Inglewood, California

March 14, 2000

The City Council of the City of Inglewood, California held a regular meeting on Tuesday, March 14, 2000 in the Council Chambers in City Hall of said City.

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

Present: Mayor Dorn, Council Members Horton, Dunlap and Kirkley;

Absent: Council Member Fernandez.

Mayor Dorn declared the meeting recessed for a closed session at the hour of 6:04 p.m.

Following the Pledge of Allegiance to the flag of our Country and invocation by Mayor Dorn, he again called the meeting to order at the hour of 7:50 p.m.

City officials and personnel present were:

Hermanita V. Harris City Clerk

Wanda Brown City Treasurer

Joseph T. Rouzan, Jr. CityAdministrator

Charles E. Dickerson City Attorney

Gloria J. McCoy Deputy City Clerk

180 PROCLAMATION - DECLARING SUNDAY, MARCH 19, 2000 CENSUS SABBATH DAY. Mayor Dorn read a proclamation declaring March 19, 2000 as Census Sabbath Day urging pastors and religious leaders throughout the City to educate parishioners about the importance of the Census, to provide bulletin inserts about the Census and remind the congregation to complete census forms and return them by mail before April, 2000.

Mayor Dorn commented that item no. 11 was pulled from the agenda.

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.

Michael Stevens spoke concerning item no. C-11, Closed session with Legal Counsel - Existing Litigation (Subdivision (a) of Section 54956.9) - City of Inglewood v. Los Angeles World Airports.

Paul Russell, District 2, spoke concerning item no. 8, payment of attorney=s fees.

Gilbert Mathieu, District 1, spoke concerning item no. C-11, Closed session with Legal Counsel - Existing Litigation (Subdivision (a) of Section 54956.9) - City of Inglewood v. Los Angeles World Airports.

Diane Sambrano spoke concerning item no. C-2, Closed session - Real Property Negotiation and Settlement - properties located at 3921 W. 102nd Street and 4042 and 4046 W. Century Boulevard - Potential Litigation - (Government Code Section 54956.8).

142.9 PAYMENTS OF WARRANTS AND BILLS. It was moved by Mayor Dorn and seconded by Council Member Horton that the demands presented to the City Council dated March 2, 2000 in the amount of \$1,311,333.70 and dated March 9, 2000 in the amount of \$1,162,298.47 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 Horton, Dunlap, Kirkley and Mayor Dorn;

Noes: None;

Absent: Council Member Fernandez.

* * * * * * * * * *

Mayor Dorn called the Redevelopment Agency into joint session with the City Council at the hour of 8:02 p.m. with a quorum present.

JOINT PUBLIC HEARING - DEVELOPMENT OF 91 SENIOR HOUSING UNITES IN THE MERGED MANCHESTER-PRAIRIE REDEVELOPMENT PROJECT AREA - RESOLUTION NOS. 00-16 & R-00-07 ADOPTED - RESOLUTION NO. 00-17 & R-00-08 ADOPTED - AGREEMENT NOS. 00-34 & R-00-05 APPROVED - OSAGE SENIOR VILLAS LIMITED PARTNERSHIP INC. The City Clerk/Secretary announced that the next scheduled matter was a joint public hearing of the City Council and the Redevelopment Agency of the City of Inglewood to consider the adoption of a resolution approving and making findings regarding the Mitigated Negative Declaration on the proposed Disposition and Development Agreement (DDA) with Osage Senior Villas Limited Partnership, Inc. for the development of 91 Senior Housing Units in the Merged Manchester-Prairie Redevelopment Project Area and adoption of a resolution approving the execution of the DDA with OSVLP, that notice of this hearing has being 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 submitted background information dated March 14, 2000.

Mayor/Chairman Dorn ordered the report dated March 14, 2000 received and filed.

Christopher Cain, Development Coordinator, gave an overview of the project and spoke concerning the responsibilities of the Agency and the developer as outlined in the summary report. He discussed the development of senior housing, development costs, financing structure and subsidies, project schedule and timetable.

