Inglewood, California October 24, 2006

The City Council of the City of Inglewood, California held a regular meeting on Tuesday, October 24, 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, Dunlap, Morales and

Franklin;

Absent: None.

City officials and personnel present for closed session were:

Yvonne Horton City Clerk

Jeff Muir Asst. City Administrator
Cal Saunders Interim City Attorney
Margaret Baird Administrative Assistant
Katie Howe Administrative Analyst

Mayor Dorn called the Redevelopment Agency into joint session with the City Council at the hour of 6:05 p.m.

# 134 PUBLIC COMMENTS REGARDING CLOSED SESSION ITEMS ONLY.

Mayor/Chairman 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/Chairman Dorn recessed the City Council/Redevelopment Agency at 6:06 p.m.

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Following the Pledge of Allegiance to the flag of our Country and invocation by Mayor Dorn, the meeting was called to order at the hour of 7:37 p.m. with all Council Members present except Council Member Price.

City officials and personnel present were:

Yvonne Horton City Clerk Wanda M. Brown City Treasurer

Jeff Muir. Asst. City Administrator
Cal Saunders Interim City Attorney
Margaret Baird Administrative Assistant
Katie Howe Administrative Analyst

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 agenda.

Paul Russell, District 2, spoke concerning agenda item nos. 4, 5, 6, 10, O-1 and R-5.

Council Member Price arrived in the Council Chambers at the hour of 7:41 p.m.

Milton Brown spoke concerning agenda item no. 10, approval of payment to Inglewood Community Television for the purchase of video equipment.

Hector Beltran spoke concerning agenda item nos. 4, acceptance of the 2006 State Homeland Security Grant Program and R-5, adoption of a resolution amending the 2006-2007 fiscal year Agency budget to allocate funding for the demolition of the existing senior center located at 111 N. Locust Street.

Willie Agee spoke concerning agenda item nos. 4, acceptance of the 2006 State Homeland

Security Grant Program, 10, approval of payment to Inglewood Community Television for the purchase of video equipment and R-5, adoption of a resolution amending the 2006-2007 fiscal year Agency budget to allocate funding for the demolition of the existing senior center located at 111 N. Locust Street.

Johnny Inghram, District 2, spoke concerning agenda item nos. 10, approval of payment to Inglewood Community Television for the purchase of video equipment, CA-1, repeal a portion or all of Resolution No. 04-77 (Amendment of the City of Inglewood Residential Incentive Program), and void of transaction(s) under that program and 1, payment of bills.

Lorraine Johnson, District 4, spoke concerning agenda item no. CA-1, repeal a portion or all of Resolution No. 04-77 (Amendment of the City of Inglewood Residential Incentive Program), and void of transaction(s) under that program and CI-1, Initiative by Council Member Dunlap to repeal Resolution No. 04-77 (Amendment of the City of Inglewood Residential Incentive Program).

Cedrick Burns, District 3, spoke concerning agenda item nos. CA-1, repeal a portion or all of Resolution No. 04-77 (Amendment of the City of Inglewood Residential Incentive Program), and void of transaction(s) under that program and CI-1, Initiative by Council Member Dunlap to repeal Resolution No. 04-77 (Amendment of the City of Inglewood Residential Incentive Program).

Elliot Petty, District 1, spoke concerning agenda item nos. CA-1, repeal a portion or all of Resolution No. 04-77 (Amendment of the City of Inglewood Residential Incentive Program), and void of transaction(s) under that program and CI-1, Initiative by Council Member Dunlap to repeal Resolution No. 04-77 (Amendment of the City of Inglewood Residential Incentive Program).

Earl Hutchinson spoke concerning agenda item no. 10, approval of payment to Inglewood Community Television for the purchase of video equipment.

James Burt, District 1, spoke concerning agenda item no. 10, approval of payment to Inglewood Community Television for the purchase of video equipment.

Speaker (No Name Given), spoke concerning agenda item nos. CA-1, repeal a portion or all of Resolution No. 04-77 (Amendment of the City of Inglewood Residential Incentive Program), and void of transaction(s) under that program and CI-1, Initiative by Council Member Dunlap to repeal Resolution No. 04-77 (Amendment of the City of Inglewood Residential Incentive Program).

Diane Sambrano spoke concerning agenda item nos. R-5, adoption of a resolution to amend the 2006-2007 fiscal year Agency budget to allocate funding for the demolition of the existing senior center located at 111 N. Locust Street and R-6, adoption of a resolution to amend the 2006-2007 fiscal year Agency budget for the acquisition of the Red Cross property located at 129 Juniper Street.

Council Member Dunlap left the Council Chambers at the hour of 8:04 p.m.

Ethel Austin spoke concerning agenda item nos. 4, acceptance of the 2006 State Homeland Security Grant Program and 5, purchase of one hundred and sixty (160) personal computers from Dell Computer L.P. and adoption of a resolution amending the 2006-2007 fiscal year budget.

Council Member Dunlap returned at the Council Chambers at the hour of 8:05 p.m.

Frederick Davis spoke concerning agenda item nos. 4, 5, 7, 8, 9, CA-1, CI-1, R-5 and R-6.

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 September 12, 2006 in the amount of \$1,660,764.94, September 19, 2006 in the amount of \$1,044,071.61 and dated September 20, 2006 in the amount of \$5,047.00 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: Council Member Dunlap.

MINUTES. It was moved by Council Member Morales and seconded by Council Member Franklin that the minutes of the meetings of September 26, 2006 and October 3, 2006 be approved as recorded. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;

Noes: None.

