



INGLEWOOD, CALIFORNIA
Web Site -- www.cityofinglewood.org



**NOTICE AND CALL OF SPECIAL MEETING OF INGLEWOOD CITY COUNCIL AND
REDEVELOPMENT AGENCY
(Government Code Section 54956)**

**TO THE MEMBERS OF THE CITY COUNCIL AND REDEVELOPMENT AGENCY OF THE
CITY OF INGLEWOOD**

NOTICE IS HEREBY ORDERED by the Mayor/Chairman that a special meeting of the Council/Agency of the City of Inglewood will be held on Tuesday, February 8, 2011, commencing at 3:00 P.M. in the Council Chambers, One Manchester Boulevard, Inglewood, California (Government Code Section 54956).

MAYOR

James T. Butts, Jr.

COUNCIL MEMBERS

Vacant, District No. 1

Judy Dunlap, District No. 2

Eloy Morales, Jr., District No. 3

Ralph L. Franklin, District No. 4

CITY CLERK

Yvonne Horton

CITY TREASURER

Wanda M. Brown

CITY ADMINISTRATOR

Mark F. Weinberg

CITY ATTORNEY

Cal Saunders

Said special meeting shall include the following:

**AGENDA
CITY COUNCIL/REDEVELOPMENT AGENCY**

CLOSED SESSION ITEMS ONLY -- 3:00 P.M.

Roll Call

PUBLIC COMMENTS REGARDING CLOSED SESSION ITEMS ONLY

Persons wishing to address the City Council/Redevelopment Agency on closed session items may do so at this time.

- CS-1. Closed session - Confidential - Attorney/Client Privileged; Conference with Labor Negotiators, Government Code Section 54957.6; Employee Organizations: Service Employees International Union (SEIU); Inglewood Management Employees Organization (IMEO); Inglewood Executive Organization (IEO); Inglewood Police Officers Association (IPOA); Inglewood Police Management Association (IPMA); Inglewood Police Civilian Management Association (IPCMA); Negotiator for the City: Mark F. Weinberg, City Administrator.
- CS-2. Closed session - Confidential - Attorney/Client Privileged; Potential Litigation, Government Code Section 54956.9(b)(1); Labor and Employment Issues.
- CS-3. Closed session - Confidential - Attorney/Client Privileged; Pending Litigation, Government Code Section 54956.9(a); Freisen vs. the City of Inglewood, Case No. B5125045.
- CS-4 & CSR-1. Closed session - Confidential - Real Property Negotiator's Meeting; Real Property Negotiations, Government Code Section 54956.8; Real Property Negotiations to consider Acquisitions and Redevelopment of School District property located adjacent to Center Park and School District water well property [Locations: Corner lot at 107th Street and Yukon Avenue (site of pilot water well); Undeveloped land at Morningside High School; Strip of land at Center Park; IUSD Service Yard in North Inglewood; Coleman Stadium and Adjacent Field; Crozier Intermediate School Auditorium] Parties: City of Inglewood, Inglewood Redevelopment Agency and Inglewood Unified School District; Negotiator for City and Agency: Mark F. Weinberg, City Administrator/Executive Director.
- CSR-2. Closed session - Confidential - Attorney/Client Privileged; Potential Litigation, Government Code Section 54956.9(c); Osage Senior Villas compliance with the Disposition and Development Agreement dated March 14, 2000 and amended March 30, 2004 for the property located at 924 South Osage Avenue.
- CSR-3. Closed session - Confidential - Attorney/Client Privileged; Potential Litigation, Government Code Section 54956.9(c); Discussion regarding the proposal to abolish Redevelopment Agencies in the State of California.
- CSR-4. Closed session - Confidential - Real Property Negotiator's Meeting; Real Property Negotiations, Government Code Section 54956.8; Real Property Negotiations to consider Acquisition and Redevelopment of Property located at 600 South Prairie, Assessor Parcel Numbers 4025-011-025; 4025-011-026; and 4025-011-027. Parties: Inglewood Redevelopment Agency and WAL-MART STORES INC; Negotiator for the Agency: Mark F. Weinberg, Executive Director, Mr. Michael T. Duke, President and Chief Executor Officer.

OPENING CEREMONIES -- 7:00 P.M.

Call to Order

Pledge of Allegiance
Invocation

Roll Call

PUBLIC COMMENTS REGARDING AGENDA ITEMS

Persons wishing to address the City Council on any item on today's agendas, other than closed session and the public hearings may do so at this time.

