

Inglewood, California  
September 22, 2015

The City Council of the City of Inglewood, California held a regular meeting on Tuesday, September 22, 2015 in the Council Chambers in City Hall of said City.

Following the Pledge of Allegiance to the flag of our Country, Mayor Butts called the meeting to order at the hour of 7:03 p.m. The City Clerk announced the presence of a quorum as follows:

Present: Mayor Butts, Council Members Dotson, Padilla, Morales and Franklin;  
Absent: None.

City officials and personnel present for closed session were:

|                |                        |
|----------------|------------------------|
| Yvonne Horton  | City Clerk             |
| Artie Fields   | City Manager           |
| Ken Campos     | City Attorney          |
| Aisha Thompson | Deputy City Clerk      |
| Michael Falkow | Assistant City Manager |

134 **PUBLIC COMMENTS - AGENDA ITEMS.** Mayor Butts inquired if there were any persons present who wished to address the City Council on any item on the agenda.

Amy Anderson spoke concerning Agenda Item No., DR-4&H-3, Property acquisition of the property located at 502 through 508 South Eucalyptus Avenue, Inglewood, California 90301.

Joseph Teixeira spoke concerning the Payment of Warrants and Bills.

Diane Sambrano spoke concerning Agenda Item No. DR-1, Presentation of the Proposed Fiscal Year 2015-2016 Annual Operating Budget.

Alphonzo Parker, Jr., spoke concerning the Payment of Warrants and Bills.

Mayor Butts called the City of Inglewood as Successor Agency/Housing Authority into joint session with the City Council at the hour of 7:17 p.m.

142.9 **PAYMENTS OF WARRANTS AND BILLS.** It was moved by Council Member/Member Morales and seconded by Council Member/Member Dotson that the demands presented to the City Council/City of Inglewood as a Successor Agency/Housing Authority dated September 18, 2015 in the amount of \$8,041,800.55 and dated September 10, 2015 in the amount of \$2,393,174.94 are hereby allowed and the City Clerk/Secretary 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/Members Dotson, Padilla, Morales, Franklin and Mayor/Chairman Butts;  
Noes: None.

Mayor/Chairman Butts called the Finance Authority into joint session with the City Council/City of Inglewood as Successor Agency/Housing Authority at the hour of 7:17 p.m.

**MINUTES.** It was moved by Council Member/Member Morales and seconded by Mayor/Chairman Butts that the minutes of the meetings held on the following: **Council:** August 4, 2015, September 1, 2015 and September 15, 2015; **Successor Agency:** August 4, 2015, September 1, 2015, and September 15, 2015; **Housing:** August 4, 2015, September 1, 2015, and September 15, 2015; and **Finance Authority:** September 15, 2015 be approved as recorded. The motion was carried by the following roll call vote:

Ayes: Council Members Dotson, Padilla, Morales, Franklin and Mayor Butts;  
Noes: None.

September 22, 2015

Mayor/Chairman Butts recessed the City of Inglewood as a Successor Agency/Housing Authority/Finance Authority at the hour of 7:18 p.m.

131.8 **PUBLIC HEARING HELD – MASTER FEE SCHEDULE.** The City Clerk announced the next scheduled matter is a public hearing to consider the adoption of a resolution amending the Master Fee Schedule to do the following:

- I. Amend the City of Inglewood Development Fees applicable to the Hollywood Park Tomorrow project and reapply the Lot Line Adjustment Fee; and;
- II. Amend the City of Inglewood Master Fee Schedule to:
  - A. Modify the Site Plan Review Fee;
  - B. Remove the Permit Valuation Construction Unit Cost; and
  - C. Add Solar Permitting Fees; that notice has been given in the time, form and manner as required by the law and that no communications have been received.

Artie Fields, City Manager, presented the staff report dated September 22, 2015.

Mayor Butts ordered the report received and filed.

