

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

Meeting of June 28, 2011 6:00 P.M.



MAYOR

James T. Butts, Jr.

COUNCIL MEMBERS

Michael M. Stevens, 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 MANAGER
Mark F. Weinberg
CITY ATTORNEY
Cal Saunders

AGENDA CITY COUNCIL/REDEVELOPMENT AGENCY

CLOSED SESSION ITEMS ONLY – 6:00 P.M.

Agencies in the State of California.

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; Potential Litigation, Government Code Section 54956.9(b)(1); Labor and Employment Issues.
- CS-2. Closed session Confidential Attorney/Client Privileged; Potential Litigation, Government Code Section 54956.9(c); Dispute with Watermaster regarding use of water from Water Well No. 5.
- CS-3. Closed session Confidential Attorney/Client Privileged; Pending Litigation, Government Code Section 54956.9(a); Linda Barley vs. City of Inglewood; Case No. BC 420 774.
- CS-4 & Closed session Confidential Attorney/Client Privileged; Potential Litigation, Government CSR-1. Code Section 54956.9(c); Discussion regarding the proposal to abolish Redevelopment

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 may do so at this time.

PAYMENTS OF WARRANTS AND BILLS

1, R-2 & Payment of bills. H-1.

PUBLIC HEARING

PH-1. Public Hearing to receive public input on the Fiscal Year 2011-2012 Consolidated Annual Action Plan.

Recommendation:

1) Continue public hearing to July 19, 2011 at 7:00 p.m.

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 May 24, 2011. *
 - Recommendation:
 - 1) Approve.
- 3. Letters from the City Attorney's Office recommending denial of the following claims:
 - a) Karen Boudreau for property damage on January 18, 2011.
 - b) Javana Joseph for property damage on November 15, 2010.
 - c) JP Termite for property damage on September thru December 2010.
 - d) Liberty Mutual for Aaron Hess for personal injury on March 29, 2011.
 - Recommendation:
 - 1) Deny claims.

4. Staff report recommending the approval of an annual renewal of Gale subscription databases for the Inglewood libraries through the Califa Group. * (General Fund)

Recommendation:

- 1) Approve in the amount of \$25,786.92.
- 5. Staff report recommending approval of a two-month agreement with California Retrofit, Inc., to wash, re-lamp, and retrofit light fixtures in City Hall, per Quote No. RFQ-0054. * (General Fund)

Recommendation:

- 1) Approve in the amount of \$52,290.43.
- 6. Staff report recommending award of contract for monthly elevator maintenance services and emergency repair responses per Bid No. RFB-0038. * (General Fund)

Recommendation:

- 1) Award contract to Fujitec America; and
- 2) Approve a three-year agreement in the annual amount of \$100,404.
- 7. Staff report recommending award of contract for Residential Sound Insulation/Phase VIII, Group 1. * (Noise Mitigation Fund)

Recommendation:

- 1) Terminate Agreement No. 10-89 with IMEX Construction and Development, Inc.;
- 2) Award a contract to the lowest bidder, AZ Home, Inc., to provide residential sound insulation work on 45 homes;
- 3) Approve an agreement in the amount of \$1,077,612; and
- 4) Approve a 10% contingency fund in the amount of \$107.761.
- 8. Staff report recommending approval of an amendment to Agreement No. 11-034 with the Inglewood Police Activities League (IPAL) for use of space at Edward Vincent Park and operation of IPAL programs and activities in conjunction with the Parks, Recreation and Community Services Department at City parks and recreation centers. * (Grant Funds) Recommendation:

1) Approve.

ORDINANCE

O-1. Staff report recommending the introduction of an Amended Salary Ordinance for the 2010-2011 fiscal year. *

Recommendation:

- 1) Motion to waive further reading; and
- 2) Introduce ordinance.

