



**INGLEWOOD, CALIFORNIA**  
**Web Site -- [www.cityofinglewood.org](http://www.cityofinglewood.org)**  
**City Council**  
**Meeting of September 12, 2006**  
**6:00 p.m.**

**MAYOR**

Roosevelt F. Dorn

**COUNCIL MEMBERS**

Curren D. Price, Jr., 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**

Joseph T. Rouzan, Jr.

**INTERIM CITY ATTORNEY**

Cal Saunders

**AGENDA**  
**CITY COUNCIL**

**CLOSED SESSION ITEMS ONLY -- 6:00 P.M.**

Roll Call

**PUBLIC COMMENTS REGARDING CLOSED SESSION ITEMS ONLY**

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

- CSR-1. Closed session - Confidential - Real Property/Negotiator Meeting - Real Property Negotiations, Government Code Section 54956.8; Closed session regarding real property negotiations for the disposition and redevelopment of the property located at the southeast corner of Florence and La Brea Avenues (Parcels 4015-028-900 through 909) in the Merged Inglewood Redevelopment Project Area (In-Town); Parties: Inglewood Redevelopment Agency and Alon Abady and Shane Astani; Negotiator for the Agency: Joseph T. Rouzan Jr., Executive Director; Under Negotiation: Price, Terms and Conditions.

**OPENING CEREMONIES -- 7:00 P.M.**

Call to Order

Pledge of Allegiance

Invocation

Roll Call

Proclamation recognizing the month of September 2006 as National Alcohol and Drug Addiction Recovery Month.

**PUBLIC COMMENTS REGARDING AGENDA ITEMS**

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

**PAYMENTS OF WARRANTS AND BILLS**

1. Payment of bills.

**CONSENT CALENDAR**

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

2. [Approval of minutes of meeting held August 22, 2006.](#)
3. Letter from City Attorney's Office recommending denial of the following claim:  
a) Barbara Burns Roper for reimbursement on March 13, 2006.  
Recommendation:
  - 1) Deny claim.
4. [Staff report recommending approval of Tentative Tract Map No. 66354 \(TTM-66354\) for the subdivision of two lots into twelve condominium units at 546 West Olive Street. \\*](#)  
Recommendation:

Approve Tentative Tract Map No. 66354 subject to the following conditions:

  - 1) The final tract map shall be prepared in accordance with the Planning Commission Resolution approving Special Use Permit No. 1023 (SP-1023);
  - 2) Prior to approval of the final tract map, the applicant shall submit to the City of Inglewood a copy of the Preliminary Subdivision Public Report prepared by the California Department of Real Estate and provide proof that current property taxes have been paid;
  - 3) Requirements of the Planning Division, Building and Safety Division, Public Works Department, Los Angeles County Fire Department and all other applicable City of Inglewood departments shall be complied with;
  - 4) The final tract map must be recorded with the Los Angeles County Recorder's Office within two years of the City Council's approval of the tentative tract map; and
  - 5) The map shall comply with all the applicable conditions of the Conditions, Covenants and Restrictions (CC&R's).

5. [Staff report recommending approval of Tentative Tract Map No. 65357 \(TTM-65357\) for the subdivision of two lots into twelve condominium units at 417-421 North Market Street. \\*](#)

Recommendation:

Approve Tentative Tract Map No. 66354 subject to the following conditions:

- 1) The final tract map shall be prepared in accordance with the Planning Commission Resolution approving Special Use Permit No. 1018 (SP-1018);
  - 2) Prior to approval of the final tract map, the applicant shall submit to the City of Inglewood a copy of the Preliminary Subdivision Public Report prepared by the California Department of Real Estate and provide proof that current property taxes have been paid;
  - 3) The requirements of the Planning Division, Building and Safety Division, Public Works Department, Los Angeles County Fire Department and all other applicable City of Inglewood departments shall be complied with;
  - 4) The final tract map must be recorded with the Los Angeles County Recorder's Office within two years of the City Council's approval of the tentative tract map; and
  - 5) The map shall comply with all the applicable conditions of the Conditions, Covenants and Restrictions (CC&R's).
6. [Staff report recommending approval of an amendment to Agreement No. 05-123A with Universal Pipeline Contractors for emergency water system repairs and the installation of large water services. \\* \(Water Fund\)](#)

Recommendation:

- 1) Approve in the amount of \$35,000.

