Inglewood, California
March 28, 2006

The City Council of the City of Inglewood, California held a regular meeting on Tuesday, March 28, 2006 in the Council Chambers in City Hall of said City.

Mayor Dorn called the meeting to order at the hour of 6:05 p.m. The City Clerk announced the presence of a quorum as follows:

Present: Mayor Dorn, Council Members Price, Morales and Franklin;
Absent: Council Member Dunlap.

City officials and personnel present were:

Yvonne Horton	City Clerk
Wanda M. Brown	City Treasurer
Joseph T. Rouzan, Jr.	City Administrator
Kenneth Campos	Sr. Asst. City Attorney
Yakema Decatur	Administrative Assistant
Mike Calzada	Exec. Asst. to the City Administrator
Katie Howe	Administrative Analyst

134 **PUBLIC COMMENTS REGARDING CLOSED SESSION ITEMS ONLY.** Mayor Dorn inquired if there were any persons present who wished to address the City Council on any closed session items.

There was no response.

Mayor Dorn recessed the City Council at the hour of 6:05 p.m. for closed session item nos. CS-1 through CS-3.

* * * * * * * * * *

Following the Pledge of Allegiance to the flag of our country, and invocation by Mayor Dorn, the meeting was again called to order at the hour of 7:04 p.m. with a quorum present.

Mayor Dorn announced that agenda item nos. PH-1 and R-2 have been removed from the agenda.

134 **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 agendas, other than a public hearing.

Michael Cooper spoke concerning agenda item CA-2, approval of a two-year agreement with South Bay Performing Arts Initiative dba Inglewood Community Television to develop cable access community television programming.

Willie Agee spoke concerning agenda item nos. CA-2, approval of a two-year agreement with South Bay Performing Arts Initiative dba Inglewood Community Television to develop cable access community television programming, and 4, approval of agreements with United Independent Taxi Drivers Incorporated and All Yellow Taxi.

Paul Russell spoke concerning agenda item nos. 4, approval of agreements with United Independent Taxi Drivers Incorporated and All Yellow Taxi, 6, staff report pertaining to the status update on the City's Sharps Disposal Program, and CA-2, approval of a two-year agreement with South Bay Performing Arts Initiative dba Inglewood Community Television to develop cable access community television programming.

Diane Sambrano spoke concerning agenda item nos. CA-2, approval of a two-year agreement with South Bay Performing Arts Initiative dba Inglewood Community Television to develop cable access community television programming, and CA-1, resolution rescinding Resolution No. 06-15 and requesting that the measure be removed from the June 6, 2006 ballot.

Milton Brown spoke concerning agenda item no. CA-2, approval of a two-year agreement with South Bay Performing Arts Initiative dba Inglewood Community Television to develop cable access community television programming.

Fred Davis spoke concerning agenda item nos. 4, approval of agreements with United Independent Taxi Drivers Incorporated and All Yellow Taxi, and R-3, staff report recommending authorization to issue a Request for Proposals for the Agency owned property at 11305 S. Prairie Avenue and 11221 York Avenue.

142.9 **PAYMENTS OF WARRANTS AND BILLS.** It was moved by Council Member Morales and seconded by Council Member Franklin that the demands presented to the City Council dated March 22, 2006 in the amount of $1,684,960.36 are hereby approved and the City Clerk 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 Price, Morales, Franklin and Mayor Dorn;
Noes: None;
Absent: Council Member Dunlap.

MINUTES. It was moved by Council Member Morales and seconded by Council Member Franklin that the minutes of the meeting of March 14, 2006 be approved as recorded. The motion was carried by the following roll call vote:
Ayes: Council Members Price, Morales, Franklin and Mayor Dorn;
Noes: None;
Absent: Council Member Dunlap.

132 **CLAIMS DENIED.** Letters from the City Attorney's Office were presented, recommending denial of the following claims:

a) Pauline Kays for property damage on August, 2005.
b) Jay Stammerjohan for property damage on March 7, 2006.

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

217.13 **AGREEMENT NO. 06-30 APPROVED – UNITED INDEPENDENT TAXI**
217.14 **DRIVERS INCORPORATED (UNITED INDEPENDENT TAXI); AGREEMENT NO. 06-31 APPROVED – ALL YELLOW TAXI.** Staff report dated March 28, 2006 was presented recommending approval of agreements with United Independent Taxi Drivers Incorporated (United Independent Taxi), and All Yellow Taxi, for the provision of subsidized taxicab services for elderly and disabled persons through September 30, 2006.

