The City Council of the City of Inglewood, California held a regular meeting on Tuesday, June 28, 2011 in the Council Chambers in City Hall of said City.

Mayor Butts called the Redevelopment Agency into joint session with the City Council at the hour of 6:00 p.m. The City Clerk/Secretary announced the presence of a quorum as follows:

Present: Mayor/Chairman Butts, Council Members/Members Dunlap

and Morales;

Absent: Council Members/Members Stevens and Franklin.

City officials and personnel present for closed session were:

Yvonne Horton City Clerk/Secretary
Cheryl Moore Deputy City Clerk

Mark F. Weinberg City Manager/Executive Director

Cal Saunders City Attorney
Mawusi Watson Executive Assistant

134 PUBLIC COMMENTS REGARDING CLOSED SESSION ITEMS ONLY.

Mayor/Chairman Butts inquired if there were any persons present who wish to address the City Council/Redevelopment Agency on any closed session items.

There was no response.

Mayor/Chairman Butts recessed the City Council/Redevelopment Agency at the hour of 6:00 p.m. for closed session item CS-1-CS-4 & CSR-1.

Following the Pledge of Allegiance to the flag of our Country by Mayor Butts, the meeting was called to order at the hour of 7:10 p.m.

City officials and personnel present were:

Yvonne Horton

Mark F. Weinberg

Wanda M. Brown

City Manager

City Treasurer

Cheryl Moore

Cal Saunders

Mawusi Watson

City Attorney

Executive Assistant

MAYOR BUTTS COMMENTS. Mayor Butts announced that agenda item nos. CM-6 & R-7 and CM-7 & F-2 would be pulled from the agenda.

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

The following persons spoke concerning agenda item no. CM-5 & R-6, a resolution approving an Owner Participation 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:

Anthony Kennedy

Dennis Roberts

Michael Benbow

Raynald Davis

Howard Ely

James Douglas

Wayne Spencer

Al Landry James Burt

Diane Sambrano spoke concerning agenda item nos. CM-6 & R-7, CM-2 and O-1.

Leroy Fisher spoke concerning agenda item nos. O-1, CM-5 & R-6, CM-3, R-4 & H-3, CM-6 & R-6.

Mayor Butts called the Redevelopment Agency and the Housing Authority into joint session with the City Council at the hour of 7:11 p.m.

PAYMENTS OF WARRANTS AND BILLS. It was moved by Council Member/Member Morales and seconded by Council Member/Member Franklin that the demands presented to the City Council, Redevelopment Agency and Housing Authority dated June 23, 2011 in the amount of \$4,077,981.34 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 Stevens. Morales, Franklin and Mayor/Chairman

Butts;

Noes: Council Member/Member Dunlap.

Mayor/Chairman Butts recessed the Redevelopment Agency/Housing Authority at the hour of 7:11 p.m.

131.8 <u>PUBLIC HEARING CONTINUED – CONSOLIDATED ANNUAL ACTION PLAN</u> FOR FISCAL YEAR 2011-2012.

Mayor Butts ordered the public hearing continued to July 19, 2011 at the hour of 7:00 p.m.

MINUTES. It was moved by Mayor Butts and seconded by Council Member Morales that the minutes of the meeting held May 24, 2011 be approved as recorded. The motion was carried by the following roll call vote:

Ayes: Council Members Stevens, Dunlap, Morales, Franklin and Mayor Butts;

Noes: None.

- 132 <u>CLAIMS DENIED.</u> Letters from the City Attorney's Office were presented, 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.

It was moved by Mayor Butts and seconded by Council Member Morales and carried that the above listed claims be denied.

ANNUAL RENEWAL OF GALE SUBSCRIPTION DATABASES FOR INGLEWOOD LIBRARIES – APPROVED. Staff report dated June 28, 2011 was presented recommending the approval of an annual renewal of Gale subscription databases for the Inglewood libraries through the Califa Group.

It was moved by Mayor Butts and seconded by Council Member Morales that the City Council does hereby approve the renewal of Gale subscription in the amount of \$25,786.92. The motion was carried by the following roll call vote:

Ayes: Council Members Stevens, Dunlap, Morales, Franklin and Mayor Butts;

Noes: None.

AGREEMENT NO. 11-89 WITH CALIFORNIA RETROFIT, INC – APPROVED.

Staff report dated June 28, 2011 was presented 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.

