

Inglewood, California  
July 10, 2007

The City Council of the City of Inglewood, California held a regular meeting on Tuesday, July 10, 2007 in the Council Chambers in City Hall of said City.

Mayor Dorn called the meeting to order at the hour of 6:03 p.m. The City Clerk announced the presence of a quorum as follows:

Present: Mayor Dorn, Council Members Morales and Franklin;  
Absent: Council Members Tabor and Dunlap.

City officials and personnel present for closed session were:

Yvonne Horton	City Clerk
Jerry Givens	Acting City Administrator
Cal Saunders	Acting City Attorney
Aisha Phillips	Administrative Assistant
Katie Howe	Administrative Analyst

Mayor Dorn announced that agenda item no. CS-1 has been pulled from the agenda.

**PUBLIC COMMENTS REGARDING CLOSED SESSION ITEMS ONLY.** 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 recessed the meeting for closed session item nos. CS-2 and CS-3 at the hour of 6:03 p.m.

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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 7:04 p.m.

City officials and personnel present were:

Yvonne Horton	City Clerk
Jerry Givens	Acting City Administrator
Cal Saunders	City Attorney
Katie Howe	Administrative Analyst
Aisha Phillips	Administrative Assistant
Tunisia Johnson	Administrative Aide

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.

There was no response.

Council Member Tabor arrived in the Council Chambers at the hour of 7:04 p.m.

Council Member Dunlap arrived in the Council Chambers at the hour of 7:06 p.m.

142.9 **PAYMENTS OF WARRANTS AND BILLS.** It was moved by Council Member Morales and seconded by Council Member Franklin that the following demands presented to the City Council:

<u>Date</u>	<u>Amount</u>
July 5, 2007	\$ 799,333.83
June 28, 2007	\$1,835,065.98
June 28, 2007	\$2,270,987.00
June 27, 2007	\$ 3,405.00

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are approved and the City Clerk is 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 Tabor, 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) Michelle Strickland for wrongful termination on May 7, 2007.

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

**RESOLUTION NO. 07-85 ADOPTED - APPROVING THE FINAL STATEMENT OF USE OF FUNDS FOR CONSOLIDATED PLAN GRANT PROGRAMS.** Staff report dated July 10, 2007 was presented recommending adoption of a resolution approving the Final Statement of Objective and Use of Funds for Consolidated Plan Grant Programs for the 2007-2008 fiscal year.

It was moved by Council Member Morales and seconded by Council Member Franklin that the City Council does hereby; 1) Approve the City's FY 2007-2008 Annual Action Plan the 2007-2010 Consolidated Plan, which includes the fiscal year 2007-2008 Final Statement of Objectives and Projected Use of Funds for Consolidated Plan Grant Programs; 2) Authorize staff to submit the Consolidated Plan, including the Annual Action Plan, to the United States Department of Housing and Urban Development (HUD); 3) Direct staff to submit all required applications for FY 2007-2008 Consolidated Plan entitlement programs, which include the Community Development Block Grant (CDBG), the HOME Investment Partnership Act (HOME), and the Emergency Shelter Grant (ESG) and 4) that Resolution No. 07-85, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA APPROVING THE FINAL STATEMENT OF OBJECTIVES AND USE OF FUNDS FOR CONSOLIDATED PLAN GRANT PROGRAMS FOR THE 2007-2008 FISCAL YEAR

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

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

Noes: None.

183 **AGREEMENT NO. 07-71 APPROVED – INGLEWOOD UNIFIED SCHOOL DISTRICT.** Staff report dated July 10, 2007 was presented recommending approval of a five-year Joint Use Agreement between the City of Inglewood and Inglewood Unified School District (IUSD) to use Morningside High School for an Open Swim Program.

It was moved by Council Member Morales and seconded by Council Member Franklin that Agreement No. 07-71 be approved. The motion was carried by the following roll call vote:

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

Noes: None.

**PUBLIC HEARING SET – ANNUAL APPROVAL OF INGLEWOOD'S LOCAL DEVELOPMENT REPORT.** Staff report dated July 10, 2007 was presented requesting that a public hearing be set to consider the annual approval of Inglewood's Local Development Report as being in conformance with the County's Congestion Management Program (CMP).

Mayor Dorn order the matter set for public hearing on August 7, 2007 at the hour of 7:00 p.m.

