

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

Tuesday, May 6, 2014 1:00 P.M.



MAYOR

James T. Butts, Jr.
COUNCIL MEMBERS

George W. Dotson, District No. 1 Alex Padilla, 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
Artie Fields
ACTING CITY ATTORNEY
Kenneth R. Campos

AGENDA CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY

CLOSED SESSION ITEMS ONLY – 1:00 P.M.

Roll Call

PUBLIC COMMENTS REGARDING CLOSED SESSION ITEM ONLY

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

- CS-1. Closed session Confidential Conference with Labor Negotiators; Government Code Section 54957.6(a); 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); Negotiators for the City: Artie Fields, City Manager, and Jack Hoffman, Chief Negotiator, Human Resources Labor Relations Consultant.
- CS-2. Closed session Confidential Conference with Legal Counsel Anticipated Litigation (City as potential defendant): Pursuant to Government Code Section 54956.9(d)(2); Number of Potential Case(s) = 1: a) Claim of Bergman Dacey Goldsmith (Legal).

CS-3. Closed session - Confidential - Conference with Real Property Negotiators pursuant to Government Code Section 54956.8; Property Locations: Hollywood Park Site (B9) - Prairie (APN 4025011901); Century Site (B3) - 3655 102nd Street (APN 4032003912), 3703 102nd Street (APN 4032003915), 3700 Century Boulevard (APN 4032003914), Century Boulevard (APN 4032004913), Century Boulevard (APN 4032004914); Woodworth and $102^{\rm nd}$ - Barton and Woodworth (APN 4030007905), Barton and Woodworth (APN 4030007906); Imperial and Prairie – Caltrans Site (APN 4035018902), Caltrans Site (APN 4035018903), 11305 – (APN 4035018900), Caltrans Site (APN 4035018901); D-3 Site – 205 N. Market Street (APN 4015028900), 223 N. Market Street (APN 4015028901), 228 N. La Brea Avenue (APN 4015028902), 237 N. Market Street (APN 4015028903), 214 N. La Brea Avenue 4015028904), 221 N. Market Street (APN 4015028905), 219 N, Market Street (APN 4015028906), 213 N. Market Street (APN 4015028907), 204 N. Market Street (APN 4015028908), 215 E. Regent Street (APN 4015028909), Vacant Alley; Market Street D-4 Site - 125 Market Street (APN 4021008913); Market Street D-5 Site - 139 Market Street (APN 4021008914); Market Street d-6 and D-7 Site - 140 Market Street 4021007904), 150 Market Street (APN 4021007906); Senior Center Development SC-1 Site - 111 Locust Street (APN 4021007903), 335 Queen Street (APN 4021007905); Parking Structure P-1 Site - 115 Locust Street (APN 4021010900), 104 Queen Street (APN 4021009909); Glasgow and Olive K-1 Site – 315 Glasgow (APN 4126008908), 327 Glasgow (APN 4126008905), 343 Glasgow (APN 4126008909), 347 Glasgow (APN 4126008906), 4126008904), 912 Olive (APN 4126008902), 916 Olive (APN 900 Olive (APN 4126008901), 920 Olive (APN 4126008907); Prairie & 101st B-1 Site - 10117 Prairie Avenue (APN 4034005900); 102nd Street B-2 Site – 3822 Century Boulevard (APN 4032002913), 3831 102nd Street (APN 4032002914), 3843 102nd Street (APN 4032002915), 3851 102nd Street (APN 4032002916), and 3821 102nd Street (APN 4032002917); City Negotiator: Artie Fields, City Manager; Negotiating Party: Successor Agency; Under Negotiations: Price and Terms of Payment.

- CS-4 & Closed session Confidential Conference with Real Property Negotiators pursuant to CSH-1. Government Code Section 54956.8; Property Location: 716-720 Beach Avenue; City/Housing Authority Negotiators: Artie Fields, City Manager/Executive Director and David L. Esparza Assistant City Manager/Assistant Executive Director; Negotiating Parties: Gurmeet Singh; Katherman d.b.a. Beach Wood Villas, LLC; and Naerok Group; Under Negotiations: Price and Terms of Payment.
- CS-5 & Closed session Confidential Conference with Real Property Negotiators pursuant to CSH-2. Government Code Section 54956.8; Property Location: 8205-8244 Crenshaw Blvd; City/Housing Authority Negotiators: Artie Fields, City Manager/Executive Director and David L. Esparza Assistant City Manager/Assistant Executive Director; Negotiating Parties: Habitat for Humanity and Naerok Group; Under Negotiations: Price and Terms of Payment.

CS-6 & Closed session – Confidential – Conference with Real Property Negotiators pursuant to CSH-3. Government Code Section 54956.8; Property Location: 100 E. Nutwood Avenue; City/Housing Authority Negotiators: Artie Fields, City Manager/Executive Director and David L. Esparza Assistant City Manager/Assistant Executive Director; Negotiating Parties: Gurmeet Singh; Naerok Group; PATH Ventures; Under Negotiations: Price and Terms of Payment.

OPENING CEREMONIES – 2:00 P.M.

Call to Order

Pledge of Allegiance

Roll Call

PUBLIC COMMENTS REGARDING AGENDA ITEMS

Persons wishing to address the City Council on any item on today's agenda may do so at this time.