REPORTS - CITY MANAGER

CM-1. Staff Report recommending adoption of a resolution amending the 2010-2011 Fiscal Year budget to eliminate one Police Captain position and replace it with a Deputy Police Chief position. *

Recommendation:

- 1) Adopt resolution.
- CM-2. Staff report recommending approval of an Amendment to Agreement No. 10-72 for engineering plan check services. *

Recommendation:

- 1) Acknowledge a name change for Post, Buckley, Schuh and Jernigan, Inc., (PBS&J), to Atkins North America, Inc. (Atkins);
- 2) Approve amendment in the amount \$77,811;
- 3) Adopt resolution amending the 2010-2011 fiscal year budget to appropriate \$77,811 for additional plan check services for the Hollywood Park Development Project; and
- 4) Approve an amendment to the Advanced Funds Agreement No. 10-117 with Hollywood Park Land Company LLC, to reimburse the city \$77,811 for additional project plan check services.
- CM-3, R-4 Staff report pertaining to Fiscal Year 2009-2010 Basic Financial Statements. *
 - & Recommendation:
 - H-3. 1) Receive and file the City's Basic Financial Statements and Supplemental Information report for Fiscal Year 2009-2010; and
 - 2) Receive an oral presentation from Mayer, Hoffman, McCann PC on the City's FY 2009-2010 Basic Financial Statements.
 - CM-4 Staff report requesting approval of the US Vets Westside Residence Hall Phase 1
 - & R-5. rehabilitation concept to conduct a financial analysis for the project located at 733 South Hindry Avenue as submitted by Cloudbreak Inglewood, LLC. *

Recommendation:

- 1) Approve concept; and
- 2) Direct staff to evaluate the proposal and develop the deal terms to be submitted in the future to the Agency.
- CM-5 Staff report recommending adoption of a resolution approving an Owner Participation & R-6. Agreement (OPA) between the City of Inglewood, Inglewood Redevelopment Agency, and Chandler Partners, for \$13,948,000 in Set-Aside funds for gap financing assistance in the form of a residual receipts loan to be repaid over a 55-year term with 1.79% compounding interest to support the development of 145 units of affordable workforce housing located at 527 West Regent Street.

Recommendation:

- 1) Adopt resolution approving OPA; and
- 2) Adopt resolution amending the 2010-2011 fiscal year Agency budget.

CM-6 Staff report requesting authorization to use tax increment funds towards the repayment of & R-7. HOME Investment Partnership Act (HOME) Program funds for certain pre-development expenses relative to the housing component of the locust Street Senior Center and (former)

Senior Residences Project at 111 North Locust Street In the Merged Inglewood Redevelopment Project Area (In-Town). *

Recommendation:

- 1) Authorize;
- 2) Adopt resolution amending the 2010-2011 Fiscal Year Agency budget;
- 3) Adopt resolution authorizing the repayment of HOME Funds in the amount of \$2,191,107.25 to HUD; and
- 4) Direct staff to process the repayment in accordance with federal regulatory requirements.
- CM-7 Staff report recommending adoption of a resolution approving the execution of certain lease & F-2. financing documents in connection with the refunding of the Inglewood Public Financing Authority Lease Revenue Bonds, Series 1999A, and authorizing certain actions with respect thereto. *

Recommendation:

- 1) Adopt resolution;
- Approve certain legal documents in substantially final form including a Lease Agreement between the Inglewood Public Financing Authority and the Assignee; and
- 3) Authorize and direct its officers and staff to do any and all things deemed necessary in order to consummate the 2011 Lease by August 1, 2011.
- CM-8. Verbal reports City Manager.

REPORTS – CITY ATTORNEY

- A-1. Report on closed session items.
- A-2 Staff report recommending approval of an agreement with George Mallory to provide legal service and legal representation for the City of Inglewood. * (General Fund)

Recommendation:

- 1) Approve in the amount of \$100,000.
- A-3. Verbal reports City Attorney.

REPORTS – CITY CLERK

CC-1. Verbal reports – City Clerk.

REPORTS – CITY TREASURER

CT-1. Verbal reports – City Treasurer.