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**PUBLIC HEARING SET – AMENDING INGLEWOOD MUNICIPAL CODE TO CLARIFY THE EXCLUSION OF PARKING ENFORCEMENT FOR STREET SWEEPING DURING SPECIFIC NATIONAL HOLIDAYS.** Staff report dated July 10, 2007 was presented requesting that a public hearing be set to consider an amendment to the Inglewood municipal Code to clarify the exclusion of parking enforcement for street sweeping during specific national holidays.

Mayor Dorn ordered the matter set for public hearing on July 31, 2007 at the hour of 7:00 p.m.

214.1 **ORDINANCE NO. 07-12 ADOPTED – DESCRIBING THE INGLEWOOD REDEVELOPMENT AGENCY’S PROGRAM TO ACQUIRE PROPERTY WITHIN THE MERGED INGLEWOOD REDEVELOPMENT PROJECT AREA.** It was moved by Council Member Morales and seconded by Council Member Franklin that Ordinance No. 07-12, entitled:

AN ORDINANCE OF THE COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, DESCRIBING THE INGLEWOOD REDEVELOPMENT AGENCY’S PROGRAM TO ACQUIRE PROPERTY WITHIN THE MERGED INGLEWOOD REDEVELOPMENT PROJECT AREA BY EMINENT DOMAIN PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 33342.7(a)

which was introduced at the meeting held June 26, 2007 be adopted. The motion was carried by the following roll call vote:

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

**DIRECTION TO STAFF PROVIDED - RESIDENTIAL SOUND INSULATION PROGRAM PROPERTY OWNER PARTICIPATION AGREEMENT.** Staff report dated July 10, 2007 was presented requesting that direction be provided to staff using one of the following options regarding Residential Sound Insulation Program Property Owner Participation Agreement.

It was moved by Council Member Morales and seconded by Council Member Franklin that the City Council does hereby require the property owner to sign the revised Participation Agreement and Release of Liability. The motion was carried by the following roll call vote:

Ayes: Council Members Tabor, Dunlap, Morales and Franklin;  
Noes: Mayor Dorn.

132.6 **CLOSED SESSION – OSCAR MEJIA AND REGINALD WATSON VS. CITY OF INGLEWOOD.** Closed session - Confidential - Attorney/Client Privileged; Pending Litigation, Government Code Section 54956.9(a); Oscar Mejia and Reginald Watson vs. City of Inglewood; LASC Case Nos.: BC 280305, BC 339419 and BC 350416.

This item was pulled from the agenda.

132.6 **CLOSED SESSION – CONFER WITH LEGAL COUNSEL REGARDING SOUND INSULATION.** Closed session – Attorney/Client Privileged; Potential Litigation, Government Code Section 54956.9(b)(1), Confer with Legal Counsel regarding Sound Insulation.

Discussion Held; No final action taken.

132.6 **CLOSED SESSION – PERFORMANCE OF ACTING CITY ADMINISTRATOR.**

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Closed session – Confidential - Attorney/Client Privileged, Personnel Exception, Government Code Section 54957: Performance of Acting City Administrator.

Discussion was held with Acting City Administrator; No final action taken.

Mayor Dorn recessed the City Council at the hour of 7:14 p.m.

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Mayor Dorn called the meeting to order at the hour of 7:16 p.m.

**PUBLIC HEARING HELD; ORDINANCE NO. 07-13 INTRODUCED-AMENDMENT TO SECTION 3-56 OF THE INGLEWOOD MUNICIPAL CODE.**

The City Clerk announced that the next scheduled matter is a public hearing to amend Section 3-56 of the Inglewood Municipal Code to revise provisions for implementing parking time limits on public streets that notice of this hearing has been given in the time form and manner as required by law, the affidavit is on file, and no communication was received.

Jerry Givens, Acting City Administrator, presented staff report dated July 10, 2007 submitting background information.

Mayor Dorn ordered the staff report dated July 10, 2007 received and filed.

William Barnett, Senior Transportation Planner gave a brief oral report.

Mayor Dorn inquired if there was any person present who wished to address the City Council on the matter.

There was no response.

No persons wishing to address the City Council on the matter, Mayor Dorn declared the public comment section closed at the hour of 7:18p.m.

Council Member Morales thanked staff for their hard work and is very encouraged by the new provisions.