7. [Staff report recommending award of contract for the Senior Center Asbestos and Lead Paint Abatement/Demolition and Removal Project, subject to the execution of approved contract documents. \\*](#)

Recommendation:

- 1) Award contract to J & G Industries, Inc. in the amount of \$239,000.

8. [Staff report recommending approval to allocate Roberti-Z'Berg-Harris 2002 Bond Act Grant Funds to complete the restoration of the Helen Lundeberg "The History of Transportation Mural" and award a contract for the construction of Grevillea Art Park, per Bid No. CB-06-05. \\*](#)

Recommendation:

- 1) Approve allocation in the amount of \$110,000; and
- 2) Award contract to Pima Corporation in the amount of \$846,719.

9. [Staff report recommending approval of an extension to Agreement Nos. 06-30\(A\) with LA Taxi Cooperative, Inc. \(Yellow Cab\), 06-30 with United Independent Taxi Drivers Incorporated \(United Independent Taxi\) and 06-31 with All Yellow Taxi, for the provision of subsidized taxicab services to senior citizens and disabled adults. \\*](#)

Recommendation:

- 1) Approve extension for all agreements.

10. Staff report recommending approval of an agreement for the rental of 10 vehicles for the Police Department with Enterprise Rent-A-Car of Los Angeles. \* (Grant Fund)  
Recommendation:  
1) Approve agreement in the amount of \$43,224.
11. Staff report recommending the approval of a one-year extension of Agreement No. 05-101 with Matrix Imaging Products, Inc., to provide document imaging services and amend the agreement to include documents from the Personnel Department, Residential Sound Insulation Division, the City Clerk's Office and the Housing Authority, increasing the maximum compensation by \$110,000. \* (ITC Internal Service Fund, General Fund and Grant Fund)  
Recommendation:  
1) Approve extension and amendment.
12. Report of purchases. \*  
Recommendation:  
1) Approve.

### **SETTING OF PUBLIC HEARINGS**

- SPH-1. Staff report requesting that a public hearing be set to consider amendments to Chapters 9 and 12 of the Inglewood Municipal Code to revise the standards for converting residential apartments to condominiums, community apartments or cooperatives. \*  
Recommendation:  
1) Set public hearing on October 3, 2006 at 7:00 p.m.
- SPH-2. Staff report requesting that a public hearing be set to consider the continuance of Golden State Water Company's Franchise Agreement to provide water service to portions of the City of Inglewood. \*  
Recommendation:  
1) Adopt resolution setting public hearing on October 17, 2006 at 7:00 p.m.

### **ORDINANCES**

- O-1. Salary Ordinance for the 2006-2007 fiscal year. \*  
Recommendation:  
1) Motion to waive further reading; and  
2) Introduce ordinance.

### **REPORTS - CITY ADMINISTRATOR**

- CA-1. Staff report recommending adoption of a resolution approving and adopting the 2006-2007 fiscal year budget. \*  
Recommendation:  
1) Adopt resolution.

CA-2. Staff report recommending the adoption of a resolution approving an Early Retirement Incentive providing two years additional service credit for all non-safety employees participating in the plan. \*

Recommendation:

1) Adopt resolution.

CA-3. Resolution establishing per diem for city officials and employees as well as establishing automobile allowance for city employees. \*

Recommendation:

1) Adopt resolution.

CA-4. Staff report recommending adoption of a resolution establishing the City's tax-supported appropriations limitation for the 2006-2007 fiscal year as required by the "Gann Amendment" to the constitution. \*

Recommendation:

1) Adopt resolution.

CA-5 & R-5. Presentation regarding funding options for the Inglewood Senior Center & Residential Facility Redevelopment Project, and request for Council/Agency direction.

CA-6. Verbal reports - City Administrator.

**REPORTS - CITY ATTORNEY**

A-1. Report on closed session item.