It was moved by Mayor Butts and seconded by Council Member Morales that the City Council does hereby approve Agreement No. 11-89 in the amount of \$52,290.43. The motion was carried by the following roll call vote:

Ayes: Council Members Stevens, Dunlap, Morales, Franklin and Mayor Butts;

Noes: None.

183 <u>CONTRACT AWARDED – FUJITEC AMERICA; AGREEMENT NO. 11-90</u>
<u>APPROVED.</u> Staff report dated June 28, 2011 was presented recommending award of contract for monthly elevator maintenance services and emergency repair responses per Bid No. RFB-0038.

It was moved by Council Member Morales and seconded by Council Member Dunlap that the City Council does hereby 1) Award a contract to Fujitec America; and 2) Agreement No. 11-90 in the annual amount of \$100,404 be approved. The motion was carried by the following roll call vote:

Ayes: Council Members Stevens, Dunlap, Morales and Mayor Butts;

Noes: Council Member Franklin.

103.3 <u>CONTRACT AWARDED – AZ HOME, INC; AGREEMENT NO. 11-91</u>
<u>APPROVED.</u> Staff report dated June 28, 2011 was presented recommending award of contract for Residential Sound Insulation/Phase VIII, Group 1.

It was moved by Council Member Morales and seconded by Council Member Franklin that the City Council does hereby 1) Terminate Agreement 10-89 with IMEX Construction and Development, Inc., 2) Award contract to the lowest bidder, AZ Home, Inc, to provide residential sound insulation work on 45 homes, 3) Approve Agreement No. 11-91 in the amount of \$1,077,612; and 4) Approve a 10% contingency fund in the amount of \$107,76. The motion was carried by the following roll call vote:

Ayes: Council Members Stevens, Dunlap, Morales, Franklin and Mayor Butts;

Noes: None.

AGREEMENT NO. 11-92 - AMENDMENT TO AGREEMENT NO. 11-034

APPROVED - INGLEWOOD POLICE ACTIVITIES LEAGUE. Staff report dated

June 28, 2011 was presented 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.

It was moved by Council Member Franklin and seconded by Council Member Morales that the City Council does hereby approve Agreement No. 11-92 an amendment to Agreement No. 11-034. The motion was carried by the following roll call vote:

Ayes: Council Members Stevens, Dunlap, Morales, Franklin and Mayor Butts;

Noes: None.

ORDINANCE NO. 11-09 INTRODUCED – AMENDED SALARY ORDINANCE FOR THE 2010-2011. The City Clerk read the title of Ordinance No. 11-09; whereupon 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 Stevens, Dunlap, Morales, Franklin and Mayor Butts;

Noes: None.

Thereupon, Ordinance No. 11-09, entitled:

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 by Council Member Morales.

101 RESOLUTION NO. 11-95 ADOPTED – ELIMINATE ONE POLICE CAPTAIN POSITION AND REPLACE IT WITH A DEPUTY POLICE CHIEF POSITION.

Staff report dated June 28, 2011 was presented 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.

It was moved by Council Member Franklin and seconded by Council Member Morales that Resolution No. 11-95 entitled:

> A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, AMENDING THE 2010-11 ANNUAL **BUDGET**

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

Ayes: Council Members Stevens, Dunlap, Morales, Franklin and Mayor Butts;

Noes: None.

AGREEMENT NO. 11-093 APPROVED AMENDMENT TO AGREEMENT NO. 10-183 72 APPROVED - ENGINEERING PLAN CHECK SERVICES; RESOLUTION NO. 11-96 ADOPTED. Staff report dated June 28, 2011 was presented recommending approval of an Amendment to Agreement No. 10-72 for engineering plan check services.

> It was moved by Council Member Franklin and seconded by Council Member Morales that the City Council does hereby 1) Acknowledge a name change for Post, Buckley, Schuh and Jernigan, Inc., to Atkins North America, Inc., 2) Approve an Amendment in the amount of \$77,811; 3) Resolution No. 11-96 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD AMENDING THE 2010-2011 ANNUAL BUDGET

be adopted and 4) Approve Agreement No. 11-093 to the Advanced Funds Agreement No. 10-117 with Hollywood Park Land Company LLC be approved. The motion was carried by the following roll call vote:

Council Members Stevens, Dunlap, Morales, Franklin and Mayor Butts; Ayes:

Noes: None.

Mayor Butts called the Redevelopment Agency and the Housing Authority into joint session with the City Council at the hour of 8:23 p.m.