Christopher E. Jackson, Sr., Senior Economic and Community Development Manager, gave a brief oral report.

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

There was no response.

Mayor Butts closed the public comment portion at the hour of 7:25 p.m.

Following discussion, it was moved by Council Member Dotson and seconded by Council Member Padilla that Resolution No. 15-168 entitled:

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD  
AMENDING THE CITY OF INGLEWOOD DEVELOPMENT FEES  
APPLICABLE TO THE HOLLYWOOD PARK TOMORROW PROJECT  
BY REAPPLYING THE LOT LINE ADJUSTMENT FEE AND  
AMENDING THE MASTER FEE SCHEDULE TO ; 1) AMEND THE SITE  
PLAN REVIEW FEE, 2) REMOVE THE PERMIT VALUATION  
CONSTRUCTION UNIT COST, AND 3) ADD SOLAR PERMITTING  
FEES AS REQUIRED BY GOVERNMENT CODE SECTION 66015.

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

Ayes: Council Members Dotson, Padilla, Morales, Franklin and Mayor Butts;

Noes: None.

142 **PUBLIC HEARING HELD – RESOLUTION NO. 15-169 ADOPTED – AMENDING THE CITY OF INGLEWOOD MASTER FEE SCHEDULE.** The City Clerk announced that the next scheduled matter is a public hearing to consider the adoption of a resolution to amend the City of Inglewood Master Fee Schedule to add the accumulated Consumer Price Indices for the period of June 2012 through June 2015, that notice has been given in the time, form and matter as required by law and that no communications have been received.

Artie Fields, City Manager, presented the staff report dated September 22, 2015.

Mayor Butts ordered the report received and filed.

David Esparza, Assistant City Manager & CFO, gave a brief oral report.

September 22, 2015

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

There was no response.

Mayor Butts closed the public comment portion at the hour of 7:27 p.m.

Following discussion, it was moved by Council Member Dotson and seconded by Council Member Morales that Resolution No. 15-169 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, AMENDING THE MASTER FEE SCHEDULE

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

Ayes: Council Members Dotson, Padilla, Morales, Franklin and Mayor Butts;

Noes: None.

125 **AGREEMENT NO. 15-277 APPROVED – BERGMAN DACEY & GOLDSMITH.**

Staff report dated September 22, 2015 was presented recommending approval of an Agreement with Bergman Dacey & Goldsmith for legal advice, guidance and representation

It was moved by Council Member Morales and seconded by Council Member Padilla that the City Council does hereby approve Agreement No. 15-277 in an amount not to exceed \$100,000; and 2) approve a payment of invoices to Bergman Dacey & Goldsmith in the amount of \$25,021.61. The motion was carried by the following roll call vote:

Ayes: Council Members Dotson, Padilla, Morales, Franklin and Mayor Butts;

Noes: None.

131.8 **RESOLUTION NO. 15-170 ADOPTED – TENTATIVE TRACT MAP NO. 73073.**

Staff report dated September 22, 2015 was presented recommending adoption of a resolution approving Tentative Tract Map No. 73073 (TTM-73073) comprised of nine (9) lots for the development of a 310-unit condominium project located at 333 North Prairie Avenue subject to 10 conditions and/or add additional conditions as deemed appropriate.

It was moved by Council Member Morales and seconded by Council Member Padilla that Resolution No. 15-170 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 73073 (TTM-73073) FOR JOHN SANTRY, REPRESENTING SLF II – 333 NORTH PRAIRIE, L.P. TO SUBDIVIDE AN 18.3 ACRE PARCEL INTO 9 LOTS FOR 310 RESIDENTIAL CONDOMINIUM UNITS ON AN R-M (RESIDENTIAL AND MEDICAL) ZONED PROPERTY AT 333 NORTH PRAIRIE AVENUE

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

Ayes: Council Members Dotson, Padilla, Morales, Franklin and Mayor Butts;

Noes: None.

