

Inglewood, California
November 17, 2015

The City Council of the City of Inglewood, California held a regular meeting on Tuesday, November 17, 2015 in the Council Chambers in City Hall of said City.

Mayor Butts called closed session to order at the hour of 1:02 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
Wanda M. Brown	City Treasurer
Artie Fields	City Manager
Ken Campos	City Attorney
Patricia McNish	Administrative Secretary
Michael Falkow	Assistant City Manager

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

There was no response.

Mayor Butts recessed the City Council at the hour of 1:03 p.m. for closed session items CS-1 and CS-2.

Following the Pledge of Allegiance to the flag of our Country, Mayor Butts called the meeting to order at the hour of 2:01 p.m.

City officials and personnel present were:

Yvonne Horton	City Clerk
Artie Fields	City Manager
Wanda M. Brown	City Treasurer
Patricia McNish	Administrative Secretary
Ken Campos	City Attorney
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.

LeRoy Fisher commented on Payment of Bills, DR-1&CSA-3, and DR-2

Joseph Texiera commented on Item No. O-1, Ordinance No. 16-01 amending Chapter 2, Article 8, of the Inglewood Municipal Code to establish that generally, Regular Closed Session meetings shall commence at 1:00 p.m., and Regular Open Session meetings of the City Council shall commence at 2:00 p.m. unless otherwise designated by the Mayor.

Alphonso Parker, Jr. commented on Item No. O-1, Ordinance No. 16-01 amending Chapter 2, Article 8, of the Inglewood Municipal Code to establish that generally, Regular Closed Session meetings shall commence at 1:00 p.m., and Regular Open Session meetings of the City Council shall commence at 2:00 p.m. unless otherwise designated by the Mayor.

Jeremy Richardson commented on Item No. PH-1, Public hearing to receive public comments on the vacation of a portion of Grosvenor Street.

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Willie Agee commented on Item No. O-1, Ordinance No. 16-01 amending Chapter 2, Article 8, of the Inglewood Municipal Code to establish that generally, Regular Closed Session meetings shall commence at 1:00 p.m., and Regular Open Session meetings of the City Council shall commence at 2:00 p.m. unless otherwise designated by the Mayor.

Reynald Davis commented on Item No. O-1, Ordinance No. 16-01 amending Chapter 2, Article 8, of the Inglewood Municipal Code to establish that generally, Regular Closed Session meetings shall commence at 1:00 p.m., and Regular Open Session meetings of the City Council shall commence at 2:00 p.m. unless otherwise designated by the Mayor.

Diane Sambrano commented on Item No. O-1, Ordinance No. 16-01 amending Chapter 2, Article 8, of the Inglewood Municipal Code to establish that generally, Regular Closed Session meetings shall commence at 1:00 p.m., and Regular Open Session meetings of the City Council shall commence at 2:00 p.m. unless otherwise designated by the Mayor.

Aldene Sligh commented on Item No. O-1, Ordinance No. 16-01 amending Chapter 2, Article 8, of the Inglewood Municipal Code to establish that generally, Regular Closed Session meetings shall commence at 1:00 p.m., and Regular Open Session meetings of the City Council shall commence at 2:00 p.m. unless otherwise designated by the Mayor.

Theo Gardner commented on Item No. O-1, Ordinance No. 16-01 amending Chapter 2, Article 8, of the Inglewood Municipal Code to establish that generally, Regular Closed Session meetings shall commence at 1:00 p.m., and Regular Open Session meetings of the City Council shall commence at 2:00 p.m. unless otherwise designated by the Mayor.

Mayor Butts called the City of Inglewood as Successor Agency/Housing Authority into joint session with the City Council at the hour of 2:32 p.m.

142.9 **PAYMENTS OF WARRANTS AND BILLS.** It was moved by Council Member/Member Franklin and seconded by Council Member/Member Morales that the demands presented to the City Council/City of Inglewood as a Successor Agency/Housing Authority dated November 13, 2015 in the amount of \$5,277,094.17 and dated November 5, 2015 in the amount of \$1,040,791.49 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 2:33 p.m.