- 132 <u>CLAIMS DENIED.</u> Letters from the City Attorney's Office were presented, recommending denial of the following claims:
  - a) Samila Amanyraoupoor for property damage on March 15, 2006.
  - b) Ruby Clark for property damage on April 1, 2006.
  - c) Fred & Bertha Laurito for improper zoning on September 1, 2006.
  - d) Komar Simpson for personal injury on March 29, 2006.
  - e) Marion Smith for civil rights violation on June 6, 2006.
  - f) Lanny and Gloria Williams for property damage on June 1998.

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

2006 STATE HOMELAND SECURITY GRANT PROGRAM (SHSGP) FUNDS ACCEPTED; RESOLUTION NO. 06-106 ADOPTED – BUDGET AMENDMENT; PURCHASE APPROVED – LACOEM APPROVED EQUIPMENT AND SERVICES; 2004-2005 SHSGP AN D LOS ANGELES URBAN AREA SECURITY INITIATIVE (LAUASI) GRANT FUND BALANCES REAPPROPRIATED. Staff report dated October 24, 2006 was presented recommending acceptance of the 2006 State Homeland Security Grant Program (SHSGP) funds as administered by the Los Angeles County Office of Emergency Management (LACOEM), adoption of a resolution amending the 2006-2007 fiscal year budget in the amount of \$200,000, approve the purchase of LACOEM-approved equipment and services and reappropriate \$117,153 in 2004-2005 SHSGP and Los Angeles Urban Area Security Initiative (LAUASI) grant fund balances to purchase approved equipment.

It was moved by Council Member Morales and seconded by Council Member Franklin that the City Council does hereby 1) Accept funds; 2) that Resolution No. 06-106 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD CALIFORNIA ACCEPTING \$200,000 IN STATE HOMELAND SECURITY GRANT PROGRAM FUNDS FROM THE LOS ANGELES COUNTY OFFICE OF EMERGENCY MANAGEMENT, REAPPROPRIATING UNEXPENDED PRIOR-YEAR HOMELAND SECURITY GRANT FUNDS AND AMENDING THE FISCAL YEAR 2006-2007 ANNUAL BUDGET

be adopted; 3) Approve purchase of equipment and services; and 4) Reappropriate grant fund balances. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;

Noes: None.

156 PURCHASE APPROVED – ONE HUNDRED AND SIXTY (160) PERSONAL COMPUTERS; RESOLUTION NO. 06-107 ADOPTED – BUDGET AMENDMENT.

Staff report dated October 24, 2006 was presented recommending approval to purchase one

hundred and sixty (160) personal computers from Dell Computer L.P. and adoption of a resolution amending the 2006-2007 fiscal year budget.

It was moved by Council Member Morales and seconded by Council Member Franklin that the City Council does hereby 1) Approve purchase in the amount of \$171,703.60 and 2) that Resolution No. 06-107 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, AMENDING THE 2006-2007 ANNUAL BUDGET

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

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;

Noes: None.

#### 156 AGREEMENT NO. 06-106 APPROVED – ELECTRONIC RECORDS SOLUTIONS,

**INC.** Staff report dated October 24, 2006 was presented recommending approval of an agreement with Electronic Records Solutions, Inc. (ERS) in order to provide professional consulting and management services to the Information Technology & Communications Department.

It was moved by Council Member Morales and seconded by Council Member Franklin that Agreement No. 06-106 be approved. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;

Noes: None.

AGREEMENT NO. 06-107 APPROVED – CITY OF BERKELEY. Staff report dated October 24, 2006 was presented recommending approval of an agreement with the City of Berkeley in order to provide parking citation processing services.

It was moved by Council Member Morales and seconded by Council Member Franklin that Agreement No. 06-107 be approved. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;

Noes: None.

156 <u>AGREEMENT NO. 06-108 APPROVED – CITY OF PALO ALTO.</u> Staff report dated October 24, 2006 was presented recommending approval of an agreement with the City of Palo Alto in order to provide parking citation processing services.

It was moved by Council Member Morales and seconded by Council Member Franklin that Agreement No. 06-108 be approved. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;

Noes: None.

AGREEMENT NO. 06-109 APPROVED – THE WINDOW FACTORY, INC.; RESOLUTION NO. 06-108 ADOPTED – BUDGET AMENDMENT. Staff report dated October 24, 2006 was presented recommending award of contract for the Crenshaw/Imperial Branch Library Improvement Project and adoption of a resolution amending the 2006-2007 fiscal year budget.

It was moved by Council Member Morales and seconded by Council Member Franklin that 1) Agreement No. 06-109 with The Window Factory Inc. for an amount not to exceed \$46,240 be approved and 2) Resolution No. 06-108 entitled:

INGLEWOOD, CALIFORNIA, AMENDING THE 2006-2007 ANNUAL BUDGET

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

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;

Noes: None.

101 <u>PAYMENT APPROVED – INGLEWOOD COMMUNITY TELEVISION.</u> Staff report dated October 24, 2006 was presented recommending approval of payment to Inglewood Community Television for the purchase of video equipment.

It was moved by Council Member Morales and seconded by Council Member Franklin that the City Council does hereby approve payment in an amount up to \$250,000. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;

Noes: None.

142.4 **REPORT OF PURCHASES.** Memorandum dated October 24, 2006 was presented listing items recommended to be purchased from vendors indicated. It was moved by Council Member Morales and seconded by Council Member Franklin that the purchases be approved. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;

Noes: None.