178 **WAIVER AND GENERAL RELEASE FOR RETIRED POLICE SERVICE CANINE ARES – APPROVED.**

Staff report recommending approval of a waiver and general release for retired Police Service Canine Ares and grant Police Officer Jesse Guiza full responsibility as Ares' sole owner and caretaker.

September 22, 2015

It was moved by Council Member Morales and seconded by Council Member Padilla that the City Council does hereby approve the waiver and general release for retired Police Service Canine Ares. The motion was carried by the following roll call vote:

Ayes: Council Members Dotson, Padilla, Morales, Franklin and Mayor Butts;  
Noes: None.

178 **FISCAL YEAR 2016 OFFICE OF TRAFFIC SAFETY GRANT – AUTHORIZED.** Staff report dated September 22, 2015 was presented recommending authorization to accept Fiscal Year 2016 Office of Traffic Safety Grant in the amount of \$245,000.

It was moved by Council Member Morales and seconded by Council Member Padilla that the City Council does hereby 1) Grant authorization; and 2) Direct that said funds are included in the Fiscal Year 2015-2016 budget. The motion was carried by the following roll call vote:

Ayes: Council Members Dotson, Padilla, Morales, Franklin and Mayor Butts;  
Noes: None.

183 **CONTRACT AWARDED – FUJITEC AMERICA, INC.; AGREEMENT NO. 15-278 – APPROVED.** Staff report dated September 22, 2015 was presented recommending award of contract for elevator maintenance services per Request for Proposal No. 0099.

It was moved by Council Member Morales and seconded by Council Member Padilla that the City Council does hereby 1) Award a contract to Fujitec America, Inc., 2) Approve Agreement No. 15-278 for three years in the amount of \$286,848 (\$95,616 annually); and 3) Approve a ten percent (10%) contingency for emergency repair services in the amount of \$28,685 (\$9,651 annually). The motion was carried by the following roll call vote:

Ayes: Council Members Dotson, Padilla, Morales, Franklin and Mayor Butts;  
Noes: None.

Mayor Butts called the City of Inglewood as a Successor Agency into joint session with the City Council at the hour of 7:27 p.m.

183 **CONTRACT AWARDED – ALL AMERICAN ASPHALT; AGREEMENT NO. 15-279 – APPROVED.** Staff report dated September 22, 2015 was presented recommending award of contract for the Century Boulevard Mobility Improvements Projects 1, 2, and 4, per Bid No. CB-15-30.

It was moved by Council Member/Member Morales and seconded by Council Member/Member Padilla that the City Council/City of Inglewood as a Successor Agency does hereby 1) Award a contract to the lowest responsive bidder, All American Asphalt; 2) Approve Agreement No. 15-279 in the amount of \$18,118,000; 3) Approve a ten (10%) contingency in the amount of \$1,811,800; and 4) Approve the expenditure of funds for the Century Boulevard Mobility Improvements Projects 1, 2, and 4 in the amount of \$19,929,800 (\$16,706,775 Successor Agency bond funds, \$3,223,025 Call For Projects). The motion was carried by the following roll call vote:

Ayes: Council Members/Members Dotson, Padilla, Morales, Franklin and Mayor/Chairman Butts; and  
Noes: None.

Mayor/Chairman Butts recessed the City of Inglewood as a Successor Agency at the hour of 7:28 p.m.

101 **BUDGET PRESENTATION.** Presentation of the Proposed Fiscal Year 2015-2016 Annual Operating Budget.

Mayor Butts gave the City Manager direction to come back with recommendations of what re-engineering of the workforce would be required to make to reach the 2.7% goal from the individual departments.

September 22, 2015

Mayor Butts called the City of Inglewood as a Successor Agency into joint session with the City Council at the hour of 8:05 p.m.