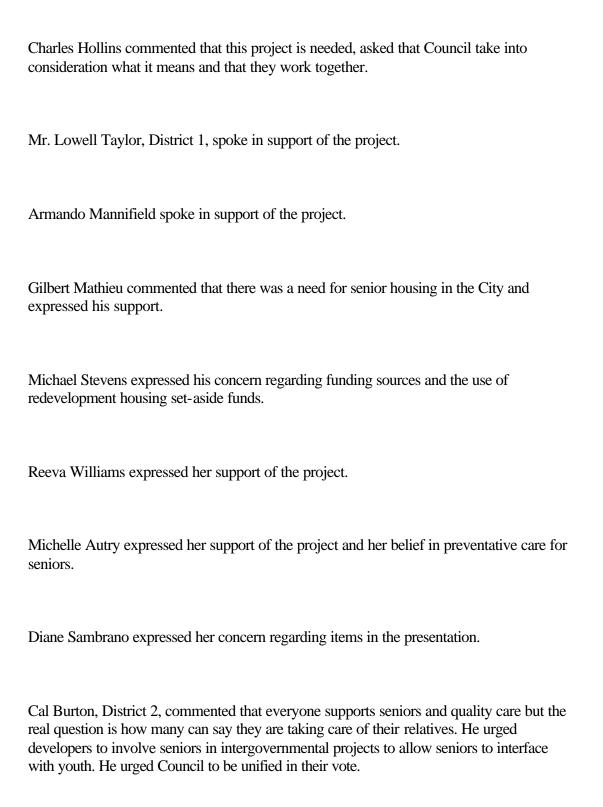
Michael Curls, Managing General Partner/ Osage Senior Villas Limited Partnership, Inc. discussed the philosophy of the project concept, the duty of the civil servants as stewards of city funds and the City=s contribution to the development and that relation to federal and state policy. He referred to a commercial loan sought in reference to economic projects and introduced the development team.

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

Paul Russell, District 2, commented that he had reviewed the proposal and it was a worthwhile project. He inquired what the magnitude of the problem was for affordable senior housing in the City noting that he did not see anything in the document that addressed the need. Additionally, he inquired if the City was solving a problem that did not exist. He further commented that it was his understanding that Keyser Marston has not dealt with a project totally in the private sector and he was not sure that redevelopment involvement was good for the City. He added that the City is investing a substantial amount of money in this project and commented that he approved the project but had questions about procedure and finances.

Mildred McNair commented that she had been a resident for 20 years and there is a need for senior housing in the City. She expressed praise for Faithful Central Baptist Church for making a contribution by supporting the project.

Don Robinson, Holly Park Knolls, commented that seniors deserve more space for a better place to live and was hopeful that Council viewed it in the same manner.



Willie Agee commented that the project was great and encouraged Council to vote in favor of it. He inquired what the qualifications were to move into the units.

No other persons wishing to address the City Council/Redevelopment Agency on this matter Mayor/Chairman Dorn declared the public hearing closed at the hour of 8:38 p.m.

Council Member/Member Dunlap expressed her support of senior projects, referred to the subsidy amount of \$13,000 per unit for the Good Shepherd Homes Project in District 2 and noted that the City must be look at cost and be cost effective. She noted that the City typically builds substandard units for seniors. In reference to the project having 2 elevators and 2 laundry rooms, she commented that this was not adequate and inquired why the private sector can provide cheaper housing than the City can. She questioned the \$113,000 per unit cost and noted that \$150 per square foot was too much. Additionally, she commented that the project was not being structured correctly and requested her colleagues to review the project and make it more amenable for seniors living there. Finally, she added that this was not financially good for the City, was a windfall for the developer and inquired about the developer fee.

Michael Curls, developer, commented that in reference to the 2 laundry rooms, there is a plan to have 1 per 15 units and noted that his team had been working with the Planning Department. Additionally, he commented that he was doing his best to communicate all requests to the department. He added that the developer fee was \$995,000.

Council Member/Member Kirkley commented that the City is trying to provide a place where seniors can live with dignity and it was not the desire of the City to make money on the deal.

Council Member/Member Dunlap left the Council Chambers at the hour of 8:48 p.m.

