners, LLC.

Willie Agee spoke concerning agenda item no. R-5, Exclusive Negotiation Agreement between

May 17, 2005

the Inglewood Redevelopment Agency and Imperial Partners, LLC.

Roosevelt Douglas spoke concerning agenda item no. R-5, Exclusive Negotiation Agreement between the Inglewood Redevelopment Agency and Imperial Partners, LLC.

Sondra Roberts spoke concerning agenda item no. R-5, Exclusive Negotiation Agreement between the Inglewood Redevelopment Agency and Imperial Partners, LLC.

142.9 **PAYMENTS OF WARRANTS AND BILLS.** It was moved by Council Member Morales and seconded by Council Member Franklin that the demands presented to the City Council dated May 11, 2005 in the amount of \$2,228,860.30 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.

132 **CLAIM DENIED.** Letter from the City Attorney's Office was presented recommending denial of the following claim:

a) Maria Lupercio for property damage on August 26, 2004.

It was moved by Council Member Morales and seconded by Council Member Franklin and carried that the above listed claim be denied.

202 **FINAL PARCEL MAP NO. 26961 APPROVED – 4849 WEST CENTURY BOULEVARD.** Staff report dated May 17, 2005 was presented recommending approval of Final Parcel Map No. 26961 and acceptance of all offers of dedication at 4849 West Century Boulevard, subject to conditions.

It was moved by Council Member Morales and seconded by Council Member Franklin that City Council does hereby 1) Approve Final Parcel Map No. 26961 subject to the following conditions: a) The final parcel map must be recorded no later than June 4, 2005; and b) The requirements of the Planning Division, Building and Safety Division, Public Works Department, Fire Department and all other applicable City of Inglewood Departments be in compliance prior to recording the final map. The motion was carried by the following roll call vote:

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

Noes: None.

131 **RESOLUTION NO. 05-42 ADOPTED – BUDGET AMENDMENT.** Staff report dated May 17, 2005 was presented recommending adoption of a resolution amending the 2004-2005 fiscal year budget to supplement the Grown Inglewood Loan Program for small business assistance in the City of Inglewood with an additional \$313,750.

It was moved by Council Member Morales and seconded by Council Member Franklin that Resolution No. 05-42 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD,  
CALIFORNIA AMENDING THE FISCAL YEAR 2004-2005 ANNUAL  
BUDGET

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

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

Noes: None.

178 **UNITED STATES DEPARTMENT OF JUSTICE (USDOJ) BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT.** Staff report dated May 17, 2005 was presented pertaining to the new United States Department of Justice (USDOJ) Byrne Memorial Justice Assistance Grant (JAG).

It was moved by Council Member Morales and seconded by Council Member Franklin that the

May 17, 2005

City Council does hereby 1) Receive and file report; 2) Accept and approve the recommendations of the Police Chief pertaining to the expenditure of JAG funds; and 3) Authorize the expenditure in the amount of \$134,178 for approved recommendations, and direct that said fund be budgeted as part of the 2005-2006 fiscal year. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;  
Noes: None.

- 178 **PURCHASES APPROVED – EIGHT (8) VESTA E-911 WORKSTATIONS, EIGHT (8) ORION MAPPING SYSTEMS, AND ONE (1) MAGIC (MANAGEMENT INFORMATION SYSTEM) AND RELATED EQUIPMENT.** Staff report dated May 17, 2005 was presented recommending authorization to expend State of California E-911 Funds for the purchase of eight (8) VESTA E-911 workstations, eight (8) Orion Mapping Systems, and one (1) MagIC, (Management Information System), and related equipment.

It was moved by Council Member Morales and seconded by Council Member Franklin that the City Council does hereby authorize the expenditure in the amount of \$289,465.40. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;  
Noes: None.

- 217.15 **CERTIFICATE OF PUBLIC CONVENIENCE – ALL YELLOW TAXI.** Staff report dated May 17, 2005 was presented recommending that a hearing be set to consider the issuance of a Certificate of Public Convenience and Necessity to All Yellow Taxi.

Mayor Dorn ordered the hearing set on June 21, 2005 at the hour of 7:00 p.m.

- 142 **REPORT OF PURCHASES.** Memorandum dated May 17, 2005 was presented listing items to be purchased from vendors indicated. It was moved by Council Member Morales and seconded by Council Member Franklin that the purchases be approved. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;  
Noes: None.

**MINUTES.** It was moved by Council Member Morales and seconded by Council Member Franklin that the minutes of the meetings of April 26, 2005 and May 3, 2005 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.

- 100.53 **PUBLIC HEARING SET – INTENTION TO VACATE ALLEY; RESOLUTION NO. 05-43 ADOPTED.** Staff report dated May 17, 2005 was presented recommending adoption of a Resolution of Intention to vacate the alley located between 10217 and 10221 South 8<sup>th</sup> Avenue and requesting that a public hearing be set for said vacation proceedings.