- 101 **RESOLUTION NO. 15-171 & 15-172 ADOPTED – APPROVING THE JANUARY 1, 2016 THROUGH JUNE 30, 2016, RECOGNIZED OBLIGATION PAYMENT SCHEDULE.** Staff report dated September 22, 2015 was presented recommending adoption of a resolution approving the January 1, 2016 through June 30, 2016, Recognized Obligation Payment Schedule (ROPS 15-16B), for submittal to the Oversight Board.

It was moved by Mayor/Chairman Butts and seconded by Council Member/Member Morales that 1) Resolution No. 15-171 entitled:

A RESOLUTION OF THE CITY OF INGLEWOOD AS SUCCESSOR AGENCY TO THE FORMER INGLEWOOD REDEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) FOR JANUARY 1, 2016 THROUGH JUNE 30, 2016 (15-16b)

be adopted; and 2) Resolution No. 15-172 entitled:

A RESOLUTION OF THE CITY OF INGLEWOOD AS SUCCESSOR AGENCY TO THE FORMER INGLEWOOD REDEVELOPMENT AGENCY APPROVING THE ADMINISTRATIVE ALLOWANCE BUDGET FOR THE PERIOD OF JANUARY 1, 2016 THROUGH JUNE 30, 2016

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

Ayes: Council Members/Members Dotson, Padilla, Morales, Franklin and Mayor Butts;  
Noes: None.

- 101 **AGREEMENT NO. 15-280 APPROVED –LOCUST STREET SENIOR CENTER CONDITIONAL BOND FUNDING.** Staff report dated September 22, 2015 was presented recommending approval of the Locust Street Senior Center Conditional Bond Funding Agreement between the City of Inglewood, the Successor Agency, and Pinner Construction Co., Inc., for the ROPS 15-16B period.

It was moved by Council Member/Member Franklin and seconded by Council Member/Member Morales that the City Council does hereby approve Agreement No. 15-280 in the amount of \$20,000,000. The motion was carried by the following roll call vote:

Ayes: Council Members/Member Dotson, Padilla, Morales, Franklin and Mayor/Chairman Butts;  
Noes: None.

Mayor/Chairman Butts recessed the City of Inglewood as a Successor Agency and called the Housing Authority into joint session with the City Council at the hour of 8:06 p.m.

- 131.8 **AGREEMENT NO. 15-281 APPROVED – PROPERTY ACQUISITION BETWEEN THE CITY OF INGLEWOOD AND PATH INGLEWOOD PACIFIC ASSOCIATES; MOU BETWEEN THE CITY, THE INGLEWOOD HOUSING AUTHORITY, AND PATH – APPROVED; MOU PROVIDING FOR THE CONDITIONAL COMMITMENT OF HOUSING BONDS – APPROVED.** Staff report dated September 22, 2015 was presented pertaining to the property acquisition of the property located at 502 through 508 South Eucalyptus Avenue, Inglewood, California, 90301.

September 22, 2015

It was moved by Council Member/Member Morales and seconded by Council Member/Member Dotson that the City Council does hereby **City Council:** 1) Approve the purchase of the property site at 502 through 508 South Eucalyptus Avenue, Inglewood, California 90301 (Property Site), pursuant to a proposed Property Acquisition Agreement (PAA) between the City of Inglewood and PATH Inglewood Pacific Associates (PATH) in the amount of \$1,311,250 (HUD HOME Funds); and 2) Approve a Memorandum of Understanding by and among the City, the Inglewood Housing Authority, and PATH (MOU) providing for the ground lease and the proposed development by PATH of forty (40) senior-dedicated affordable housing units on the Property Site (Senior Project) as evidenced by a proposed Disposition and Development Agreement (DDA). **Inglewood Housing Authority:** It was moved by Council Member/Member Morales and seconded by Council Member/Member Dotson that the Housing Authority does hereby approve a Memorandum of Understanding (MOU) providing for the conditional commitment of housing bonds in an amount up to \$5,000,000 for the proposed development by PATH of Senior Project, as evidenced by a proposed DDA. The motion was carried by the following roll call vote:

Ayes: Council Members/Members Dotson, Padilla, Morales, Franklin and Mayor/Chairman Butts; and

Noes: None.