PAYMENTS OF WARRANTS AND BILLS

1. Payment of bills.

PUBLIC HEARING

- PH-1. Public hearing to consider and receive testimony regarding the California Statewide Communities Development Authority intent to issue bonds to finance the purchase and rehabilitation by Green Dot Public Schools, a California nonprofit public benefit corporation (Green Dot), for certain facilities to be used as charter schools. *

Recommendation:

- 1) Receive public input;
- 2) Adopt resolution; and
- 3) Approve the Issuance of Tax Exempt Bond Financing.

- PH-2. Public hearing to consider and receive testimony regarding the California Statewide Communities Development Authority (CSCDA) intent to issue bonds to finance the purchase and rehabilitation by the Vitus Group, LLC of Market Park Apartments, family affordable housing development, located at 601 North Market Street (In-Town Project Area). *

Recommendation:

- 1) Receive public input;
- 2) Adopt resolution; and
- 3) Approve the Issuance of Tax Exempt Bond Financing.

- PH-3. Public hearing to consider and receive testimony regarding the California Statewide Communities Development Authority (CSCDA) intent to issue bonds to finance the development by Chandler Partners and Faithful Central Bible Church, a joint venture, of the Regent Square residential housing development, located at 527 West Regent Street. *

Recommendation:

- 1) Receive public input;
- 2) Adopt resolution; and
- 3) Approve the Issuance of Tax Exempt Bond Financing.

CONSENT CALENDAR

These items will be acted upon as a whole unless called upon by a Council member.

2. [Approval of the minutes of the meetings held September 14, 2010, September 21, 2010 and September 28, 2010. *](#)
Recommendation:
 - 1) Approve.

3. [Staff report recommending award of contract for the Sewer System Point Repairs at Various Locations throughout the City per Bid No. 10-10. * \(Sewer Fund\)](#)
Recommendation:
 - 1) Award Contract to Garcia Juarez Construction, Inc.;
 - 2) Approve agreement in the amount of \$245,500; and
 - 3) Approve a 10% contingency in the amount of \$24,500.

4. [Staff report recommending award of contract for the Siminski Park Restroom Construction Project per Bid No. CB 10-25. \(Grant Funds\)](#)
Recommendation:
 - 1) Award Contract to Titanium Construction Group, Inc.;
 - 2) Approve agreement in the amount of \$46,780; and
 - 3) Approve a 20% contingency in the amount of \$9,400.

5. [Staff report recommending award of contract for the Ashwood Park Restroom Improvement Project per Bid No. CB 10-26. \(Grant Funds\)](#)
Recommendation:
 - 1) Award Contract to Hym Engineering, Inc.;
 - 2) Approve agreement in the amount of \$37,595; and
 - 3) Approve a 10% contingency in the amount of \$7,600.

6. [Staff report recommending approval of a purchase order with Hill Brothers Chemical Company to supply and deliver liquid ammonia to the City of Inglewood's Sandford Anderson Water Treatment Plant per Bid No. 0036. * \(Water Fund\)](#)
Recommendation:
 - 1) Approve purchase order in the amount of \$39,400.

7. [Staff report recommending approval of a purchase order with JCI Jones Chemicals Inc., to supply and deliver liquid chlorine to the City of Inglewood's Sandford Anderson Water Treatment Plant per Bid No. 0037. * \(Water Fund\)](#)
Recommendation:
 - 1) Approve purchase order in the amount of \$61,875.

8. [Staff report recommending approval of an agreement with Wyle Laboratories for Construction Management Professional Services. * \(Noise Mitigation Fund\)](#)
Recommendation:
 - 1) Approve in an amount not to exceed \$768,250.

9. Staff report recommending adoption of a resolution amending the 2010-2011 fiscal year budget to receive funds per an Advanced Funds Agreement between the City of Inglewood and Hollywood Park Land Company, LLC, (HPLC) to compensate the City for all costs incurred with the Engineering Plan Check Services for the Proposed Hollywood Park Project, Phase A and Phase 1 Infrastructure Improvements. *

Recommendation:

- 1) Adopt resolution.

RESOLUTIONS

- RES-1. Resolution overturning the Planning Commission’s denial and approving a certain Special Use Permit Request to Wilduns Mil, Inc., to allow an approximately 1,418 square-foot beauty salon/nail spa use in an existing 6,282 square-foot multiple-tenant commercial building that is located within 300 feet of a similar use on an approximately 19,920 square-foot C-2 (General Commercial) zoned property at 1300 North Centinela Avenue. *

Recommendation:

- 1) Adopt resolution.