101 FISCAL YEAR 2009-2010 BASIC FINANCIAL STATEMENTS – RECEIVED AND

FILED; ORAL PRESENTATION TABLED TO JULY 12, 2011. Staff report dated June 131

131.8 28, 2011 was presented pertaining to Fiscal Year 2009-2010 Basic Financial Statements.

> Mayor/Chairman Butts ordered the Basic Financial Statements and Supplemental Information report received and filed. It was moved by Mayor/Chairman Butts and seconded by Council Member/Member Morales that the oral presentation be tabled until July 12, 2011. The motion was carried by the following roll call vote:

> Council Members/Members Stevens, Dunlap, Morales, Franklin and Mayor Ayes:

> > /Chairman Butts:

None. Noes:

Mayor/Chairman Butts recessed the Housing Authority at the hour of 8:43 p.m.

REHABILITATION CONCEPT TO CONDUCT A FINANCIAL ANALYSIS APPROVED - FOR THE US VETS WESTSIDE RESIDENCE HALL PHASE 1 PROJECT LOCATED AT 733 SOUTH HINDRY AVENUE AS SUBMITTED BY CLOUD BREAK INGLEWOOD LLC. Staff report dated June 28, 2011 was presented requesting approval of the US Vets Westside Residence Hall Phase 1 rehabilitation concept to conduct a financial analysis for the project located at 733 South Hindry Avenue as submitted by Cloudbreak Inglewood, LLC.

It was moved by Council Member/Member Dunlap and seconded by Council Member/Member Stevens that the City Council/Redevelopment Agency does hereby 1) approve concept; and 2) direct staff to evaluate the proposal and make recommendations to the Council. This motion lacked a majority vote was not carried the roll call vote was as follows:

Ayes: Council Members/Members Stevens, Dunlap; and

Noes: Council Members/Members Morales, Franklin and Mayor Butts.

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

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

and;

Noes: Council Members/Members Stevens and Dunlap.

101
AGREEMENT BETWEEN THE CITY OF INGLEWOOD, INGLEWOOD
REDEVELOPMENT AGENCY AND CHANDLER PARTNERS. Staff report dated
June 28, 2011 was presented recommending adoption of a resolution approving an Owner
Participation 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.

It was moved by Council Member/Member Morales and seconded by Council Member/Member Franklin that Resolution No. R-11-97 & R-11-16 entitled:

A JOINT RESOLUTION OF THE INGLEWOOD REDEVELOPMENT AGENCY AND THE CITY OF INGLEWOOD, APPROVING THE OWNER PARTICIPATION AGREEMENT BY AND BETWEEN THE INGLEWOOD REDEVELOPMENT AGENCY, THE CITY OF INGLEWOOD AND REGENT SQUARE 145, L.P., A CALIFORNIA LIMITED PARTNERSHIP, FOR THE DEVELOPMENT OF THE 145-UNIT REGENT SQUARE AFFORDABLE HOUSING PROJECT LOCATED AT 527 WEST REGENT STREET

be adopted and 2) Resolution No. 11-98 & R-11-17 entitled:

A JOINT RESOLUTION OF THE CITY OF INGLEWOOD, AND THE INGLEWOOD REDEVELOPMENT AGENCY AMENDING THE 2010/2011 FISCAL YEAR BUDGET AND AUTHORIZING A FUNDING COMMITMENT FOR FINANCIAL ASSISTANCE UP TO \$13,948,000 FROM THE HOUSING SET-ASIDE FUNDS FOR THE DEVELOPMENT OF AFFORDABLE RENTAL HOUSING AT 527 WEST REGENT STREET

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

Ayes: Council Members/Members Dunlap, Morales, Franklin and Mayor/Chairman

Butts:

Noes: Council Member/Member Stevens.

101 <u>RESOLUTIONS NOT ADOPTED – HOME INVESTMENT PARTNERSHIP ACT.</u>

131.8

This item was pulled from the agenda.

Mayor/Chairman Butts recessed the Redevelopment Agency and called the Finance Authority to order at the hour of 9:06 p.m.

101 **RESOLUTION NOT ADOPTED – INGLEWOOD PUBLIC FINANCING** 142

142 <u>AUTHORITY LEASE REVENUE BONDS, SERIES 1999A.</u>

This item was pulled from the agenda.

Mayor/Chairman Butts recessed the Finance Authority at the hour of 9:06 p.m.