It was moved by Council Member Morales and seconded by Council Member Franklin that the City Council does hereby 1) adopt Resolution No. 05-43 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA DELCARING ITS INTENTION TO ORDER THE VACATION OF THE ALLEY BETWEEN 10217 SOUTH 8<sup>TH</sup> AVENUE AND 10221 SOUTH 8<sup>TH</sup> AVENUE

be adopted; 2) a public hearing be set on May 31, 2005 at 7:00 p.m. and 3) authorize City Clerk to publish the Resolution of Intention. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;  
Noes: None.

- 214.5 **PUBLIC HEARING SET – APPEAL TO PLANNING COMMISSION’S DENIAL OF SPECIAL USE PERMIT NO. 981 (SP-981).** Staff report dated May 17, 2005 was presented

May 17, 2005

requesting that a public hearing be set to consider an appeal to the Planning Commission's denial (based on a 2-2 tie vote) for Special use Permit No. 981 (SP-981) at 4761 West Century Boulevard.

Mayor Dorn ordered the matter set for public hearing on June 7, 2005, at the hour of 7:00 p.m.

214.1 **PUBLIC HEARING SET – AMEND ARTICLES 1, 6, 7, AND 19 OF CHAPTER 12 OF THE INGLEWOOD MUNICIPAL CODE (IMC) TO REVISE GROUP COUNSELING/TUTORING REQUIREMENTS.** Staff report dated May 17, 2005 was presented requesting that a public hearing be set to consider adoption of amendments to Articles 1, 6, 7 and 19 of Chapter 12 of the Inglewood Municipal Code (IMC) to revise group counseling/tutoring requirements.

Mayor Dorn ordered the matter set for public hearing on June 21, 2005, at the hour of 7:00 p.m.

131 **PUBLIC HEARING SET – FISCAL YEAR 2005-2006 DRAFT CONSOLIDATED ANNUAL ACTION PLAN.** Staff report dated May 17, 2005 was presented requesting that a public hearing be set to receive public comments on the Fiscal Year 2005-2006 Draft Consolidated Annual Action Plan.

Mayor Dorn ordered the matter set for public hearing on June 28, 2005, at the hour of 7:00 p.m.

\*\*\*\*\*

Mayor Dorn called the Redevelopment Agency into joint session with the City Council at the hour of 7:57 p.m. will all members present.

131 **JOINT PUBLIC HEARING SET – PROPOSED DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE DEVELOPMENT OF FOUR (4) SINGLE-FAMILY DETACHED HOMES LOCATED AT 716-720 WEST BEACH AVENUE.** Staff report dated May 17, 2005 was presented requesting that a joint public hearing be set to consider the approval and execution of a Disposition and Development Agreement (DDA) between the Inglewood Redevelopment Agency and Osborne Building and Development, Inc. for the development of four single-family detached homes located at 716-720 West Beach Avenue.

Mayor/Chairman Dorn ordered the matter set for joint public hearing on June 28, 2005, at the hour of 7:00 p.m.

136.2 **CLOSED SESSION – GARY LEWIS JOHNSON V. CITY OF INGLEWOOD ET AL.** Closed session - Confidential - Attorney/Client Privileged; Pending Litigation, Government Code Section 54956.9(a); Gary Lewis Johnson v. City of Inglewood et al., LASC Case No.: BC 300611.

Direction was provided to staff.

136.2 **CLOSED SESSION – JOHN CRAWFORD DBA THE IVY HOUSE V. CITY OF INGLEWOOD ET AL.** Closed session - Confidential - Attorney/Client Privileged; Pending Litigation, Government Code Section 54956.9(a); John Crawford dba The Ivy House v. City of Inglewood, et al, LASC Case No.: BC307703.

Update was provided to Council; no action was taken.

Mayor/Chairman Dorn recessed the City Council at the hour of 7:58 p.m.

\*\*\*\*\*

Mayor Dorn again called the City Council to order at the hour of 8:04 p.m. with all Council Members present.

171 **CITY SPONSORED SUMMER RECREATIONAL PROGRAMS AND ACTIVITIES.**

May 17, 2005

Staff report dated May 17, 2005 was presented pertaining to a request for information regarding City sponsored summer recreational programs and activities for Inglewood youth and families.

Mayor Dorn ordered the report received and filed.

131 **AGREEMENT NO. 05-49 APPROVED – U. S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).** Staff report dated May 17, 2005 was presented recommending approval to execute the Grant Agreement with the U.S. Department of Housing and Urban Development (HUD) for partial funding of \$744,000 toward the construction associated with the development of the Locust Street Senior Housing and Center Complex Project.