Council Member Franklin thanked staff and the Parking and Traffic Commission for drafting the revised provisions. He encouraged staff to work closely with the police and parking enforcement.

The City Clerk read the title of Ordinance No. 07-13; whereupon 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 Tabor, Dunlap, Morales, Franklin and Mayor Dorn;  
Noes: None.

Thereupon, Ordinance No. 07-12, entitled:

AN ORDINANCE OF THE CITY OF INGLEWOOD, CALIFORNIA, TO AMEND SECTION 3-56 OF THE MUNICIPAL CODE TO REVISE THE PROVISIONS FOR IMPLEMENTING PARKING TIME LIMITS ON PUBLIC STREETS

was introduced by Council Member Morales.

Mayor Dorn called the Redevelopment Agency into joint session at the hour of 8:16 p.m.

**JOINT PUBLIC HEARING CONTINUED – AGREEMENT BETWEEN THE INGLEWOOD REDEVELOPMENT AGENCY AND KEANA INVESTMENT**

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**HOLDINGS.** The City Clerk announced that the next scheduled matter is a joint public hearing to consider actions associated with approval of the proposed disposition and development agreement between the Inglewood Redevelopment Agency and Keana Investment Holdings, LLC for the development of a retail shopping center of approximately 49,800 square feet located at the southeast corner of Florence and La Brea Avenues (Parcels 4015-028-900 through 909) in the Merged Inglewood Redevelopment Project Area (In-town), that notice of this joint public hearing has been given in the form, time and manner as required by law, the affidavit is on file and no communications was received.

Jerry Givens, Acting City Administrator/Acting Executive Director, presented staff report dated July 10, 2007 submitting background information.

Mayor/Chairman Dorn ordered the staff report dated July 10, 2007 received and filed.

Jessie Lewis, Director, Redevelopment Agency gave a brief oral report.

Chris Cain, Development Coordinator, gave a brief oral report.

Mayor/Chairman Dorn inquired why the matter needed to be continued to October 2, 2007.

Jessie Lewis stated that staff needed to complete the implementation plan as required by law. He requested the City Council/Redevelopment Agency to consider listening to public testimony and set a date to adopt the resolutions.

Mayor/Chairman Dorn inquired from Mr. Lewis if what the Redevelopment Agency does in regards to an implementation plan will that impact the need for public comment.

Jessie Lewis stated no.

Council Member/Member Dunlap asked for further information on the implementation plan and inquired why the Redevelopment Agency isn't ready to present their implementation plan.

Jessie Lewis commented that the Redevelopment Department is seeking to have a project area committee to hear from the public so that their ideas are included in the implementation plan.

Council Member/Member Dunlap stated that if the Redevelopment Agency's legal counsel, Royce Jones, doesn't give approval to postpone the hearing then this City Council/Redevelopment Agency should move forward.

Cal Saunders, City Attorney/Counsel stated that he conversed with Royce Jones and per the Health and Safety Code Section 33433, in order to approve a disposition and development agreement, it would require a finding by the Redevelopment Agency to be consistent with an implementation plan adopted pursuant to Section 33490. He mentioned after reading Section Code 33490 that the City Council/Redevelopment Agency is required to adopt a new implementation plan every 5 years. He explained the City Council/Redevelopment Agency could not move forward until an implementation plan is completed.

Council Member/Member Morales asked Mr. Lewis how did this process lapse.

Jessie Lewis explained that the Redevelopment Department was trying to create a project area Committee.

Council Member/Member Dunlap stated that she felt this was total negligence on behalf of the department. She also stated that the department has been negotiating with the developers for 3 years and the developers have agreed to pay at market rate. She also mentioned that the community is losing out on a good development.

Council Member/Member Franklin stated that staff should have been more prepared and

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that the City doesn't want to lose tenants interested in this project. He also stated that a huge amount of money has been spent to make this project a success and staff has dropped the ball.

Council Member/Member Morales stated that this is unacceptable and staff should have informed the City Council/Redevelopment Agency well in advance of this problem. He stated that the implementation plan is very important to complete this process and staff needs to work extremely hard to complete it. He asked Jessie Lewis for a date that the City Council/Redevelopment Agency could consider adopting the implementation plan.

Jessie Lewis commented that staff is requesting October 2, 2007 because it will take 35 business days to complete the implementation plan.