Council Member/Member Horton commented that the City was attempting to enhance the living for seniors. He further commented that there is a difference in the square feet and quality of this project than the one in District 2 and asked the developer to speak to the credentials of the persons involved in the project. Finally, he commented that it was time Council worked as a team and pointed out that the federal government has mandated that something be done for the City=s seniors and the City has a fiduciary responsibility.

Mayor/Chairman Dorn commented that he was a senior and cared for seniors. He mentioned that he is assisting in caring for seniors out of his own finances. He further commented that this was not costing the City any money and that the funds used were federal funds. Additionally, he commented that this project was preventing the City from losing set-aside funds and Council did set-aside funds for this purpose. He commented that this was an excellent project and he had an opportunity to look at the plans and that the elevators will be adequate because many of the units are on the first floor. Finally, he commented that this was a wonderful project for seniors and is affordable.

It was moved by Mayor/Chairman Dorn and seconded by Council Member/Member Horton that Resolution Nos. 00-16 & R-00-07 entitled:

A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD AND THE INGLEWOOD REDEVELOPMENT AGENCY APPROVING AND MAKING FINDINGS REGARDING THE MITIGATED NEGATIVE DECLARATION ON THE PROPOSED DISPOSITION AND DEVELOPMENT AGREEMENT WITH OSAGE SENIOR VILLAS LIMITED PARTNERSHIP

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

Ayes: Council Members/Members Horton, Kirkley and Mayor Dorn;

Noes: None;

Absent: Council Members/Members Dunlap and Fernandez.

It was moved by Mayor/Chairman Dorn and seconded by Council Member/Member Horton that Resolution Nos. 00-17 & R-00-08, entitled:

A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD AND THE INGLEWOOD REDEVELOPMENT AGENCY APPROVING THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN OSAGE SENIOR VILLAS LIMITED PARTNERSHIP AND THE INGLEWOOD REDEVELOPMENT AGENCY

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

Ayes: Council Members/Members Horton, Kirkley and Mayor Dorn;

Noes: None;

Absent: Council Members/Members Dunlap and Fernandez.

It was moved by Mayor/Chairman Dorn and seconded by Council Member/Member Horton that Agreement Nos. 00-34 & R-00-05 with Osage Senior Villas Limited Partnership, Inc. be approved. The motion was carried by the following roll call vote:

Ayes: Council Members/Members Horton, Kirkley and Mayor Dorn;

Noes: None;

Absent: Council Members/Members Dunlap and Fernandez.

Mayor/Chairman Dorn declared the Redevelopment Agency recessed at the hour of 9:00 p.m.

MINUTES. It was moved by Council Member Kirkley and seconded by Council Member Horton that the minutes of the meeting of February 8, 2000 be approved as recorded. The motion was carried by the following roll call vote:

Ayes: Council Members Horton, Dunlap, Kirkley and Mayor Dorn;

Noes: None:

Absent: Council Members Dunlap and Fernandez.

- SUMMONS AND COMPLAINT. It was moved by Council Member Kirkley, seconded by Council Member Horton and carried that the City Council does hereby approve, ratify and confirm the action of the City Clerk in referring to the City's claims administrator, Summons and Complaint from the following:
- a) Byron C. Brown and Kevin Chambers for personal injury on December 18, 1998.
- b) Peter Sarflinger for property damage filed in City Clerk=s Office on March 6, 2000.
- c) Lurandia Wilson and Christina Wilson for personal injury on March 1, 1999.
- 132 CLAIM. It was moved by Council Member Kirkley, seconded by Council Member Horton and carried that the City Council does hereby approve, ratify and confirm the action of the City Clerk in referring to the City's claims administrator, claim from the following:
- a) Twana Goodrum for personal injury on January 13, 2000.
- 132 CLAIMS DENIED. Letters from the City's claims administrator were presented, recommending denial of the following claims:
- a) Zowa Tulanda (Mvuemba Landu) for personal injury on August 11, 1999.
- b) Lois Whitaker for property damage on November 18, 1999.