Mayor/Chairman Butts recessed the Housing Authority at the hour of 8:07 p.m.

173.13 **ORDINANCE NO. 15-21 ADOPTED – 2015-2016 SALARY ORDINANCE.** Fiscal Year 2015-2016 Salary Ordinance.

It was moved by Council Member Franklin and seconded by Council Member Morales that further reading be waived. The motion was carried by the following roll call vote:

Ayes: Council Members Dotson, Padilla, Morales, Franklin and Mayor Butts;

Noes: None.

Thereupon, Ordinance No. 15-21 entitled:

AN ORDINANCE OF THE CITY OF INGLEWOOD, CALIFORNIA, ESTABLISHING PAY RANGE ASSIGNMENT AND CONDITIONS OF EMPLOYMENT FOR THE VARIOUS OFFICERS, EMPLOYEES AND POSITIONS IN THE SERVICE OF THE CITY; AND REPEALING ALL PREVIOUS ORDINANCES OF THE CITY IN CONFLICT OR AT VARIANCE HERewith; THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, DOES ORDAIN AS FOLLOWS

was introduced at the meeting held September 15, 2015 be adopted. The motion was carried by the following roll call vote:

Ayes: Council Members Dotson, Padilla, Morales, Franklin and Mayor Butts;

Noes: None.

101 **VERBAL REPORTS - CITY MANAGER.** Artie Fields, City Manager, thanked the Mayor for coming in on Saturday to help out with the planning of the city's budget.

126 **VERBAL REPORTS – CITY CLERK.** Yvonne Horton, City Clerk, commented she attended the Farmers Market on Market Street and really had a great time. She congratulated Council Member Padilla for his outstanding work with the re-naming of LaTiejra Village. She also asked if the Mayor would close the meeting in honor of Paul Hall.

September 22, 2015

219 **VERBAL REPORTS - CITY TREASURER.** Wanda Brown, City Treasurer, gave a brief overview of the bonds she purchased. She also commended the budget staff for their hard work on the budget. Lastly, she gave an overview of homes insulated from the year 2002 until present.

134 **PUBLIC REMARKS.** Mayor Butts inquired if there were any persons present who wish to address the City Council on any matter connected with City business not elsewhere considered on the agenda.

Alphonzo Parker stated that Veterans are being treated unfairly and that it must stop.

Joseph Teixeira stated that the Centinela Adobe is a historical landmark and that Diane Sambrano is doing a great job.

Curtiss Mitchell thanked the City Manager and the budget staff for a great budget presentation and for all of their hard work. He also commented that he is proud to have James Butts, Jr. as his Mayor.

Jack Wolfburn commented the Adobe is a historical land field and no changes should be made to it.

Mary Dryer asked the Mayor and City Council why the City is giving out tickets to residents who park in their driveways.

Bishop Rob T. Douglas, President of the Inglewood Area Ministers, thanked the Mayor for coming to his radio broadcast to share his vision for Inglewood.

Willie Agee stated that the Adobe should be opened every day for the residents to see the historical site.

Diane Sambrano commented she welcomes the community members to come out and tour the Adobe. She also commented that she has been down at the Adobe giving tours for three days now.

Ethel Austin commented that she has been a resident for over 40 years and she has just recently learned about the Adobe and would like to see more publicity from the Adobe. She also commented that she attended the Farmers Market and would like to see more produce rather than booths set up promoting Social Justice.

There being no further business to be presented, Mayor Butts declared the meeting adjourned in honor of Paul Hall and Richard Yee Chan at the hour of 8:44 p.m.

---

Yvonne Horton, City Clerk

Approved this 6<sup>th</sup> day of October, 2015

---

James T. Butts, Jr., Mayor