MINUTES. It was moved by Council Member/Member Morales and seconded by Council Member/Member Franklin that the minutes of the meetings held on the following:
Council – October 13, 2015, October 20, 2015, October 27, 2015, and November 3, 2015;
Successor Agency – October 13, 2015, October 20, 2015, October 27, 2015, and November 3, 2015;
Housing Authority – October 13, 2015, October 20, 2015, October 27, 2015, and November 3, 2015; and
Finance Authority – October 13, 2015 be approved as recorded. 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 recessed the City of Inglewood as Successor Agency/Housing Authority/Finance Authority at the hour of 2:33 p.m.

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131.8 **PUBLIC HEARING CONTINUED – VACATION OF A PORTION OF GROSVENOR STREET.**

Mayor Butts ordered the Public hearing continued to December 1, 2015, at 2:00 p.m.

132 **CLAIMS DENIED.** A Letter from the City Attorney’s Office was presented recommending denial of the claim filed by Wanda LaMar for towing fees on June 8, 2015.

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

180 **PRESENTATION.** Promise Preparatory Academy Charter School staff acknowledged in a presentation their appreciation for the Mayor and Council Members support. Staff also acknowledged each Department of the City. The speakers were Dr. Carleton Lincoln, CEO; Trena Thompson, School Administrator; and Dasol Mashaka, Project Director as well as a special thank you from a member of the Student Body.

131.8 **AGREEMENT NO. 16-042 APPROVED – ADVANCE FUNDS AGREEMENT WITH THOMAS SAFRAN AND ASSOCIATES; AGREEMENT NO. 16-043 APPROVED – PROFESSIONAL SERVICES AGREEMENT WITH DUDEK; RESOLUTION NO. 16-10 ADOPTED - AMENDING THE CITY’S 2015-2016 ANNUAL BUDGET FOR THOMAS SAFRAN & ASSOCIATES DEVELOPMENT, INC.** Staff report dated November 17, 2015, was presented recommending approval of an Advance Funds Agreement with Thomas Safran and Associates to cover Environmental Document Preparation Cost associated with a series of proposed mixed-use developments located on six (6) properties in downtown Inglewood.

It was moved by Council Member Franklin and seconded by Council Member Morales that the City Council does hereby 1) Approve Advance Funds Agreement No. 16-042 in the amount of \$76,175 with Thomas Safran; 2) Approve a Professional Services Agreement No. 16-043 in the amount of \$76,175 with Dudek, an environmental consulting firm, to prepare the necessary CEQA environmental documents required for the proposed mixed-use developments; and 3) Resolution No. 16-10 entitled:

A RESOLUTION OF THE CITY COUNCIL OF INGLEWOOD, CALIFORNIA AMENDING THE CITY’S 2015-2016 ANNUAL BUDGET FOR THOMAS SAFRAN & ASSOCIATES DEVELOPMENT, INC., TO ADVANCE FUNDS TO THE CITY TO COVER CONSULTANT COSTS FOR ENVIRONMENTAL DOCUMENT PREPARATION COSTS ASSOCIATED WITH THE DISPOSTION AND DEVELOPMENT AGREEMENT AND ENTITLEMENTS FOR THE DEVELOPMENT OF SIX PROPERTIES IN THE DOWNTOWN

be adopted. 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. 16-11 ADOPTED - TRANSFERRING UNEXPENDED FUNDS WITHIN THE PARKS, RECREATION AND LIBRARY SERVICES DEPARTMENT FOR ELIGIBLE EXPENSES FOR THE SUMMER CAMP AND SENIOR MEALS PROGRAM.** Staff report dated November 17, 2015, was presented recommending adoption of a resolution amending the Fiscal Year 2014-2015 budget by transferring unexpended funds within the Parks, Recreation and Library Services Department for eligible expenses for the Summer Camp and Senior Meals Program.

It was moved by Council Member Franklin and seconded by Council Member Morales that Resolution No. 16-11 entitled:

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A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, TRANSFERRING FISCAL YEAR 2014-2015 CDBG PUBLIC SERVICES FUNDING RELATED TO PARKS, RECREATION, AND LIBRARY PROGRAMS

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

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

Noes: None.