It was moved by Council Member Morales and seconded by Council Member Franklin that Agreement Nos. 06-30 with United Independent Taxi Drivers Inc., and 06-31 with All Yellow Taxi be approved. The motion was carried by the following roll call vote:
Ayes: Council Members Price, Morales, Franklin and Mayor Dorn;
Noes: None;
Absent: Council Member Dunlap.

202 **STREET DEDICATION ACCEPTED – 706 EAST ARBOR VITAE STREET.** Staff report dated March 28, 2006 was presented recommending acceptance of a street deed to widen a public street right-of-way at 706 East Arbor Vitae Street.

It was moved by Council Member Morales and seconded by Council Member Franklin that the City Council does hereby 1) accept the street deed and 2) authorize the City Clerk to record said Street Deed at the Los Angeles County Recorder. The motion was carried by the following roll call vote:
Ayes: Council Members Price, Morales, Franklin and Mayor Dorn;
Noes: None;
Absent: Council Member Dunlap.

189 **CITY'S SHARPS DISPOSAL PROGRAM REPORT – RECEIVED AND FILE.** Staff report dated March 28, 2006 was presented pertaining to the status update on the City's Sharps Disposal Program.

Mayor Dorn ordered the report received and filed.

131.50 **AWARD OF CONTRACT – S & L SPECIALTY CONTRACTING, INC.** Staff report dated March 28, 2006 was presented recommending award of contract to S & L Specialty Contracting, Inc., for Residential Sound Insulation/Phase VI, Group 10.

It was moved by Council Member Morales and seconded by Council Member Franklin that the City does hereby 1) Award contract to the low bidder, S & L Specialty Contracting, Inc. in the amount of $1,247,000 and 2) Approve contingency funds in the amount of $124,700. The motion was carried by the following roll call vote:
Ayes: Council Members Price, Morales, Franklin and Mayor Dorn;
Noes: None;
Absent: Council Member Dunlap.

131.50 **AWARD OF CONTRACT – SAM BOO CONSTRUCTION, CO., INC.; RESOLUTION NO. 06-28 ADOPTED – BUDGET AMENDMENT.** Staff report dated March 28, 2006 was presented recommending award of contract to Sam Boo Construction, Co., Inc., for Residential Sound Insulation/Phase VI, Group II and adoption of a resolution amending the 2005-2006 fiscal year budget.

It was moved by Council Member Morales and seconded by Council Member Franklin that the City does hereby 1) Award contract to the low bidder, Sam Boo Construction Co., Inc. in the amount of $1,397,000; 2) Approve contingency funds in the amount of $139,700 and that 3) Resolution No. 06-28 entitled:

> A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, AMENDING THE 2005/2006 ANNUAL BUDGET

be adopted. The motion was carried by the following roll call vote:
Ayes: Council Members Price, Morales, Franklin and Mayor Dorn;
Noes: None;
Absent: Council Member Dunlap.

140.75 **RESOLUTION NO. 06-29 ADOPTED – RESCINDING RESOLUTION NO. 06-15 AND REQUESTING THAT MEASURE IA BE REMOVED FROM THE JUNE 6, 2006 BALLOT.** Staff report dated March 28, 2006 was presented recommending adoption of a resolution to rescind Resolution No. 06-15 and requesting that the measure be removed from the June 6, 2006 ballot.

It was moved by Council Member Morales and seconded by Council Member Price that Resolution No. 06-29 entitled:

> A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, RESCINDING RESOLUTION NO. 06-15 AND REQUESTING THAT THE MEASURE BE REMOVED FROM THE JUNE 6, 2006 BALLOT

be adopted. The motion was carried by the following roll call vote:
Ayes: Council Members Price, Morales, Franklin and Mayor Dorn;
Noes: None;
Absent: Council Member Dunlap.

127.2 **AGREEMENT NO. 06-32 APPROVED – SOUTH BAY PERFORMING ARTS INITIATIVE (SBPAI) DBA, INGLEWOOD COMMUNITY TELEVISION (ICTV).** Staff report dated March 28, 2006 was presented recommending approval of a two-year agreement with South Bay Performing Arts Initiative (SBPAI) dba, Inglewood Community Television (ICTV) to develop cable access community television programming.