214.5 PUBLIC HEARING SET – APPEAL TO THREE OF THE PLANNING COMMISSION'S EIGHT CONDITIONS OF APPROVAL FOR SPECIAL USE PERMIT NO. 1027 (SP-1027) FOR R-4 ZONED PROPERTY AT 311 WEST QUEEN STREET. Staff report dated October 24, 2006 was presented requesting that a public hearing be set to consider an appeal to three of the Planning Commission's eight conditions of approval for Special Use Permit No. 1027 (SP-1027) to allow the conversion of eight apartment units into eight condominium units on R-4 (multiple-Family Residential) Zoned property at 311 West Queen Street.

Mayor Dorn ordered the public hearing set for November 14, 2006 at 7:00 p.m.

214.1 ORDINANCE NO. 06-19 ADOPTED – ESTABLISHING A LOCAL SMALL BUSINESS ENTERPRISE CERTIFICATION AND PREFERENCE PROGRAM. It was moved by Council Member Morales and seconded by Council Member Franklin that Ordinance No. 06-19 entitled:

AN ORDINANCE OF THE CITY OF INGLEOWOD, CALIFORNIA AMENDING CHAPTER 2, ARTICLE 5, SECTION 2-200 OF THE INGLEWOOD MUNICIPAL CODE RELATING TO LOCAL SMALL BUSINESS ENTERPRISE CERTIFICATION AND PREFERENCE PROGRAM

which was introduced on October 10, 2006, be adopted. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;

Noes: None.

101 DIRECTION TO STAFF PROVIDED – REPEAL A PORTION OF RESOLUTION
173.13 NO. 04-77 CITY OF INGLEWOOD RESIDENTIAL INCENTIVE PROGRAM. Staff report dated October 24, 2006 was presented recommending direction be given to staff as it pertains to repealing a portion or all of Resolution No. 04-77 (Amendment of the City of Inglewood Residential Incentive Program), and voiding of transaction(s) under that program.

It was moved by Council Member Morales and seconded by Council Member Franklin that direction be given to staff to bring back the necessary items to be acted upon by the City

Council to repeal the portion of Resolution No. 04-77 that extends the benefits of said resolution to Officers of the City as defined by the City Charter.

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;

Noes: None.

132.6 <u>CLOSED SESSION – RESOLUTION NO. 04-77 – RESIDENTIAL INCENTIVE</u>

<u>PROGRAM.</u> Closed session - Confidential - Attorney/Client Privileged; Government Code Section 54956.9(b)(3)(B); Conference with Legal Counsel regarding significant exposure to litigation, created by loan transaction, pursuant to Resolution No. 04-77.

Discussion held; No Final Action Taken; Direction will be given to staff in open session.

132.6 <u>CLOSED SESSION – TRACY CHANCE/WORKERS COMPENSATION.</u> Closed session - Confidential - Attorney/Client Privileged; Pending Litigation, Government Code Section 54956.9(a): Tracy Chance/Workers Compensation.

Discussion; Direction to attorney representing the City; No final action taken.

132.6 <u>CLOSED SESSION – JENNIFER CARLSON VS. CITY OF INGLEWOOD, ET AL.</u> Closed session - Confidential - Attorney/Client Privileged; Pending Litigation, Government Code Section 54956.9(a): Jennifer Carlson vs. City of Inglewood, et al., LASC Case No. YC049321.

Discussion; Direction to attorney representing the City; No final action taken.

Mayor Dorn recessed the City Council at the hour of 8:40 p.m.

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Mayor Dorn reconvened the City Council at the hour of 8:41 p.m. with all Council Members present.

219 <u>MONTHLY TREASURER'S REPORT.</u> Staff report dated October 24, 2006 was presented, submitting the Monthly Treasurer's Report for the month ending August 31, 2006.

Mayor Dorn ordered the report received and filed.

219 <u>VERBAL REPORTS - CITY TREASURER.</u> The City Treasurer gave an update for all entities. She stated that the intern program is now winding down and the following topics were discussed by the students: the overview of the City government, budget and the responsibilities of the City Treasurer. She spoke concerning cities that have lost investments, bond basics and rule 72. She stated that the students would be having a pizza party this Wednesday and she will introduce them to the City Council for a Presentation and Awards. She thanked the City Council for approving agenda item no. 10, approval of payment to Inglewood Community Television for the purchase of video equipment. Finally, she spoke concerning the Residential Incentive Program and persons who qualified for the loan. She also spoke concerning the names of her friends being on a list without their knowledge.

# 127.2 **COUNCIL INITIATIVES:**

Council Member Dunlap:

# 127.2 INITIATIVE BY COUNCIL MEMBER DUNLAP RECOMMENDING DIRECTION

# 101 TO STAFF BE PROVIDED TO REPEAL A PORTION OF THE CITY'S

173.13 **RESIDENTIAL INCENTIVE PROGRAM.** Initiative by Council Member Dunlap dated October 24, 2006 to repeal Resolution No. 04-77 (Amendment of the City of Inglewood Residential Incentive Program).

Council Member Dunlap stated that a member of the public has caused disruption to these proceedings per Ordinance No. 95-25, Section 2-263.2 by yelling out at a Council Member to shut up and that the individual needed to be removed from the Council Chambers.

Mayor Dorn stated that the point of order to remove an individual from the Council Chambers is overruled.