- 131.8 **AGREEMENT NO. 16-044 APPROVED - HOUSING RIGHTS CENTER (HRC) TO PROVIDE FAIR HOUSING COUNSELING AND HOUSING DISCRIMINATION SERVICES FOR FISCAL YEAR 2015-2016.** Staff report dated November 17, 2015, was presented recommending approval of an agreement with Housing Rights Center (HRC) to provide fair housing counseling and housing discrimination services for Fiscal Year 2015-2016.

It was moved by Council Member Franklin and seconded by Council Member Morales that the City Council does hereby approve Agreement No. 16-044 in the amount of \$58,000. The motion was carried by the following roll call vote:

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

Noes: None.

- 183 **REJECT ALL BIDS RECEIVED BY THE CITY FOR THE CRENSHAW BOULEVARD & 84TH PLACE HIGHWAY SAFETY IMPROVEMENT PROJECT (HSIP) PER BID NO. CB-15-29; STAFF TO REBID – AUTHORIZED.** Staff report dated November 17, 2015, was presented recommending all bids received by the City for the Crenshaw Boulevard & 84th Place Highway Safety Improvement Project (HSIP) per Bid No. CB-15-29 be rejected.

It was moved by Council Member Franklin and seconded by Council Member Morales that the City Council does hereby 1) Reject all bids; and 2) Authorize staff to rebid this project. 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 - UNIQUE PERFORMANCE CONSTRUCTION INC.; AGREEMENT NO. 16-045 APPROVED.** Staff report dated November 17, 2015, was presented recommending award of contract for the Fiscal Year 2014-2015 Transit Stop Improvement Project per Bid No. CB-15-28.

It was moved by Council Member Franklin and seconded by Council Member Morales that the City Council does hereby 1) Award a construction contract to Unique Performance Construction Inc.; 2) Approve Agreement No. 16-045 in the amount of \$116,225; 3) Approve a project contingency of ten percent (10%) in the amount of \$11,623 for total agreement costs of \$127,848. 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 Successor Agency into joint session with the City Council at the hour of 2:37 p.m.

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131.8 **FILING OF NOTICE OF DETERMINATION; AGREEMENT NO. 16-046 APPROVED - DISPOSITION AND DEVELOPMENT AGREEMENT; RESOLUTION NO. 16-12 ADOPTED - DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF INGLEWOOD AND K.P. AUTO CENTER L.P.** Staff report dated November 17, 2015, was presented recommending approval of the Disposition and Development Agreement by and among the City of Inglewood, the City of Inglewood as Successor Agency to the former Inglewood Redevelopment Agency, and K.P. Auto Center L.P. disposing of the properties for development located at the Southwest corner of Olive Street and Glasgow Avenue for \$1,330,000 for development.

It was moved by Council Member/Member Morales and seconded by Council Member/Member Dotson that the City Council does hereby 1) Approve the filing of a Notice of Determination with the Los Angeles County Recorder's Office with regard to the Disposition and Development Agreement; 2) Approve the Disposition and Development Agreement No. 16-046; and 3) Resolution No. 16-12 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA AND THE CITY OF INGLEWOOD AS SUCCESSOR AGENCY TO THE FORMER INGLEWOOD REDEVELOPMENT AGENCY, APPROVING THE DISPOSITION AND DEVELOPMENT AGREEMENT BY AND AMONG THE K.P. AUTO CENTER, L.P., AND THE CITY OF INGLEWOOD AND THE CITY OF INGLEWOOD AS SUCCESSOR AGENCY TO THE FORMER INGLEWOOD REDEVELOPMENT AGENCY

be adopted. 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 recessed the City of Inglewood as Successor Agency at the hour of 2:37 p.m.