It was moved by Council Member Kirkley, seconded by Council Member Horton and carried that the above listed claims be denied.

AGREEMENT NO. 00-33 APPROVED - DEBORAH BOOKER. Staff report dated March 14, 2000 was presented recommending approval of amendment to Agreement No. 99-344 with Deborah Booker for Data Entry Services. General Fund.

It was moved by Council Member Kirkley and seconded by Council Member Horton that Agreement No. 00-34 with Deborah Booker be approved. The motion was carried by the following roll call vote:

Ayes: Council Members Horton, Kirkley and Mayor Dorn;

Noes: None;

Absent: Council Members Dunlap and Fernandez.

142 PAYMENT OF ATTORNEY=S FEES APPROVED. Staff report dated March 14, 2000 was presented recommending approval of payment of attorney=s fees. General Fund.

It was moved by Council Member Kirkley and seconded by Council Member Horton that the City Council does hereby approve payment of invoices for legal services to (a) Sheppard, Mullin, Richter & Hampton LLP in the amount of \$15,529.53; and (b) Karns & Karabian in the amount of \$6,189.37. The motion was carried by the following roll call vote:

Ayes: Council Members Horton, Kirkley and Mayor Dorn;

Noes: None;

Absent: Council Members Dunlap and Fernandez.

181.5 STREET DEDICATION - 3714-16 WEST 108TH STREET - APPROVED. Staff report dated March 14, 2000 was presented recommending acceptance of street deed for public right-of-way for property located at 3714 - 16 W. 108th Street. There is no fiscal impact.

It was moved by Council Member Kirkley and seconded by Council Member Horton that the City Council does hereby authorize acceptance of deed. The motion was carried by the following roll call vote:

Ayes: Council Members Horton, Kirkley and Mayor Dorn;

Noes: None;

Absent: Council Members Dunlap and Fernandez.

173.13 CLOSED SESSION. Closed session to discuss labor negotiations with all bargaining

132.6 units. (Government Code Section 54957.6).

The City Administrator commented that he had been authorized to proceed with negotiations for all of the City=s bargaining units.

103.3 CLOSED SESSION. Closed session - Real Property Negotiation and Settlement -

132.6 properties located at 3921 W. 102nd Street and 4042 and 4046 W. Century Boulevard - Potential Litigation - (Government Code Section 54956.8).

There was no action taken.

132.6 CLOSED SESSION. Closed session - Public employee discipline/dismissal/release

173.13 pursuant to Government Code Section 54957.

The City Administrator commented that the City Council had been briefed on an ongoing investigation of the M.I.S. Department.

132.6 CLOSED SESSION. Closed session - Real Property: Groundwater Rights owned by Honeywell International - Administrative Officer authorization of submission of sealed bid (Government Code Section 54956.8).

The City Administrator commented that he had been authorized to submit a sealed bid.

AGREEMENT WITH AES (AMERICAN ENVIRONMENTAL SERVICES, INC.) This item was removed from the agenda.

132.6 CLOSED SESSION - RON NAVARETTA AND PAUL SUBROGATION SETTLEMENT. Closed session - Attorney/Client Privileged - Pending Litigation (Government Code Section 54956.9(a) - Ron Navarreta and Paul Solorzano\Subrogation Settlement.

It was moved by Mayor Dorn and seconded by Council Member Horton that the City Council does hereby confirm, ratified and approved settlement in the above matter in the sum of \$30,000. The motion was carried by the following roll call vote:

Ayes: Council Members Horton, Kirkley and Mayor Dorn;

Noes: None;

Absent: Council Members Dunlap and Fernandez.

132.6 CLOSED SESSION. Closed session - Conference with Legal Counsel - Existing Litigation (Subdivision (a) of Section 54956.9) - Jaime Hernandez v. City of Inglewood.

There was no action taken.

132.6 CLOSED SESSION - SETTLEMENT APPROVED - D.L. KAUFMAN V. CITY OF INGLEWOOD. Closed session - Conference with Legal Counsel - Existing Litigation (Subdivision (a) of Section 54956.9) - D.L. Kaufman v. City of Inglewood.