SETTING OF PUBLIC HEARINGS

- SPH-1. Staff report requesting that the following public hearings be set to receive public input during the FY 2011-2012 Consolidated Plan Process. *

Recommendation:

- 1) Set public hearing on March 1, 2011 at 7:00 p.m., to receive input and adopt a resolution approving the FY 2011-2012 Consolidated Plan Process Citizen Participation Plan;
- 2) Set public hearing on May 10, 2011 at 7:00 p.m., to receive input on the priority community development and housing needs for inclusion in the FY 2011-2012 Consolidated Annual Action Plan; and
- 3) Set public hearing on June 28, 2011 at 7:00 p.m., to receive input on the Draft FY 2011-2012 Consolidated Annual Action Plan.

REPORTS - CITY ADMINISTRATOR

- CA-1. Staff report recommending adoption of resolutions ratifying the Memorandums of Understanding with Inglewood Police Officers Association (IPOA), and Inglewood Police Management Association (IPMA). *

Recommendation:

- 1) Adopt resolutions.

- CA-2. Staff report recommending the selection of a consultant firm from three qualified firms to provide plan check services for the Building Division for the renovation of the Hollywood Park Casino and for associated improvements. *

Recommendation:

- 1) Select CSG Consultant, Inc.

CA-3 & R-6. [Staff report recommending adoption of a resolution opposing the Governor’s Budget Proposal to abolish Redevelopment Agencies in California.](#) *

Recommendation:

- 1) Adopt resolution.

CA-4. Verbal reports - City Administrator.

REPORTS - CITY ATTORNEY

A-1. Report on closed session items.

A-2. Verbal reports - City Attorney.

REPORTS - CITY CLERK

CC-1. Verbal reports - City Clerk.

REPORTS - CITY TREASURER

CT-1. Verbal reports - City Treasurer.

PUBLIC COMMENTS REGARDING OTHER MATTERS

Persons wishing to address the City Council on any matter connected with City business not elsewhere considered on the agenda may do so at this time. Persons with complaints regarding City management or departmental operations are requested to submit those complaints first to the City Administrative Officer for resolution.

CITY ADMINISTRATOR, CITY ATTORNEY, CITY CLERK AND CITY TREASURER REMARKS

COUNCIL REMARKS

MAYOR REMARKS

ADJOURNMENT CITY COUNCIL

In the event that today's meeting of the City Council is not held, or is concluded prior to a public hearing or other agenda item being considered, the public hearing or non-public hearing agenda item will automatically be continued to the next regularly scheduled City Council meeting.

**AGENDA
INGLEWOOD REDEVELOPMENT AGENCY**

Call to Order

Roll Call

- R-5 [Approval of the minutes of the meetings held September 14, 2010 and September 28, 2010.](#)
*

Recommendation:

- 1) Approve.

- R-6 & CA-3. [Staff report recommending adoption of a resolution opposing the Governor’s Budget Proposal to abolish Redevelopment Agencies in California.](#)

Recommendation:

- 1) Adopt resolution.

ADJOURNMENT REDEVELOPMENT AGENCY

In the event that today's meeting of the Redevelopment Agency is not held, or is concluded prior to a public hearing or other agenda item being considered, the public hearing or non-public hearing agenda item will automatically be continued to the next regularly scheduled Redevelopment Agency meeting.

**AGENDA
INGLEWOOD HOUSING AUTHORITY**

Call to Order

Roll Call

- H-1. [Approval of the minutes of the meetings held September 21, 2010 and September 28, 2010.](#)
*

Recommendation:

- 1) Approve.

ADJOURNMENT HOUSING AUTHORITY

In the event that today's meeting of the Housing Authority is not held, or is concluded prior to a public hearing or other agenda item being considered, the public hearing or non-public hearing agenda item will automatically be continued to the next regularly scheduled Housing Authority meeting.

**AGENDA
INGLEWOOD PUBLIC FINANCING AUTHORITY**

Call to Order

Roll Call

F-1. [Approval of the minutes of the meetings held September 21, 2010 and September 28, 2010.](#)
*

Recommendation:

1) Approve.

ADJOURNMENT PUBLIC FINANCE AUTHORITY

In the event that today's meeting of the Public Finance Authority is not held, or is concluded prior to a public hearing or other agenda item being considered, the public hearing or non-public hearing agenda item will automatically be continued to the next regularly scheduled Public Finance Authority meeting.

*** Copies to Council and Agency**

****Agenda items not received prior to printing**

*****Agenda items received after cut-off and printing**