It was moved by Council Member Dunlap and seconded by Council Member Price that the Mayor be overruled on the point of order because the individual violated Section 2-263.2 Sub-section 5. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Dunlap, Morales and Franklin;

Noes: Mayor Dorn.

Mayor Dorn commented that whoever the person was should reframe from any conduct or statements telling Council Members to shut up.

Following discussion, it was moved by Council Member Morales and seconded by Council Member Franklin that direction be given to staff to bring back the necessary items to be acted upon by the City Council to repeal the portion of Resolution No. 04-77 that extends the benefits of said resolution to Officers of the City as defined by the City Charter.

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;

Noes: None.

Mayor Dorn recessed the meeting at the hour of 8:55 p.m.

Mayor Dorn reconvened the meeting at the hour of 9:03 p.m. with all Council Members present except Council Member Morales.

Council Member Morales returned to the Council Chambers at the hour of 9:04 p.m.

PUBLIC HEARING TO BE CONTINUED – GOLDEN STATE WATER COMPANY'S FRANCHISE AGREEMENT TO PROVIDE WATER SERVICE TO PORTIONS OF THE CITY OF INGLEWOOD. The City Clerk announced that the next scheduled matter was a public hearing to consider the continuance of Golden State Water Company's Franchise Agreement to provide water service to portions of the City of Inglewood, that notice of this hearing has been given in the time, form and manner as described by law, the affidavit is on file and no communications were received on the matter.

Jeff Muir, Asst. City Administrator, presented staff report dated October 24, 2006, submitting background information.

Mayor Dorn ordered the staff report dated October 24, 2006 received and filed.

Glenn Kau, Public Works Director, commented that the staff report presented to the City Council is to introduce an ordinance for the continued operation of the Franchise Agreement with Golden State Water Company, formerly known as the Southern California Water Company. He stated that the Agreement has expired so what is being proposed is for the length of the agreement to be for 10 years and grant ownership of the water system in areas located within the City's boundaries. He further commented that Golden State Water Company would own, operate and maintain the delivery of water and all the appurtenances associated with those responsibilities. He commented that a portion of the agreement calls for the City in return to acquire and collect 2% of the annual gross receipts. He continued

to state that the agreement can be terminated under three conditions. The first condition is if the grantee approaches the City; the second is if the grantee is noncompliant with the agreement and the third being eminent domain.

Mayor Dorn inquired if there were any persons present who wished to address the City Council on the matter.

Diane Sambrano spoke concerning attending several meetings regarding this issue and she stated it is ridiculous to let something as essential as water expire. She further spoke concerning the history with regards to portions of the City that are covered under Golden State Water Company's jurisdiction. She stated that she has survived for a number of years on the water that Golden State has been providing with no problem. She commented on the rising prices of everything from a burger to gas, but noted that the City Council wants to complain about the increase for the most essential element needed to survive.

Speaker, (No Name Given) commented on how the community always speaks on togetherness, but part of the City gets water service from one source and another part of the City gets it from somewhere else. He inquired why the voters can't vote on who they want to provide water service. He further stated that he had a lengthy discussion with a representation of the water company and he asked the representative if they make the water and he said no. He also asked if the water is improving to which the representative answered with rhetoric. He further commented that there has been nothing but problems with the service since Golden State took over and he suggested that the residents be allowed to vote on the company form which to receive water service. He also spoke concerning residents paying the highest utility taxes. He stated that not only is there a tax on top of the tax, but the residents are being charged for the size of their water heater which can be bought in two months from a swap meet with what they are charging monthly. He stated that he feels that the community is being taken advantage of and something needs to be done

No other persons wishing to address the City Council on this matter, Mayor Dorn declared the public comment section closed at the hour of 9:12 p.m.

Council Member Price commented that the residents have brought up some important issues and asked Mr. Kau to elaborate from a logistical standpoint with regards to having one or multiple water companies.

Mr. Kau confirmed that the 3 companies providing water service to Inglewood residents are the City of Inglewood, Golden State Water Company, and American Water. He commented that an ideal situation would be one company providing service to the whole community. He further commented that for the City to take over the water distribution would be an arduous and expensive process and there is no guarantee that ownership will be granted.

Council Member Price thanked Mr. Kau for the explanation and commented that it is an expensive process and there are some historical reasons why 3 different companies are servicing the City. He stated that he believes the City has negotiated the best deal possible and the City just wants to ensure that the residents are getting the best service possible.

Council Member Dunlap stated that it is really not known if consolidating to one water company would be real expensive because an evaluation had not been done. She further stated that she has been inquiring about the City of Inglewood taking over the water service of the portion of District two that is serviced by Cal American Water Company. She stated over the last year a number of things have been uncovered such as lack of notification which she considers to be disrespectful to the community. She further stated that it wasn't until she notified the California Utilities Commission that it was determined the Cal American Water had not been notifying Inglewood Residents regarding rate increases. She stated that she wants a report instead of relying strictly upon testimony that consolidation is very expensive. She inquired if the residents are responsible for the additional 2% franchise tax on top of the 10% utility tax they are already responsible for. She commented that utility taxes that have been collected over the past nine years have increased from 13.5

million to 19 million. She further commented that the extra 5 million dollars collected is basically for the pleasure to use everyday utilities such as the telephone and turning on the television set and that it is extra money going into the general fund.

Jeff Muir, Asst. City Administrator, stated that the City is not in a position to state whether the additional tax is charged on the water bill or not.