It was moved by Council Member Price and seconded by Council Member Morales that Agreement No. 05-49 be approved. The motion was carried by the following roll call vote:

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

Noes: None.

183.50 **AWARD OF CONTRACT – 2005 STREET IMPROVEMENT PROJECT.** Staff report dated May 17, 2005 was presented recommending award of contract for the 2005 Street Improvement Project.

It was moved by Council Member Price and seconded by Council Member Morales that the City Council does hereby award contract to the lowest responsible bidder, Sequel Contractor, Inc., in the amount of \$452,704.04 (CDBG and General Funds), subject to execution of the approved contract documents. The motion was carried by the following roll call vote:

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

Noes: None.

183.50 **AWARD OF CONTRACT – 2005 ALLEY RECONSTRUCTION PROJECT.** Staff report dated May 17, 2005 was presented recommending award of contract for the 2005 Alley Reconstruction Project.

It was moved by Council Member Morales and seconded by Council Member Franklin that the City Council does hereby award contract to the lowest responsible bidder, Sully-Miller Contracting Company, Inc., in the amount of \$128,747.50, subject to the execution of the contract documents. The motion was carried by the following roll call vote:

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

Noes: None.

140.75 **AGREEMENT NO. 05-52 APPROVED – MARTIN & CHAPMAN COMPANY.** Staff report dated May 17, 2005 was presented recommending approval of agreement with Martin & Chapman Company to provide necessary election advice, supplies and services for the Municipal Runoff Election to be held on June 14, 2005.

It was moved by Council Member Morales and seconded by Council Member Dunlap that Agreement No. 05-52 in the amount of \$66,756.86 be approved. The motion was carried by the following roll call vote:

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

Noes: None.

Mayor/Chairman Dorn again called the City Council into joint session with the Redevelopment Agency at the hour of 8:04 p.m.

131 **JOINT PUBLIC HEARING HELD – DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN FOUR (4) PRAIRIE INC. AND THE INGLEWOOD REDEVELOPMENT AGENCY; RESOLUTION NOS. 05-44, R-05-01 AND R-05-02 ADOPTED.** The City Clerk/Secretary announced that the next scheduled matter was a public hearing to consider actions associated with approval and execution of the proposed Disposition

May 17, 2005

and Development agreement between Four (4) Prairie Inc. and the Inglewood Redevelopment Agency for the development of nine (9) detached single-family homes at 118<sup>th</sup> Place and Yukon Avenue, 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/Executive Director presented staff report dated May 17, 2005 submitting background information on the matter.

Mayor/Chairman Dorn ordered the staff report dated May 17, 2005 received and filed.

Aldra Allison, Redevelopment Specialist, presented background information on the site at Yukon and 118<sup>th</sup> that was purchased from Caltrans in 2000 with the stipulation that the site could be developed only for affordable housing, and in March, 2004, the Agency entered into an agreement with Four (4) Prairie for the development of nine single-family homes. She commented that the housing prices in Inglewood are rising, but these homes must be sold to low moderate income families.

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

Willie Agee commented on the actual sales price versus the cost of construction.

No other persons wishing to address the City Council/Redevelopment Agency on this matter, Mayor/Chairman Dorn declared the public comment section closed at the hour of 8:21 p.m.

Aldra Allison commented that the fair market value of the homes is approximately \$443,000.

Council Member/Member Price inquired about the process involved if the owner wishes to sell the home after one year.

Aldra Allison commented that the Redevelopment Agency must be advised of the proposed sale and it must be sold to a qualified low to moderate income family.

Council Member/Member Price inquired whether the seller can choose the buyer and whether or not there is a lottery process.

Council Member/Member Dunlap inquired of the minimum household size.

Aldra Allison commented that the price is based on five persons living in the home.

Council Member/Member Dunlap commented that these homes must be owner-occupied and not used as a rental property. She spoke concerning the outstanding quality of construction and commented that the homes will be an asset to the neighborhood. She inquired at what point the Redevelopment Agency plans to solicit potential buyers.

Aldra Allison commented that public information will be made available as to who is eligible 60 days prior to the close of construction. She further commented that buyers must be pre-qualified and will be issued a Certificate of Eligibility by the Redevelopment Agency and they will be entered into a random selection process.

Council Member/Member Dunlap commented that when the City tried this process in the past, only two families qualified. She stressed the importance of the process being properly publicized.

Council Member/Member Morales commented on the outreach process to ensure that qualified families will benefit from the selection process. He further commented on the fine quality of the construction and inquired how the City plans to confirm that the homes are owner-occupied.

Council Member/Member Franklin commented that the City purchased land from Caltrans with a stipulation that it must be used for low to moderate income families, yet many professionals

May 17, 2005

with an annual income of \$70,000 will be able to purchase the homes.