It was moved by Council Member Price and seconded by Council Member Morales that Agreement No. 06-32 be approved. The motion was carried by the following roll call vote:
Ayes: Council Members Price, Morales, Franklin and Mayor Dorn;
Noes: None;
Absent: Council Member Dunlap.

This action also pertains to agenda item no. PICC-1.

131 **ORAL STAFF REPORT ON MANAGEMENT ISSUES – HOUSING AUTHORITY STAFF.** City Administrator, Joseph Rouzan, Jr., announced that Pamela Thigpen would be providing and update on issues regarding the Housing Authority.

Pamela Thigpen, Acting Executive Director, commented that her brief oral report is to bring the City Council up to date on the status of the Inglewood Housing Authority and on how the department is going to move forward in bringing the Authority from troubled status to satisfactory status.

She commented that on October 19, 2004, the Inglewood Housing Authority approved a corrective action plan with the United States Dept. of Housing and Urban Development in a joint effort to improve the operations and the organizational efficiency of the authority. This plan formed an assessment conducted by the HUD local office staff. In April of 2005, the Housing Authority received a letter from HUD's Assessment and Prevention Corps headquartered in Cleveland, Ohio notifying the Authority of HUD's intent on conducting another assessment and evaluation of the agency's performance to address any operational deficiencies. As a result of the assessment, a revised Corrective Action Plan was established and the deadline was extended to June 30, 2006 to allow the Inglewood Housing Authority staff and Board to take action to correct any deficiencies that were identified in the previous corrective action plan. In 2001, some of the regulations governing the performance measurements system for HUD were changed. The new regulations caused all Housing Authorities to go through an initial assessment in order to reach the point where HUD could determine and monitor the performance of each Housing Authority. HUD developed The Section 8 Management Assessment Program (SEMAP), a system that electronically records on a monthly basis the performance of each public housing authority. She further commented that a written report will be provided to the board within the next 3 weeks.

Ms. Thigpen commented that the reviews under SEMAP disclosed a few concerns with regards to program operations over the past 3 years. She stated that under several SEMAP ratings, the Inglewood Housing Authority was deemed in troubled performance status. HUD did grant the City a year to improve its status to satisfactory; unfortunately the Inglewood Housing Authority was unable to meet that deadline. She noted that the Inglewood Housing Authority is now working towards returning to satisfactory status. In conducting the audits, HUD required staff, management and the board of the Inglewood Housing Authority to take the time to look at certain procedures contained in the administration plan and to review the annual plan to determine if federal regulations are being followed, and whether the staff and Board are properly trained in order to be able to manage the Inglewood Housing Authority. She assured the Council that every member of the staff has recently received additional training and they now feel that they have regulatory knowledge to carry on Housing Authority assignments to return to satisfactory

status. Additionally, she commented that all the training received was part of the Corrective Action Plan.

Ms Thigpen stated that another issue identified was that of portability which means that under the previous Section 8 program, a qualified family had to reside in the city from which they received their voucher. Under the new Section 8 Housing Choice Program, families are now able to travel to any city that accepts the Section 8 vouchers. She commented that because tenants can now go to different cities with their vouchers, it requires that an extreme amount of paperwork be kept as well as billing between the jurisdictions and the housing authorities. Ms. Thigpen stated that a main concern with portability was that tenants were coming from the City of Los Angeles into Inglewood and the Housing Authority for the City of Los Angeles (HACLA) was not honoring the billings for those tenants. She stated that the problem has been ongoing from 2003 through 2005. In spite of not receiving the monies due from HACLA, the Inglewood Housing Authority continued to house the portability tenants and paid the necessary monies to do so. The Inglewood Housing Authority, along with the Asst. City Administrator, Finance Manager, City Attorney and staff, met with the Executive Director and Management from HACLA as well as the Director from the Local HUD office and the Inglewood Housing Authority was able to negotiate reimbursement for the years 2004 and 2005. The City of Los Angeles offered to pay the City of Inglewood 1.2 million dollars of payments that were in arrears. Mr. Sidney Porter, Finance Manager, worked diligently to prove to the City of Los Angeles, that the total was actually 2.6 million dollars. On December 20, 2006 the Board reviewed and approved an agreement with HACLA whereby the City of Los Angeles would reimburse the City 2.6 million dollars if the staff of the Inglewood Housing Authority could provide documentation. The entire Inglewood Housing Authority staff over 3 days, obtained the necessary documentation and on December 29, 2005 the City of Inglewood received a check for 2,670,987.73. She commended the City Council for approving the agreement which resulted in the reimbursement.