Council Member Dunlap commented that since every other franchisee passes it on to the consumer, she is going to assume that it is. She urged her colleagues not to adopt this until it is determined if those serviced by Golden State Water Company have to pay the extra 2%. She also stated that she wanted to know what the differences in rates are for residential customers serviced by all three entities.

Council Member Morales commented that it basically comes down to what makes sense at this moment. He stated that when dealing with a big issue like water and the company that provides the service, it is imperative to ensure that the City is taken care of with respect to service and the quality of the product. He also commented that the City has to make sure that the company makes a commitment to the community by being good corporate citizens who continuously improves on the service and product. He inquired what formula is used by Golden State Water Company when they present rates to cities. He also inquired if the City has some type of plan to move towards becoming the sole provider of water service for all its residents.

Mr. Kau commented that he is unsure about the formula used. He further commented that in order to have the rates established, all private utility companies have to go through the CPUC who will set the standards on what the rates are and how they are established. He further stated in regards to conducting some type of research to determine the feasibility of being the sole provider of water services throughout the city should be done. He stated that an extensive study will be needed and it would take about one to two years to obtain the information. He stated that it would be ideal if the City could be the sole entity responsible for providing water services to its residents.

Council Member Morales inquired if the Public Works Director would recommend that study being done.

Mr. Kau agreed the study could be done and stated in his opinion, the City would then have the ability to propose a rate for Council approval as well as have control over the physical components, delivery, fire flow and quality of the water. He stated that an additional study would be needed to ascertain what additional capacity is needed to bring on there demands to the current system.

Council Member Morales suggested that a study be brought back to the City Council to determine if the City's water plant can handle those demands.

Council Member Franklin commented that this is a dead issue and staff along with the City Attorney's Office has been asked to bring back information regarding the possibility of acquiring access to supply water service to those who are currently being supplied by Golden State Water. He further commented that it was communicated to him by the former Public Works Director that the City's water capacity was ample enough to provide service to the other customers. He commented that residents went to the Public Utilities Commission and appealed to them that the 33% rate increase proposed by Golden State Water was outrageous. He stated that the residents understand that the system is being flushed regularly and pipes need to be replaced however, the staff report states that it will continue to collect a 2% franchise fee. He inquired if the extra 2% would offset the cost it would take to acquire access those lines. He also inquired when the contract expired.

Mr. Kau stated that the contract ended in June.

Council Member Franklin inquired if we are now going to receive water on a day to day basis or if the City is going to be penalized.

Mr. Kau stated that the company is still obligated to provide water service to its customers.

Council Member Franklin inquired what the timeline would be for staff to comeback with a report detailing the cost efficiency of pursuing this matter and possibly continuing the public hearing.

Mr. Kau stated that it would take approximately 60 to 90 days to come back with such a report and that they currently have a consultant looking into the feasibility of acquiring access to those lines.

Council Member Franklin stated that when residents attended the CPUC hearing, they were insulted to learn that Golden State Water had no intention on fluoridating the water supply even though the City adopted the process of having Inglewood water fluoridated. He also acknowledged that no steps have been secured by Golden State Water to meet those demands and complaints have been made regarding the quality of water and the time it takes to service repairs. He commented that those factors need to be weighed when determining if Golden State Water's service should still be utilized.

Mayor Dorn commented that it is his opinion that consideration should be taken to no longer utilize Golden State Water's services and an in depth study should be done to ascertain the feasibility of acquiring the rights to every area within the City's boundaries. He stated that it is not sensible to have 3 companies provide water services for one city. He further commented on the imperativeness of being place in a position where the City can service all of its residents. He inquired how feasible it is cost wise and how soon could it be accomplished.

Mr. Kau commented that a consultant has been ascertained and they are looking into that very issue.

Mayor Dorn inquired what the time frame is to continue the matter so the information can be brought back to the City Council.

Jeff Muir stated that a minimum of 60 days would be needed, and if a decision can not be made then, they can continue it again.

It was the general consensus of the City Council that the matter be continued for 60 days.

Mayor Dorn recessed the meeting at the hour of 9:34 p.m.

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Mayor Dorn reconvened the meeting at the hour of 9:48 p.m.

PUBLIC HEARING HELD – PROPOSED AMENDMENS TO THE LAND USE ELEMENT MAP OF THE INGLEWOOD GENERAL PLAN (GPA-06-01) – RESOLUTION NO. 06-109 ADOPTED. The City Clerk announced that the next scheduled matter is a public hearing to consider proposed amendments to the Land Use Element Map of the Inglewood General Plan (GPA-06-01) to change the land use designations from "Commercial" to "Commercial Residential" for those C-2 and C-2A zoned properties on Manchester Boulevard generally bounded by Ash Avenue to the West and Eucalyptus Avenue to the East, and C-2A zoned properties located on the east side of La Cienega Boulevard, bounded by the north side of Century Boulevard to the south and the 405 Freeway off-ramp to the north.

Jeff Muir, Asst. City Administrator, presented staff report dated October 24, 2006, submitting background information on the matter.

Mayor Dorn ordered the staff report dated October 24, 2006 received and filed.