A-2. Verbal reports - City Attorney.

**REPORTS - CITY CLERK**

CC-1. Verbal reports - City Clerk.

**REPORTS - CITY TREASURER**

CT-1. Monthly Treasurer's Report for the month ending July 31, 2006. \*

Recommendation:

1) Receive and file.

CT-2. Verbal reports - City Treasurer.

**COUNCIL INITIATIVES**

CI-1. Initiative by Council Member Dunlap recommending direction be given to staff to prepare a resolution opposing the closure of Emergency Room services at Memorial Hospital. \*

Recommendation:

- 1) Direct staff to prepare a resolution.

CI-2. Initiative by Council Member Dunlap recommending approval to authorize the City Administrator and staff to identify funding for the design and construction of a stand-alone state of the art Senior Center without a housing component. \*

Recommendation:

- 1) Approve authorization.

**PUBLIC HEARINGS**

PH-1. Public hearing to receive public comments on amending the Consolidated Plan. \*

Recommendation:

- 1) Amend the Consolidated Plan to add the renovation of the Veteran's Memorial Building located at 700 Warren Lane, as a priority Community Development need; and
- 2) Adopt Resolution amending the 2005-2006 fiscal year budget to reallocate CDBG program income.

PH-2. Public hearing to consider amending and adding various sections of the Inglewood Municipal Code related to the City's purchasing Ordinance to establish a Local Small Business Enterprise Certification and Preference Program.

Recommendation:

- 1) Continue public hearing on September 26, 2006 at 7:00 p.m.

**APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES**

**COUNCIL COMMITTEE REPORTS**

**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, STAFF REMARKS**

**COUNCIL REMARKS**

**MAYOR REMARKS**

**ADJOURNMENT**

**AGENDA  
INGLEWOOD REDEVELOPMENT AGENCY**

Call to Order

Roll Call

- R-2. Approval of minutes of meetings held August 8, 2006 and August 22, 2006.
- R-3. Staff report recommending adoption of a resolution approving and adopting the 2006-2007 fiscal year budget for the Redevelopment Agency. \*  
Recommendation:
  - 1) Adopt resolution.
- R-4. Staff report recommending the approval of an Exclusive Negotiation Agreement between the Redevelopment Agency and Imperial Partners for the proposed development of a mixed-use project on property generally bounded by Yukon and Prairie Avenues, Century Boulevard and 102nd Street within the Merged Redevelopment Project Area (Century). \*  
Recommendation:
  - 1) Approve.

R-5 & CA-5. Presentation regarding funding options for the Inglewood Senior Center & Residential Facility Redevelopment Project, and request for Council/Agency direction.

R-6. [Monthly Treasurer's Report for the month ending July 31, 2006.](#) \*

Recommendation:

- 1) Receive and file.

**AGENCY INITIATIVES**

AI-1. [Initiative by Member Price recommending authorization be given to the Executive Director to refund a twenty thousand dollar \(\\$20,000\) performance deposit made by redevelopers Lynn and Barbara McAlister, in connection with an affordable housing project located at Crenshaw Boulevard and 104th Street.](#) \*

Recommendation:

- 1) Approve authorization.

**ADJOURNMENT REDEVELOPMENT AGENCY**

**AGENDA  
INGLEWOOD HOUSING AUTHORITY**

Call to Order

Roll Call

H-1. [Approval of minutes of meeting held August 8, 2006.](#)

H-2. [Monthly Treasurer's Report for the month ending July 31, 2006.](#)

Recommendation:

- 1) Receive and file.

**ADJOURNMENT HOUSING AUTHORITY**

**AGENDA  
INGLEWOOD PUBLIC FINANCING AUTHORITY**

Call to Order

Roll Call

- F-1. [Approval of minutes of meeting held August 8, 2006.](#)
- F-2. [Monthly Treasurer's Report for the month ending July 31, 2006. \\*](#)  
Recommendation:
  - 1) Receive and file.

**ADJOURNMENT PUBLIC FINANCE AUTHORITY**

\* Copies to Council, Agency and Authorities.