She commented that recently, the Board received a letter from the Los Angeles Office of Public and Indian Housing on behalf of the Office of Inspector General indicating some concerns about some deadlines that the Housing staff had to work under in order to provide some documentation to the Inspector General. Although the letter initially seemed to be adamant and threatening, she had confidence that staff could provide the documentation by the deadline of March 15, 2006. Ms. Thigpen proudly reported that she personally hand delivered all the documentation requested on March 10, 2006.

Ms. Thigpen also reported that the staff person working with the Housing Authority, Joan Harris, is pleased with the progress that the department has made. She commented that the Inglewood Housing Authority has been under troubled status for 3 years, but in the last 4 months, the Housing staff has really turned the department around. She commented that the Department has made a one hundred and fifty degree turn around and the rest of the responsibility mainly lies with the Board.

She commented that a letter was recently received from HUD which identifies the final finding recommended actions to close the books of the Office of Inspector General audit, to bring the Inglewood Housing Authority back to satisfactory status. Those actions are going to require some organizational changes which will be presented back to the Board Members through the City Administrator. The deadline for the actions is April 30, 2006. Staff plans to submit a report for consideration and action on April 18, 2006. The report includes a revision to the administrative plan which staff has worked on hard to revise the portability procedures to ensure that the Housing Authority will not find themselves back in the same position as before. Also included in the report will be a new procurement policy. The federal government under Section 8 requires that Housing Authorities who are chartered by state have a separate procurement policy. The City Council is considering a purchasing policy and if approved, it will be included in the procurement policy for the Housing Authority and brought back for review and approval. In addition, it is requested that Board Members (City Council) avail themselves of any training that is provided for Boards of Housing Authorities. She commented that staff will be submitting available training opportunities to the Council to ensure that when Council receives a monthly report, they

will be cognizant of all information to continue making knowledgeable decisions as it relates to the Inglewood Housing Authority.

Finally, she commented that through the City Administrator, staff is working with HUD on finding solutions on becoming more efficient as an operating agency. Therefore, organizational changes will be submitted to the Housing Authority in order to provide the necessary resources to get the job accomplished in an effective and efficient manner in accordance with federal regulations governing the Section 8 Housing Choice Voucher Program.

Council Member Price thanked Ms. Thigpen on an excellent presentation and also for her leadership which caused the apparent turn around in the Housing Department. He inquired if the Authority was on probation.

Ms. Thigpen commented that troubled status is similar to a probationary period. She commented that the Department will be up for review in the beginning of July to determine if the obligations have been met.

Council Member Price inquired if there are any outstanding receivables that the City is working to provide.

Pamela Thigpen commented that staff is working to bring the deliverables that will be submitted to HUD, back to the Board for approval on April 18, 2006.

Council Member Price inquired if there has been an increase in the Housing staff or if additional personnel need to be awarded to carry out the Housing Department's activities.

Mr. Rouzan, City Administrator, commented that there has not been any additional staff; however, once the reorganization takes place, it is possible that they might request additional staff from the Board.

Council Member Morales commented that Ms. Thigpen should really be commended for taking on such a huge responsibility which was a very challenging situation. He asked for Ms. Thigpen to clarify some deadlines as it pertains to the deliverables to be submitted to HUD.

Ms. Thigpen commented that the deadline is set for April 30, 2006. She commented that the Board will be presented with the information on April 18, 2006.

Council Member Franklin commended Ms. Thigpen on the work she has done on behalf of the Housing Department. He inquired about future deadlines and if the staff with their new training is focused and capable of maintaining the deadlines set forth because from his understanding, there will no longer be any additional extensions.

Ms. Thigpen commented that the staff is more than capable of not only meeting the deadlines but beating them.

Mayor Dorn commended Ms. Thigpen for taking on such a thankless job and ensuring that the staff was retrained. He commented that the Board is appreciative of not only her actions but that of staff. He commented that it is essential to have the personnel to perform the job effectively. He commented that if additional personnel are needed, it is of importance that the City Administrator be notified so the Board can be informed to ensure that it happens.