Council Member/member Tabor inquired what steps staff is prepared to take to ensure that the implementation plan gets done and if a PAC is needed to complete the implementation plan how can the City Council/Redevelopment Agency assure the developer that an increase will not be applied.

Jessie Lewis stated that if the hearing is continued to the date requested, he doesn't believe the developers would be impacted and if a PAC isn't involved, an implementation would not stop the process.

Council Member/Member Tabor asked if the City Council/Redevelopment Agency would be approving the implementation plan on October 2, 2007.

Jessie Lewis stated if the City Council/Redevelopment Agency agrees with the implementation plan presented on October 2, 2007, staff would move forward with the Redevelopment Plan.

Cal Saunders, City Attorney/Legal Counsel, stated the City Council/Redevelopment Agency could hear public comments at tonight's meeting and close it or choose to re-open it at the October 2, 2007 meeting.

Council Member/Member Franklin stated that an appraisal is going to be needed for the property and the cost may affect the developers.

Mayor Dorn inquired why this item was placed on the agenda knowing staff was not prepared.

Jerry Givens explained that he learned of this situation on July 2, 2007 and felt the City Council/Redevelopment Agency needed to know the status of the project and that is why it was brought before the City Council/Redevelopment Agency tonight.

Council Member/Member Dunlap inquired why the City Council/Redevelopment Agency is seeking to postpone the public hearing until October 2, 2007 if staff needs 35 days to complete the implementation plan.

Jessie Lewis stated that staff would like to have enough time complete the implementation plan.

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

Marlon Thompson, representative of Keana Investment Holdings gave a brief overview of the project and stated he was upset that this project cannot move forward. He stated their company is using their own personal funds and has not asked the City for money. He mentioned the tenants involved in the project are ready to move forward.

Marvin McCoy stated that lack of professionalism has been shown through the Redevelopment Department. He stated he has been threatened by Redevelopment staff and

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was told by Jessie Lewis his complaint would not be investigated.

Michael Kehano stated he is in favor of the project.

Ralph Davis stated he is appalled that the City of Inglewood has not moved forward with this project.

Debbie DuMar stated she is in favor of the project.

Dennis Richardson stated he is in favor of this project.

DeCaur Richardson stated she looks forward to this project.

Flora Easton stated this project will bring more jobs to Inglewood.

Gale Dawson stated she is in favor of this project.

Kevin Hill, leasing agent for the project, stated the developers is losing credibility with their tenants and the city needs to move forward.

Allen Kurshan stated he supports this project and it will bring more jobs to the community.

Hector Cortel, Panda Express Restaurant District Manager stated he is excited about the project and they look forward to bringing more business to Inglewood.

Reynal Davis, 2<sup>nd</sup> District, stated he supports this project and would like to see the City move forward.

Ben Shu Chan stated he supports this project and is excited about bringing his business to the City of Inglewood.

Reginald Robinson, 3<sup>rd</sup> District, stated that this is an excellent project for the area.

Milton Brown, 3<sup>rd</sup> District, stated that he is upset that this project isn't moving forward.

Michael Williams stated he is excited about the project and would like for it to move forward.

Felicia Ford, 1<sup>st</sup> District, stated that Inglewood is a beautiful city and wants the City Council/Redevelopment Agency to move forward with the project.

Cindy Giardina, 1<sup>st</sup> District, stated that she is a 30 year resident and wants this project to move forward.

Del Richardson, stake holder and business owner in the City of Inglewood stated that she would like to see this project move forward.

Michael Benbow, 1<sup>st</sup> District, stated that this project hasn't moved forward because of certain people and felt that staff shouldn't be beat up.

Gil Mathieu 4<sup>th</sup> District, stated that the City Council needs to be more accretive with its employees and he would like to see this project move forward.

No other persons wishing to address the City Council/Redevelopment Agency on the matter, Mayor/Chairman Dorn ordered public comments section closed at the hour of 8:16p.m.

Council Member/Member Tabor stated that the community is looking for this development and stated if the PAC is holding back the process the City Council/Redevelopment Agency should be notified so they can help get community participation. He asked what actions are

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needed to move this project forward.

Jessie Lewis stated a PAC is not needed to move the implementation process forward however, 35 days would be needed.

Council Member/Member Tabor inquired who makes up the PAC.