It was moved by Mayor Dorn and seconded by Council Member Kirkley that the City Council does hereby approve, confirm and ratify settlement in the above matter in the amount of \$105,000. The motion was carried by the following roll call vote:

Ayes: Council Members Horton, Kirkley and Mayor Dorn;

Noes: None;

Absent: Council Members Dunlap and Fernandez.

132.6 CLOSED SESSION. Closed session - Conference with Legal Counsel - Existing Litigation (Subdivision (a) of Section 54956.9) - Kenneth Simpson v. City of Inglewood.

There was no action taken.

132.6 CLOSED SESSION. Closed session - Conference with Legal Counsel - Existing Litigation (Subdivision (a) of Section 54956.9) - People, etc. v. Arcadia Machine & Tool Company.

There was no action taken.

132.6 CLOSED SESSION. Closed session - Conference with Legal Counsel - Existing Litigation (Subdivision (a) of Section 54956.9) - Second Amendment Foundation v. City of Inglewood, et al.

There was no action taken.

132.6 CLOSED SESSION. Closed session with Legal Counsel - Existing Litigation (Subdivision (a) of Section 54956.9) - City of Inglewood v. Los Angeles World Airports.

There was no action taken.

187.3.1 RESOLUTION NO.00-18 ADOPTED - DESTRUCTION OF CERTAIN RECORDS IN THE OFFICE OF THE CITY CLERK. It was moved by Council Member Horton and seconded by Mayor Dorn that Resolution No. 00-18, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, AUTHORIZING THE DESTRUCTION OF CERTAIN RECORDS OF THE OFFICE OF THE CITY CLERK

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

Ayes: Council Members Horton, Kirkley and Mayor Dorn;

Noes: None;

Absent: Council Members Dunlap and Fernandez.

VERBAL REPORTS - CITY TREASURER. The City Treasurer commented that she had attended a Treasurer=s conference this past weekend in Anaheim regarding investing public funds and the primary reason for her attendance was to receive information regarding investing bond proceeds. In addition, she reported that she participated in a Read Across America Program at Daniel Freeman School and announced that she had completed her 4th marathon in the rain. She congratulated Council Member Horton on his decisive run for the Assembly seat and thanked persons who voted for her.

127.2 COUNCIL INITIATIVES:

Council Member Horton:

Extended appreciation to Parks and Recreation for their recommendations regarding remedies in installing a temporary fence and the formulation of the Park Beautification Committee.

Reported the opening of Warren Lane Library.

Reported that the Celebration of Life Concert at Hollywood Park was a success.

Thanked his colleagues for support of the Osage Senior Villas Project and thanked Mayor Dorn for his vision.

Thanked the voters who supported him and persons who came out to help him in his campaign. He also thanked those persons who considered voting for him.

Council Member Kirkley:

Reported that District 4 will have its first town hall meeting on March 30, 2000.

Mayor	Dorn
Mayor	Dorn

Thanked residents for going to the polls to vote on March 7, 2000.

Commented that since the parking structure on Locust Street is being refurbished, parking arrangements have been made on Queen Street.

Referred to South Bay Delivery Policy Board meetings only convening twice since 1977 noting that if this is true, it is a violation and requested the City Administrator to contact all other cities. Additionally, he noted that the City Clerk is not receiving copies of the minutes from the meetings of the Board and the PIC.

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.

Mike Stevens spoke concerning redevelopment set aside funds.

Reeva Williams spoke concerning Council=s sincerity in matters and persons only being allowed 3 minutes to speak at meetings.

Gilbert Mathieu spoke concerning Council=s support of the Aviation and Commission and referring ideas to that commission.

Robert Robinson spoke concerning the Complete Count Committee and requested that persons needing any assistance phone (310) 680-7100.

Michelle Autry spoke concerning seniors to remain active to promote longevity.	
Paul Russell spoke concerning the South Bay Delivery Policy Board.	
There being no further business to be presented, Mayor Dorn declared the meeting adjourned at the hour of 9:00 p.m.	
City Clerk	
Approved thisday of, 2000	