132.6 **CLOSED SESSION – PUBLIC EMPLOYMENT – PUBLIC WORKS DIRECTOR).**
173.13 Closed session - Confidential – Public Employment pursuant to Government Code Section 54957; Position Title: Public Works Director (Discussion and candidates interviews).

Direction was provided to staff.

132.6 **CLOSED SESSION – ANTONIO R. LOPEZ, ET AL. VS. CITY OF INGLEWOOD, ET AL.** Closed session - Confidential - Attorney/Client Privileged; Pending Litigation, Government Code Section 54956.9(a); Antonio R. Lopez, et al. vs. City of Inglewood, et al. LASC Case No. 04C00165.

Direction was provided to staff.

132.6 **CLOSED SESSION – LABOR NEGOTIATIONS – IMEO; SEIU & IEO.** Closed
173.13 session - Confidential - Attorney/Client Privileged; Conference with Labor Negotiator, Government Code Section 54957.6; Employee Organizations: Inglewood Management Employee Organization; Service Employee International Union; Inglewood Executive Organization; Negotiator for the City, Jeff Muir, Assistant City Administrator.

Direction was provided to staff.

219 **VERBAL REPORTS – CITY TREASURER.** Wanda Brown, City Treasurer, gave a brief report on the purchases she made on behalf of the City. She also spoke concerning a conference that she and her Deputy attended in Las Vegas. She also spoke concerning participating in her 9th marathon and congratulated other city staff who participated. Lastly, she thanked Supervisor Yvonne Braithwaite-Burke for the $10,000 reward she offered on behalf of the murder of her son, Johnny H. Brown, II.

214.1 **PUBLIC HEARING CONTINUED – AMENDING SECTIONS 2-190 THROUGH**
142.5 **2-200 OF THE INGLEWOOD MUNICIPAL CODE RELATED TO THE CITY'S PURCHASING ORDINANCE.** Mayor Dorn announced that the matter will be continued to April 4, 2006.

Mayor Dorn recessed the City Council at the hour of 7:55 p.m.

* * * * * * * * * *

Mayor Dorn reconvened the City Council at the hour of 7:56 p.m. with a quorum present.

134 **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.

Ethel, resident of District 1, commended Council Member Price on the Cleanup project that took place in the various parts of District 1. She spoke concerning trees that needed to be pruned and a stop sign that needed to be repainted on 8th Avenue from Manchester and Florence. She also spoke concerning the City's need for a Walmart. Lastly, she commended Mayor Dorn and urged the City Council to try and work together with the Mayor.

Willie Agee agreed with the previous speaker and commented on how the United States was built on competition. Lastly, he commended Council Member Morales on the way he represents his district.

Michael Cooper spoke concerning the tax initiative and the issue of additional police to combat crime. He further commented that the tax payers would receive a lot in return for paying a minimal sales tax. Lastly, he commented on bringing more businesses in the City in particular Auto dealerships, which generate a lot of money as well as a large sales tax.

Diane Sambrano spoke concerning monies being negligent on one agenda item but a major issue on another, holding personnel responsible for the demise of a department, including general, management, executive staff as well as Council. Lastly, she spoke concerning the

City budget, Council salaries, and companies that used to be located within the City in the 50's, 60's and 70's.

Milton Brown spoke concerning community television programming, Medicaid Plan D, and a scheduled Town Hall Meeting with Council Member Price.

Paul Russell, 2nd District, spoke concerning community television and the schedule of the programs. He suggested that the scheduling be placed on the City's website. He spoke concerning Council Member Dunlap's suggestion of using utility bills as an information channel.

Fred Davis spoke concerning the drains around the City that need to be repaired to combat the City's streets from flooding when it rains; a misprint in the paper confusing two local high schools, and the constant traffic violations around Costco.

Reynal Davis, 2nd District, spoke concerning all the new stores opening up on Century in particular the new restaurants. He also commented on a newspaper article that spoke concerning tipping. He commented that the citizens asked the Council for sit down restaurants and if the waiters and waitresses do their job, they should be given a 15% gratuity.

There being no further business to be presented, Mayor Dorn declared the meeting adjourned, in memory of Marco Firbaugh, at the hour of 8:34 p.m.

_____
City Clerk

Approved this _____day of _____, 2006

_____
Mayor