- 101 <u>VERBAL REPORTS CITY MANAGER</u>. Mark Weinberg, City Manager, announced that the Meetings for the Village Specific Plan are Wednesday, June 29 from 6-8 p.m. and Saturday, July 9, from 9-11 a.m. He invited residents to attend and provide input.
- 132.6 <u>CLOSED SESSION LABOR AND EMPLOYMENT ISSUES.</u> Closed session Confidential Attorney/Client Privileged; Potential Litigation, Government Code Section 54956.9(b)(1); Labor and Employment Issues.

Discussion held; No final action was taken.

132.6 <u>CLOSED SESSION – DISPUTE WITH WATERMASTER REGARDING USE OF</u>
<u>WATER FROM WATER WELL NO. 5.</u> 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.

Discussion was held; No final action was taken.

132.6 <u>CLOSED SESSION – LINDA BARLEY VS. CITY OF INGLEWOOD; CASE NO. BC</u> <u>420 774.</u> 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.

Discussion held; No final action was taken.

Mayor Butts called the Redevelopment Agency into joint session with the City Council at the hour of 9:28 p.m.

132.6 CLOSED SESSION – DISCUSSION REGARDING THE PROPOSAL TO ABOLISH REDEVELOPMENT AGENCIES IN THE STATE OF CALIFORNIA. 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.

Discussion held: No final action was taken.

Mayor/Chairman Butts recessed the Redevelopment Agency at the hour of 9:28 p.m.

AGREEMENT NO. 11-95 APPROVED – GEORGE MALLORY TO PROVIDE LEGAL SERVICE AND LEGAL REPRESENTATION FOR THE CITY OF INGLEWOOD. Staff report dated June 28, 2011 was presented recommending approval of an agreement with George Mallory to provide legal service and legal representation for the City of Inglewood.

It was moved by Council Member Morales and seconded by Council Member Franklin that the City Council does hereby approve Agreement No. 11-95 in the amount of \$100,000. The motion was carried by the following roll call vote:

Ayes: Council Members Stevens, Morales, Franklin and Mayor Butts;

Noes: Council Member Dunlap.

219 <u>VERBAL REPORTS - CITY TREASURER.</u> The City Treasurer gave a brief report on bond purchases she's has on behalf of the City and the Redevelopment Agency and spoke concerning banks that the city has business with and bank foreclosures in Inglewood.

Mayor Butts recessed the meeting at 9:58 p.m. for a five minute break

Mayor Butt reconvened the meeting at 10:00 p.m.

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.

Aldene Sly commented on not being able to clearly hear in the council chambers, something needs to be done about the sound system. She stated for her, housing terms are hard to understand, and needed to know what the term workforce housing meant.

Raynald Davis inquired if the City has codes on solar and wind mill power, this would be something good for the City.

Howard Ely commented on a plan that provides low cost prescriptions for Inglewood residents.

Michael Tucker commented on a recent situation he encountered with 2 Inglewood Police Officers who did not treat him fairly or with respect. His car was impounded because of suspended license.

Wayne Spencer commented on his nephew who recently participated in the World Games Jamaica and winning the Gold.

Lynette Lewis commented that Mr. Tucker had come to the ICOPP Center looking for information on reporting his situation of police harassment. She commented he could not receive answers on the phone with the Police Department.

Henry Brown commented on the upcoming Martin Luther King Celebration. He is looking forward to having a bigger and better celebration this year. He is also concerned with the Liquor store on the corner of 110th and Crenshaw; this City should take steps to close this business down.

Mayor Butts recessed the meeting for a five minute break at 9:58 p.m.

Mayor Butts reconvened the meeting at 10:00 p.m.

Ethel Austin gave kudos to Captain Sissac for his hard work with the Police Department. She believes a Deputy Chief of Police is a good thing for the City.

James Burt ask the Council to consider his skills in training truck drivers, he can help the young men of Inglewood pass the test to become drivers, this will help eliminate crime. Also paid workers should be used to man the ICOPP Centers, not volunteers.

Leroy Fisher expressed his condolences to the Mayor on the loss of his mother. He asked

that the single audit report please be provided to the public at a reasonable cost.

Michael Benbow expressed sympathy to the Butts Family for their loss. The shooting on 110th Crenshaw is nothing new, this has been going on at this location for 15 years. There is always a gang of people up to no good hanging out there.

Diane Sambrano commented on the additional plan check services for the Hollywood Park Land Project.

There being no further business to be presented, Mayor Butts declared the meeting adjourned at the hour of 10:25 p.m.

	City Clerk, Yvonne Hortor
Approved this 9 th day of August, 2011	
Mayor, James T. Butts, Jr.	