Sheldon Curry, Planning Manager, stated that the matter before the City Council is to consider amending the General Plan for commercial designation on some corridors to "Commercial Residential". He stated that their office as well as the Planning Commission has received queries asking why and because the population is growing, the City needs to find opportunities to create residential development to keep up with housing demand. He commented that if the proposal is approved it would create residential opportunities in areas that now have C-2 and C-2A zoned properties. He also commented that if there are no other actions granted or approved, the only way residential development could be developed would be through the Planned Assembly Development (PAD). He also commented that there have been discussions as to why the matter is before the City Council given that the City has undertaken to update the General Plan. He further commented that there have also been concerns raised in the past about the City moving residential housing west of La Cienega between Manchester on the North end and Arbor Vitae on the South. Lastly, he spoke concerning an inaccuracy in the staff report.

Mayor Dorn inquired if there were any persons present who wished to address the City Council on this matter.

Paul Russell, District 2, stated that while he applauds the proposed changes he thought the public hearing is premature and should have been rescheduled because the two public meetings from last week were cancelled. He suggested that the public hearing be put off until the EIR meetings are held.

Diane Sambrano spoke concerning paying consultants to do the work and undermining them by doing something else.

Raena Banks, District 3, commented that perhaps the public hearing should be postponed to allow the community to be involved. She commented that she concurs with comments that this needs to be done sooner or later due to blight along the Manchester corridor area. She stated that residential housing is needed in the City and she was hopeful that the City could be choosy and be responsible to the community. Finally, she stated that there should be a public hearing for residents to talk about what they would like in the community and that the City needs to take its time to ensure there is affordable housing.

Mike (last name not provided) commented that Inglewood has needed affordable housing for a long time and that the resources and land were available and he inquired why it is not being done. He spoke concerning land use at the airport and inquired when the City would start working with its residents. Lastly, he spoke concerning corporations and stated that when doing work with the corporations without community input the community is not being served.

Willie Agee stated that he thinks agenda item nos. PH-1 and PH-2 should be pulled or postponed until they are done right because if it isn't done right it would not work. He stated that with the development the City now has, everything should be right.

Michael Benbow, District 1, commented that the Manchester corridor is blighted and he remembered six years ago, there were a series of meetings held about doing something along this areas and nothing has been done. He stated that Kentucky Fried Chicken was moved from 10<sup>th</sup> and Manchester to Manchester and Crenshaw and that something needed to be done to brighten the area.

No other persons wishing to address the City Council on this matter, Mayor Dorn declared the public comment section closed at the hour of 9:59 p.m.

Council Member Price thanked staff for their report and the public for their comments and stated that he would like to applaud staff and the affected property owners for coming forward with this proposal for mixed use in the City. He stated that this is new and untried and that does not mean that the City must wait forever to do something. He commented that housing is an issue and the City must start to find alternative ways to provide housing

opportunities. He also commented that the proposal would create two areas to accommodate housing on Manchester and the Herbal Life Building on La Cienega and he thought these were bold approaches that the City should take advantage of. He also stated that there is a consultant the City has hired to assist in putting together a General Plan and he is certain that one of the things the plan would request is for ways to create additional housing which is what the proposal is. He further commented that this is not something that just popped out, but there have been discussions, reviews and consideration for several months and this is one of a series the City is trying to do not only to address housing issues but also long term issues on Morningside Park along Manchester. He also stated that this is not to replace the overall General Plan nor should the City sit around and wait for the plan to emerge informing the City Council that it needs to identify housing opportunities. He went on to say that this is not something unique to Inglewood and it is happening to communities all over the County, State and Country. He stated that there are twelve (12) parcels that would be affected by these amendments and he reiterated that the purpose of the amendment is to encourage the development of residential use subject to review. Lastly, he stated that he was hopeful the City Council would take this opportunity and accept the amendments and while they are working to create a general overall plan, he commented that adopting this amendment at this point is not going to disrupt but encourage and ratify some of the uses.

Council Member Dunlap stated that she does see a lot of interesting things here but would have preferred a much more in-depth public hearing with additional information such as drawings with regards to density. She commented that there has been discussions with regards to the number of residential units built within an area and stated that she would have liked to have seen more information brought to the public so they could see exactly what it is. She commented that converting the Herbal Life Building into residential units is a good idea and she inquired about the contours.

Sheldon Curry stated that they checked the LAWA's map and it was in the 60's CNEL. He commented that the building is in the noise contour but is not in the 65 CNEL.

Council Member Dunlap stated that Mr. Curry referenced 65 CNEL but it is not reflected in the staff report.

Sheldon Curry stated that looking at the map at the Manchester corridor towards Eucalyptus going south, the 65 CNEL starts at that point.

Council Member Dunlap spoke concerning the distinction between 60/65 CNEL and inquired what figure the public aware is of. She commented that most of the homes the City has been acquiring have been in the 65 CNEL and that there is an issue with regards to the City using airport mitigation funds to acquire property and now want to build new units in the same noise contour. She stated that if the Herbal Life Building is turned into residential housing whether the interior noise levels could be brought down to 45 CNEL and those developers receive no funding from the Residential Sound Insulation program.

Sheldon Curry commented that he cannot speak in regards to the Residential Sound Insulation Program but thought the City would require that developers incur the costs.

Council Member Dunlap stated that there are residents who have been on the waiting list for a while and she would have to assume that the developers/owners would have to bring it into compliance. She inquired if a report on traffic impact was done.

Sheldon Curry stated that they have communicated with the Public Works Department. He stated that the Council Woman is looking at something more specific in terms of developing and creating plans. He also commented that what they tried to do is to find out what the maximum number of units would be based upon the existing 43 dwelling units for residential and multi-family residential zones times the acreage. He also commented that they did not take into account design features.