131.8 **MAYOR AUTHORIZED - TRANSFER OF MEMBERSHIP INTERESTS OF EUCALYPTUS PARK APARTMENTS LOCATED AT 811 N. EUCALYPTUS AVENUE, INGLEWOOD, CA 90302 FROM THOMAS SAFRAN TO THE THOMAS SAFRAN TRUST.** Staff report dated November 17, 2015, was presented recommending authorization be given to the Mayor to execute a consent to the transfer of membership interests of Eucalyptus Park Apartments located at 811 N. Eucalyptus Avenue, Inglewood, CA 90302 from Thomas Safran (an individual) to the Thomas Safran trust (individual's trust) and allow the trustee of said trust to create two classes of membership interests and transfer the trust's membership interests as part of an estate plan concerning the separate membership classes.

It was moved by Council Member Franklin and seconded by Council Member Morales that the City Council does hereby give the Mayor authorization. The motion was carried by the following roll call vote:

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

Noes: None.

Mayor Butts called the Housing Authority into joint session with the City Council at the hour of 2:38 p.m.

131.8 **REVISION TO THE ADMINISTRATIVE PLAN FOR SUBMISSION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).** Staff report dated November 17, 2015, was presented recommending approval of a revision to the Administrative Plan that describes the discretionary policies and practices for

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submission to the United States Department of Housing and Urban Development (HUD).

It was moved by Council Member/Member Morales and seconded by Council Member/Member Franklin that the City Council does hereby approve a revision to the Administrative Plan. The motion was carried by the following roll call vote:

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

Noes: None.

- 131.8 **SECTION 8 PROGRAM ADMINISTRATIVE PLAN TO OPEN THE SECTION 8 PROGRAM WAITING LIST.** Staff report dated November 17, 2015, was presented recommending approval of proposed changes to the Section 8 Program Administrative Plan to open the Section 8 Program Waiting List for new applicants.

It was moved by Council Member/Member Franklin and seconded by Council Member/Member Morales that the City Council does hereby approve the Section 8 Program Administrative Plan. 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 recessed the Housing Authority at the hour of 2:38 p.m.

- 171 **HOLLYWOOD PARK CASINO PHASE 1 PUBLIC ART PLAN.** Staff report dated November 17, 2015, was presented recommending approval of the Hollywood Park Casino Phase 1 Public Art Plan by consultant Tiffany Lendrum, principal of Lendrum Fine Art for the commissioning of new artworks, including ceramic sculpture and photographic documentation, and the purchase existing prints from living artists and their commercial galleries.

It was moved by Council Member Morales and seconded by Council Member Padilla that the City Council does hereby approve Hollywood Park Casino Phase 1 Public Art Plan. The motion was carried by the following roll call vote:

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

Noes: None.

- 183 **RATE ADJUSTMENT FOR RESIDENTIAL AND COMMERCIAL RATES FOR SOLID WASTE COLLECTION.** Staff report dates November 17, 2015, was presented recommending authorization be given to approve a rate adjustment for residential and commercial rates for solid waste collection, according to the rate schedule as permitted under the Integrated Solid Waste Services Agreement with Consolidated Disposal Service (CDS).

It was moved by Council Member Franklin and seconded by Council Member Padilla that the City Council does hereby authorize and approve a rate adjustment for residential and commercial rates for solid waste collection. The motion was carried by the following roll call vote:

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

Noes: None.

- 101 **ORDINANCE NO. 16-01 ADOPTED - AMENDING CHAPTER 2, ARTICLE 8, SECTION 2-255, OF THE INGLEWOOD MUNICIPAL CODE.** It was moved by Council Member Morales and seconded by Council Member Franklin that Ordinance No. 16-01, entitled:

AN ORDINANCE OF THE CITY OF INGLEWOOD, CALIFORNIA AMENDING CHAPTER 2, ARTICLE 8, SECTION 2-255, OF THE INGLEWOOD MUNICIPAL CODE (REGULAR MEETINGS).

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which was introduced at the meeting held November 3, 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 **ORDINANCE NO. 16-02 INTRODUCED - REVISING ARTICLE 8, CHAPTER 2 OF THE MUNICIPAL CODE TO ADD THE DISTRICT 2 COMMUNITY CENTER AVAILABLE FOR RENT OR USE.** The City Clerk read the title of Ordinance No. 16-02; 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 Dotson, Padilla, Morales, Franklin and Mayor Butts;
Noes: None.