WARRANTS AND BILLS

1, CSA-1, **FINANCE**

& H-4. Warrant Registers.

Recommendation:

1) Allow for Payment of Bills.

MINUTES

2, CSA-2, CITY CLERK

H-5 & Approval of the minutes of the meetings held for the following:

F-1. *Council* – April 22, 2014;

Successor Agency - April 22, 2014;

Housing Authority - April 22, 2014; and

Finance Authority – April 22, 2014.

Recommendation:

1) Approve.

CONSENT CALENDAR

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

3. **CITY ATTORNEY**

Letters from the City Attorney's Office recommending denial of the following claims:

- a) Lourdes Amezcua for personal injury on October 1, 2013.
- b) Inglewood Market Place/Market Street LLC for billing dispute from 2011 to present.
- c) Sergio Lopez Alfaro for personal injury on October 1, 2013.
- d) Celeste Navarro as g.a.l. for Giselle Lopez for personal injury on October 1, 2013.
- e) Betty Shamsid-Deen for personal injury on July 26, 2013.

Recommendation:

1) Deny claims

4. **CITY ATTORNEY**

Staff report recommending approval of an agreement with Bergman Dacey Goldsmith for legal advice, guidance and representation. (General Fund)

Recommendation:

1) Approve in an amount up to \$100,000.

5. INFORMATION TECHNOLOGY AND COMMUNICATIONS

Staff report recommending approval to purchase computer-related equipment from Dell Computer L.P. (ITC Internal Service Fund)

Recommendation:

1) Approve purchase in the amount of \$100,000.

6. **PUBLIC WORKS**

Staff report recommending award of contract for FY 2013-2014 Sidewalk Replacement Project per Bid No. CB-14-10. (CDBG Fund)

Recommendation:

- 1) Award contract to Kalban Inc.;
- 2) Approve an agreement in the amount of \$256,000; and
- 3) Approve a project contingency of fifteen percent (15%) in the amount of \$38,400.

7. RESIDENTIAL SOUND INSULATION

Staff report recommending approval of a one-year agreement (with the option of a one (1) year extension) with Accountemps to provide accounting services. (Noise Mitigation Fund) Recommendation:

- 1) Approve agreement in the amount of \$115,000; and
- 2) Adopt a resolution amending the Fiscal Year 2013-2014 budget.

SETTING PUBLIC HEARING

SPH-1. ECONOMIC AND COMMUNITY DEVELOPMENT

Staff report requesting that a public hearing be set to consider an appeal of the Planning Commission's denial a Special Use Permit to allow the sale of beer, wine and distilled spirits for off-site consumption in an existing retail store on a C-S (Commercial Service) zoned property located at 1000 South La Brea Avenue.

Recommendation:

1) Set public hearing for June 3, 2014 at 2:00 p.m.

DEPARTMENTAL REPORTS

DR-1. **FINANCE**

Staff report recommending approval of an agreement with Communication Support Group Inc., (CSG) to perform an audit of Public, Education, and Governmental (PEG) access support fees. (General Fund)

Recommendation:

1) Approve in the amount of \$86,600.

DR-2. SECTION 8, HOUSING, AND COMMUNITY DEVELOPMENT BLOCK GRANT

Staff report recommending authorization be given to use unobligated fund balance reserves in the amount of \$91,472 in HOME Investment Partnerships Act (HOME) Program funds to administer HOME-funded projects and programs.

Recommendation:

- 1) Authorize; and
- 2) Adopt a resolution amending the Fiscal Year 2013-2014 budget to include said funds.

DR-3 & SECTION 8, HOUSING, AND COMMUNITY DEVELOPMENT BLOCK GRANT

H-6. Staff report recommending approval of a Lease Agreement between John Malloy, Inc., and the Housing Authority for the leasing of the property located at 8205 Crenshaw Boulevard.

Recommendation:

- 1) Approve Lease Agreement; and
- 2) Approve the Lessee's monthly rent payment of \$1,500 to the Housing Authority from May thru September 2014.

REPORTS – CITY ATTORNEY

- A-1. Report on closed session items.
- A-2. Oral reports City Attorney.

REPORTS – CITY MANAGER

CM-1. Oral Reports – City Manager.

REPORTS – CITY CLERK

CC-1. Oral reports – City Clerk.

REPORTS – CITY TREASURER

CT-1. Oral 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 Manager for resolution.

MAYOR AND COUNCIL REMARKS

The members of the City Council will provide verbal reports, including reports on City related travels where lodging expenses are incurred, and/or address any matters they deem of general interest to the public.

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.

INGLEWOOD HOUSING AUTHORITY

Call to Order

Roll Call

H-6 & SECTION 8, HOUSING, AND COMMUNITY DEVELOPMENT BLOCK GRANT

DR-3. Staff report recommending approval of a Lease Agreement between John Malloy, Inc., and the Housing Authority for the leasing of the property located at 8205 Crenshaw Boulevard. Recommendation:

- 1) Approve Lease Agreement; and
- 2) Approve the Lessee's monthly rent payment of \$1,500 to the Housing Authority from May thru September 2014.

ADJOURNMENT INGLEWOOD HOUSING AUTHORITY

In the event that today's meeting of the Inglewood 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 Inglewood Housing Authority meeting.

* No Accompanying Staff Report at the Time of Printing