Council Member Dunlap stated that the maximum might be something that the City might

look at later as being undesirable and once a permit is granted, they have the right to build. Lastly, she expressed her concerns with regards to traffic and commented that the area is already impacted.

Council Member Morales commented that with regards to the Residential Sound Insulation and developers, everyone would agree that the developers would have to incur the costs especially on the Herbal Life Building. He stated that in regards to the proposal, it is a positive move and he is aware that there is going to be public hearings as it relates to the General Plan. He also stated that there are many needs in what developers want and mixed use is something that many of them are starting to look into. He further stated some of the main corridors that are created up and down the State came about with this type of zoning by allowing commercial with residential and that the issue with traffic was dealt with in those areas. He commented that there should be protective devices for the City so that any developer coming in with a project of this magnitude is made aware. In regards to the proposed change, he commented that this matter is not just coming to the City Council's attention today but has been in the works for many months by staff based on what they see around the City and Los Angeles and how successful it has become. Finally, he inquired from Mr. Curry whether he has received any queries from interested parties.

Sheldon Curry stated that most of the queries they have received dealt with whether their properties would be taken away.

Council Member Morales inquired when the public hearings for the General Plan would be held.

Sheldon Curry stated that they are working on the availability of venues throughout the City and are also working with the consultant and Administration. He also stated that they are looking to have five hearings and the tentative dates are November 8<sup>th</sup>, 9<sup>th</sup>, 13, 15<sup>th</sup> and 16<sup>th</sup>.

Council Member Franklin thanked staff for their report. He commented that he had raised concerns with regards to looking at some projects while there is a general plan assessment being worked on and has not been updated for the past twenty five years. He also raised concern with regards to a strategic master plan where public input was received and was later scrapped due to the announcement of a major development coming in. In regards to the two vacant buildings, he commented that it is critical for the City reach out and comes up with a concept. He inquired what proposals have been received by staff.

Sheldon Curry commented that there have been no formal proposals received by the Planning Commission but he is aware there have been speculations about the type of housing that could be developed.

Council Member Franklin inquired whether these buildings could be modified for some type of housing and if it may cause too much stress on the structure by having it converted as oppose to a business office.

Sheldon Curry stated that staff has not done that. He commented that he has spoken to some owners in the past about that possibility.

Council Member Franklin inquired about parking requirements and commented whether modification to the building may result in more parking or whether the existing parking would be sufficient. He also inquired whether there have been any studies in regards to the infrastructure in the surrounding areas.

Sheldon Curry commented that parking is an on going issue and that new developments may have to adhere to the present day standards. He stated that from an environmental point this proposal would be through a Special Use Permit and or Planned Assembly Development which would allow for a case by case review by the City Council.

Council Member Franklin inquired if these buildings could be sound insulated.

Sheldon Curry commented that this is one of the things the Planning Commission may want to promote.

Mayor Dorn stated that there are only four homes that fall within the 65 decibels in the Renaissance and the City Council required all the homes be insulated. He commented that Sound Insulation funding cannot be used on new development and that developers must use their own money to insulate homes. He also commented that the plan must be adopted. He stated that the Manchester corridor needs help right now. With regards to the vacant buildings he commented that they could be turned into condos and those developers must recognize that they have to use their own money to sound insulate the homes. With regards to parking, he commented that there may be sufficient parking because office buildings require more parking space than residential buildings. Finally, he commented that the issue is finding a developer to come in and do an excellent job by insulating the homes properly.

It was moved by Mayor Dorn and seconded by Council Member Morales that Resolution No. 06-109, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, AMENDING THE LAND USE ELEMENT MAP OF THE COMPREHENSIVE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION FROM "COMMERCIAL" TO "COMMERCIAL RESIDENTIAL" FOR A SELECTED AREA OF MANCHESTER BOULEVARD AND LA CIENEGA BOULEVARD

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

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;

Noes: None.

PUBLIC HEARING HELD – AMENDMENTS TO ARTICLES 7 AND 7.1 OF CHAPTER 12 OF THE IMC TO ALLOW MIXED USE DEVELOPMENT IN THE C-2 AND C-2A ZONES ON MANCHESTER BOULEVARD- ORDINANCE NO. 06-20 INTRODUCED. The City Clerk announced that the next scheduled matter is a public hearing to consider proposed amendments to Articles 7 and 7.1 of Chapter 12 of the Inglewood Municipal Code to allow mixed use development in the C-2 and C-2A zones on Manchester Boulevard bounded by the west side of Ash Avenue to the west, the east side of Fir Avenue to the east, and including those C-2 and C-2A zoned properties located immediately north and south of Manchester Boulevard on Ash Avenue, Oak Street, Cedar Avenue, Inglewood Avenue, Eucalyptus Avenue and Fir Avenue that are contiguous to properties that front on Manchester Boulevard, that notice of this hearing has been given in the time, form and manner as required by law, the affidavit is on file and no communications were received.

Jeff Muir, Asst. City Administrator, presented staff report dated October 24, 2006, submitting background information on the matter.

Mayor Dorn ordered the staff report dated October 24, 2006 received and filed.

Sheldon Curry, Planning Manager, stated that this proposal would create development standards for the Manchester corridor excluding the La Cienega corridor. He commented that at the Planning Commission meeting of August 2, 2006 it was recommended that the City Council approve the matter but the La Cienega area was removed because the Commissioners wanted specific development standards. He stated that some of highlights include a proposed 6,000 sq. foot minimum lot density of one unit per 1,400 sq. ft of the site area and that 20% of the lot area would have to be utilized for commercial use with a minimum 8 ft. landscape setback and a rear setback of 7 ft.