Thereupon, Ordinance No. 16-02, entitled:

AN ORDINANCE OF THE CITY OF INGLEWOOD, CALIFORNIA
REVISING ARTICLE 8, CHAPTER 2 OF THE MUNICIPAL CODE TO ADD
THE DISTRICT 2 COMMUNITY CENTER AT FAIRVIEW AND LA
CIENEGA AS A PUBLIC FACILITY AVAILABLE FOR RENT OR USE.

was introduced by Mayor Butts.

132.6 **CLOSED SESSION – INGLEWOOD EXECUTIVE ORGANIZATION.** Closed session – Confidential –Attorney/Client Privileged; Conference with Labor Negotiator Pursuant to Government Code Section 54957.6: Names of the Agency Negotiator: Jose O. Cortes, Human Resources Director, John Hoffman, Chief Negotiator: Name of Organization Representing Employees: Inglewood Executive Organization.

Discussion held; Direction Given to Staff.

132.6 **CLOSED SESSION – WORKERS’ COMPENSATION SETTLEMENT OF DAVID THOMAS.** Closed session – Confidential –Attorney/Client Privileged; Conference with Legal Counsel-Existing Litigation Pursuant to Government Code Section 54956.9(d)(1); Workers’ Compensation Settlement of David Thomas.

It was moved by Council Member Morales and seconded by Council Member Franklin that the City Council does hereby authorize a settlement. 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 Successor Agency/Housing Authority/Finance Authority into joint session with the City Council at the hour of 2:39 p.m.

219 **MONTHLY TREASURER'S REPORT.** Staff report dated November 17, 2015 was presented, submitting the Monthly Treasurer's Report for the month ending September 30, 2015.

Mayor/Chairman Butts ordered the report received and filed.

Mayor/Chairman Butts recessed the City of Inglewood as Successor Agency/Housing Authority/Finance Authority at the hour of 2:40 p.m.

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219 **VERBAL REPORTS - CITY TREASURER.** Wanda Brown, City Treasurer, spoke regarding the City purchases of Cash Deposits, as well as Fannie Mae and articles on Calpers. She also commented on an article in the Los Angeles Times on the Homeless.

Council Member Eloy Morales left the Council Chambers at 2:41 p.m.

127.2 **COUNCIL INITIATIVES:**

Council Member Padilla:

Initiative by Council Member Alex Padilla requesting City Sponsorship of the 2015 Annual District 2 Toy Drive to be held on Saturday, December 12, 2015, from 10:00 a.m. to 2:00 p.m. at the ICOP Center located at 943 N. La Brea Avenue, Inglewood, CA 90302.

It was moved by Mayor Butts and seconded by Council Member Franklin that the sponsorship be approved. The motion was carried by the following roll call vote:

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

Noes: None;

Absent: Council Member Morales

Council Member Morales returned to Council Chambers at 2:43 p.m.

134 **PUBLIC REMARKS.** Mayor Butts 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.

Chris Hagel, South Bay Workforce, spoke concerning the Quarterly Meeting Summary.

Alphonzo Parker, Jr. spoke concerning Veteran Issues.

Joseph Teixeira spoke concerning the number of Inglewood Staff members attending Council Meeting compared to the number of Residents in attendance.

Sylvester Matthews spoke concerning air blowers and enforcement of parking.

Geri Richardson spoke concerning traffic on La Cienega, Centinela, and Hill. He stated that Drivers are running stop signs.

Reynald Davis spoke concerning code enforcement solar systems.

Leroy Fisher spoke concerning his disappointment with the City Council Meeting time being changed to all daytime meetings.

Diane Sambrano spoke regarding her concerns of the Mayor and Council not following the rules of how government should be run.

Willie Agee spoke concerning the progress of the City.

Keana Gonzalez, Student, spoke regarding her school assignment of attending Council meeting and how informative it was.

James Burt spoke concerning various issues of the City.

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There being no further business to be presented, Mayor Butts declared the meeting adjourned at the hour of 2:57 p.m.

Yvonne Horton, City Clerk

Approved this 15th day of December, 2015

James T. Butts, Jr., Mayor