Mayor/Chairman Dorn commented that the maximum income level is \$70,000, but it can be as low as \$25,000. He further commented that families that earn an annual income of \$70,000 may not want to be locked into the restriction that requires the property to remain available for low to moderate income families for a period of 45 years, and this may be the reason that has kept a number of individuals from purchasing low income homes in the past. He also commented that very low income households may not be able to pay the notes so they will not be able to take advantage of the equity.

It was moved by Council Member/Member Morales and seconded by Council Member/Member Price that Resolution No. 05-44, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD APPROVING THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN FOUR (4) PRAIRIE INC. AND THE INGLEWOOD REDEVELOPEMT AGENCY

and Resolution No. R-05-01, entitled:

RESOLUTION OF THE INGLEWOOD REDEVELOPMENT AGENCY APPROVING AND AUTORIZING OF THE EXECUTION OF THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN FOUR (4) PRAIRIE INC. AND THE INGLEWOOD REDEVELOPMENT AGENCY

and Resolution No. R-05-02, entitled:

A RESOLUTION OF THE NIGLEWOOD REDEVELOPMENT AGENCY AMENDING THE 2004-2005 REDEVELOPMENT AGENCY BUDGET FOR THE MERGED INGLEWOOD REDEVELOPMENT PROJECT AREA

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

Ayes: Council Members/Members Price, Dunlap, Morales, Franklin and Mayor/Chairman Dorn;  
Noes: None.

Mayor/Chairman Dorn recessed the Redevelopment Agency at the hour of 8:36 p.m.

\* \* \* \* \*

134 **PUBLIC REMARKS.** 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.

Dr. Clark, Director of the Multi-Family Service Center, commented on the family referrals that were supposed to come from the Stop the Violence Increase the Peace Foundation and requested a copy of a letter that was sent to her from the Foundation canceling their agreement. She commented that the letter was evidently sent to the wrong address.

Attorney for Stop the Violence Increase the Peace spoke concerning the aforementioned letter and commented that she has a copy of the letter for Dr. Clark. She commented that the contract was terminated with the Multi-Family Service Center due to a notice of cancellation of insurance.

Collete Shaw, Executive Director of Stop the Violence and Cease Fire project, commented on the services provided by Stop the Violence Increase the Peace Foundation and the success they have achieved with the Cease Fire Project in the Darby Dixon area.

George, gang specialist, spoke concerning the Cease Fire Project and the success they have had in helping young people stay away from gang violence and continue with their education. He

May 17, 2005

commented that the Cease Fire Project has saved many lives and helps keep young people off the streets.

Kenneth Bell, Member of the Cease Fire Project, expressed his thanks to the Mayor and Council for their support in Darby Dixon area because organizations like Stop the Violence Increase the Peace have changed his life.

Danny Stanton, gang specialist, thanked the Mayor and City Council for their support in helping to stop gang violence in the City.

Roosevelt Douglas spoke concerning the young people who have made a choice to give up gang violence and become concerned citizens. He complimented the Mayor and Council for their support. He commented on the American Cancer event to be held in September and requested that everyone get involved in such a worthy activity.

Council Member Morales left the Council Chambers at the hour of 9:00 p.m.

Willie Agee expressed his thanks to Mayor Dorn and commented that there is a good reason why he was elected as President of the American Council of Black Mayors. He commented on the excellent work presented by the Parks and Recreation staff, and is pleased about the many programs and events planned throughout the summer months. He further commented that the skateboard facility is a great success.

Council Member Morales returned to the Council Chambers at the hour of 9:03 p.m.

Raynald Davis spoke concerning the young people who spoke against gang violence and expressed his hope that their message is heard by more young people. He commented on the excellent programs presented by the Parks and Recreation Department. Finally, he commented that landlords should police themselves to prevent rent control coming into Inglewood.

Resident spoke concerning Stop the Violence Increase the Peace, and congratulated each person who spoke. He commented that violence must be stopped starting with the individual and the family, and commented that Dr. Clark's Multi-Family Service Center has been working with individuals and families in the community for over 30 years to help stop violence within the home.

Frederick Davis thanked Public Works for completing their task of trimming the trees on Grevillea. He commented on the need for Code Enforcement to watch the recycling scavengers. Finally he commented on the local sports teams.

Council Member Price left the Council Chambers at the hour of 9:08 p.m.

There being no further business to be presented, Mayor Dorn declared the meeting adjourned in honor and memory of Charles H. Houston and Judge Thurgood Marshall and the anniversary of the Brown vs. Board of Education Supreme Court decision at the hour of 9:19 p.m.

---

City Clerk



May 17, 2005

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2005

\_\_\_\_\_  
Mayor