APPOINTMENTS TO BOARDS, COMMISSIONS AND OTHER COMMITTEES

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 Manager for resolution.

<u>CITY MANAGER, CITY ATTORNEY, CITY CLERK AND CITY TREASURER REMARKS</u>

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-3. Approval of the minutes of the meetings held May 24, 2011. *

Recommendation:

- 1) Approve.
- R-4, H-3 Staff report pertaining to Fiscal Year 2009-2010 Basic Financial Statements. *
- & CM-3. Recommendation:
 - 1) Receive and file the Agency's Basic Financial Statements and Supplemental Information report for Fiscal Year 2009-2010; and
- R-5 Staff report requesting approval of the US Vets Westside Residence Hall Phase 1
 & CM-4 rehabilitation concept to conduct a financial analysis for the project located at 733 South Hindry Avenue as submitted by Cloudbreak Inglewood, LLC. *

Recommendation:

- 1) Approve concept; and
- 2) Direct staff to evaluate the proposal and develop the deal terms to be submitted in the future to the Agency.

R-6 & Staff report recommending adoption of a resolution approving an Owner Participation CM-5. Agreement (OPA) between the City of Inglewood, Inglewood Redevelopment Agency, and Chandler Partners, for \$13,948,000 in Set-Aside funds for gap financing assistance in the form of a residual receipts loan to be repaid over a 55-year term with 1.79% compounding interest to support the development of 145 units of affordable workforce housing located at 527 West Regent Street.

Recommendation:

- 1) Adopt resolution approving OPA; and
- 2) Adopt resolution amending the 2010-2011 fiscal year Agency budget.
- R-7 & Staff report requesting authorization to use tax increment funds towards the repayment of CM-6. HOME Investment Partnership Act (HOME) Program funds for certain pre-development expenses relative to the housing component of the locust Street Senior Center and (former) Senior Residences Project at 111 North Locust Street In the Merged Inglewood Redevelopment Project Area (In-Town). *

Recommendation:

- 1) Authorize;
- 2) Adopt resolution amending the 2010-2011 fiscal year Agency budget;
- 3) Adopt resolution authorizing the repayment of HOME Funds in the amount of \$2,191,107.25 to HUD; and
- 4) Direct staff to process the repayment in accordance with federal regulatory requirements.

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-2. Approval of the minutes of the meetings held May 17, 2011 and May 24, 2011. * Recommendation:
 - 1) Approve.
- H-3, CM-3 Staff report pertaining to Fiscal Year 2009-2010 Basic Financial Statements. *
 - & R-4. Recommendation:
 - 1) Receive and file the City's Basic Financial Statements and Supplemental Information report for Fiscal Year 2009-2010; and

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 May 17, 2011 and May 24, 2011. * Recommendation:
 - 1) Approve.

F-2 Staff report recommending adoption of a resolution approving the form and authorizing the & CM-7. execution of certain lease financing documents in connection with the refunding of the Inglewood Public Financing Authority Lease Revenue Bonds, Series 1999A, and authorizing and directing certain actions with respect thereto. *

Recommendation:

- 1) Adopt resolution;
- 2) Approve certain legal documents in substantially final form including a Site and Facility Lease between the city, ass lessor, and the Authority, as lessee, in which the City will lease the Civic Center to the Authority, and a Lease Agreement in which the Authority will lease the Civic Center back to the City; and
- 3) Authorize the Authority and the Assignee to enter into an Assignment Agreement in which the Authority will assign certain of its rights under the Site and Facility Lease and the Lease Agreement to the Assignee, and a Termination Agreement whereby the City, the Authority and the 1999 Lease Revenue Bonds Trustee agree to terminate the documents relating to the 1999 Bonds.

ADJOURNMENT PUBLIC FINANCING AUTHORITY

In the event that today's meeting of the Public Financing 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 Financing Authority meeting.

* Copies to Council, Agency, and Authorities