Jessie Lewis stated that the residents of the community, business owners and tenants.

Council Member/Member Dunlap stated that 7 to 8 months ago the Redevelopment Agency was notified by the Secretary of State regarding the reporting of housing set aside funds. She stated there has been a discrepancy and the department was told to cease any redevelopment activity until financial problems were handled with the state. She mentioned for a number of years the department has been misreporting to the state the housing set aside fund usage and total amounts. She explained that \$12 million annually goes into tax increments of which 20% goes into the fund. She mentioned once legal matters were cleared up with the Secretary of States office she asked staff if redevelopment projects could moved forward and she was assured that they could. She expressed her disappointment with the Redevelopment staff because they failed to notify the City Council/Redevelopment Agency. Lastly, she stated she thought this project was a beautiful one.

Council Member/Member Morales expressed his frustration with the Redevelopment staff and stated that he would like the matter brought back the first week of September. He asked if another hearing is needed regarding the implementation plan.

Cal Saunders, City Attorney/Legal Counsel, stated another hearing will be required.

Council Member/Member Morales stated that he would like to see this project a priority until it's completed. Furthermore, he thanked the developer for sticking it out with the City of Inglewood.

Council Member/Member Franklin stated that a PAC is required to be in place before action is taken on the implementation plan. He inquired if a PAC should be functional in order to implement the implementation plan.

Jessie Lewis stated that a PAC is not needed in order for the project to move forward.

It was moved by Council Member/Member Franklin and seconded by Council Member /Member Morales that the City Council/Redevelopment Agency does hereby continue this matter as an exclusive dialogue with the Developer and the Redevelopment Agency.

Cal Saunders, City Attorney/Legal Counsel stated that a motion would not be necessary.

Council Member/Member Franklin stated that the City Council/Redevelopment Agency is handcuffed and doesn't want anything to fall between the cracks. He stated that he wants to be certain that this City Council/Redevelopment Agency doesn't allow any other projects to enter into a DDA. He mentioned that he wants to be sure a disservice to the developer doesn't continue.

Cal Saunders, City Attorney/Legal Counsel stated a date certain is needed.

Mayor /Chairman Dorn stated that staff has not been diligent with regards to the implementation plan. He mentioned that the developer has changed the plan three times. He stated that this is the greatest waste of land Downtown Inglewood would ever have and having 49,000 square feet of retail on 2.8 acres of land is a tremendous waste. He stated that he feels the developer should express interest in 80 to 90 thousand square feet of retail and at least 60 upscale condominiums on the 2.8 acres of land. He also stated that the same developer is developing Downtown Los Angeles and feels this type of project should be brought to the City of Inglewood. He further commented that if Market Street is ever going to thrive it needs an incentive and this project is not going to create this type of incentive.



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He mentioned he agrees that the City of Inglewood should help out financially to create a better development plan for Market Street.

This matter will be continued until September 18, 2007 at the hour of 7:00 p.m. with the public comment section closed.

**APPOINTMENTS TO BOARDS, COMMISSION AND COMMITTEES – POLICE OVERSIGHT COMMISSION.** Upon the recommendation of Council Member Franklin, Mayor Dorn appointed Chibuzo Walton to the Civil Service Board, representing Councilmanic District No. 4 for the term ending June 2011. The motion was carried by the following roll call vote:

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

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.

Michael Benbow spoke concerning all of the events that took place on the 4<sup>th</sup> of July and wants fireworks banned in the City of Inglewood.

Richard Kaufman, 1<sup>st</sup> District spoke concerning fire crackers left on his property. He stated that he is not in favor of having fireworks legal in the City of Inglewood and wants the City Council to ban fireworks.

Reynal Davis, 2<sup>nd</sup> District, spoke concerning the fireworks show at Edward Vincent Park being cancelled.

Milton Brown spoke concerning the 4<sup>th</sup> of July fireworks show at Edward Vincent Park. He stated that more policing is needed for these types of events.

Ethel Austin spoke concerning the fireworks show at Edward Vincent Park.

Gil Matthews spoke concerning banning fireworks in the City of Inglewood.

There being no further business to be presented, Mayor Dorn declared the meeting adjourned in memory of James Patterson at the hour of 10:00 p.m.

\_\_\_\_\_  
City Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2007

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Mayor