Mayor Dorn inquired if there were any persons present who wished to address the City

Council on this matter.

Paul Russell, District 2, stated that the law requires that in the event of any legal litigation issues that are not raised in a public hearing cannot later be raised. He commented that the only issue he wanted to raise is that this public hearing is premature and that the public hearings that were scheduled and cancelled must be held before this public hearing. He thanked Mr. Curry for doing an excellent job in bringing both matters to the City Council and thought that the timing is a problem.

No other persons wishing to address the City Council on this matter, Mayor Dorn declared the public comment section at the hour of 10:28 p.m.

Council Member Price stated that this is the right time to bring this before the City Council for approval. He stated that it provides the City Council with a chance to create an atmosphere to encourage property owners and developers to have the kind of mix use along Manchester. He also commented that the proposal as presented still would require approval by the Planning Commission and actions would be appealed to the City Council. He expressed his support of this item and commented that it is a way for the City to signal to the community that it is serious about encouraging new projects and that the City is willing to consider ideas to benefit everyone.

Council Member Dunlap inquired if the City at a later date wanted to increase the size of the residential units what is it they needed to do.

Sheldon Curry stated that the proposal would adopt the existing standards and make it applicable to things such as minimum size. He also stated that should the City Council decide to increase the size they could do so by an ordinance.

Council Member Dunlap inquired if it would be for a particular zoning throughout the City. She commented that the City Council does not want to do it for this area only but whatever the zoning is allowed.

Sheldon Curry stated that would be the City Council's pleasure.

Council Member Dunlap stated that whatever the zoning requirements are they must be applied equitably. She inquired whether staff was suggesting that it is not done.

Sheldon Curry commented that he is not saying that. He stated that in the report staff has tried to identify a number of considerations that goes above and beyond of what is being proposed and it is a conservative approach to create additional residential opportunities. He also commented that it is conservative in the content of Special Use Permit and some development standards and the City Council could come up with additional standards such as bigger lot sizes, bigger units, additional amenities and better architectural features.

Council Member Dunlap commented that it would be interesting to incorporate all of the above as mentioned by staff. She spoke concerning the Renaissance project and inadequate parking. She commented that she was hopeful that the City Council would consider the amenities as mentioned by staff and that she wants to see a traffic report on how it is going to impact the area. Finally, she commented that she appreciates staff being creative but there is no guarantee that any of these properties would be affordable.

Council Member Morales commented that this is an excellent opportunity for the City in regards to revitalizing that corridor because at the present it is under utilized. In regards to the safeguards, he stated that the City Council needs to have these reviews for the protection of the citizens. He commented that he did receive calls from residents in single family

homes and requested that Mr. Curry elaborate what this proposal means.

Sheldon Curry stated that this proposal if approved would create an opportunity for single families to add on to the property either being additions or new units.

Council Member Franklin expressed his concerns in regards to the congestion off the freeway ramp on Ash and Manchester and Manchester and La Cienega. He commented that he would like for the City to start looking at the possibility of having easement rights for the widening of streets. He also commented that when the City is negotiating with developers that they be sensitive the City may need an 8 ft. setback for a road lane to accommodate traffic congestion.

Mayor Dorn commented that this is a great area for affordable housing and that the City has set aside funds to assist with the costs.

The City Clerk read the title of the Ordinance, whereby it was moved by Mayor Dorn and seconded by Council Member Franklin that further reading be waived. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;

Noes: None.

Thereupon, Ordinance No. 06-20 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, AMENDING ARTICLES 7 AND 7.1 OF CHAPTER 12 OF THE INGLEWOOD MUNICIPAL CODE TO ESTABLISH MIXED-USE REGULATIONS FOR C-2 (GENERAL COMMERCIAL) AND C-2A (AIRPORT COMMERICAL) ZONED PROPERTIES ON MANCHESTER BOULEVARD BOUNDED BY THE WEST SIDE OF ASH AVENUE TO THE WEST, THE EAST SIDE OF FIR AVENUE TO THE EAST, AND INCLUDING THOSE C-2 AND C-2A ZONED PROPERTIES LOCATED IMMEDIATELY NORTH AND SOUTH OF MANCHESTER BOULEVARD ON ASH AVENUE, OAK STERET, CEDAR AVENUE, INGLEWOOD AVENUE, EUCALYPTUS AVENUE AND FIR AVENUE THAT ARE CONTIGUOUS TO PROPERTIES THAT FRONT ON MANCHESTER BOULEVARD

was introduced by Council Member Morales.

134 <u>PUBLIC REMARKS.</u> 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.

Johnny Inghram, District 2, apologized for a statement he made earlier this evening. He spoke concerning candidates running for the Mayoral election to inform residents about their intentions in making the City better instead of slandering the Mayor. He requested that his name be taken off a list. He also spoke concerning ethics and the residential incentive program and commented that he would like to know the persons who applied for the loan that did not qualify. Finally, he spoke concerning the salary initiative and code enforcement of a Council Members house.

Speaker, (No Name Given) spoke concerning being robbed at the senior housing and inquired why it is taking so long to build the senior citizen center. She also spoke concerning the state of the facility at the Veterans Building.

Nannette Marchard spoke concerning ethics and use of people's names without their knowledge. She also spoke concerning election materials she received.

Bill Sanders, District 1, inquired about the installation of traffic lights on 3<sup>rd</sup> Avenue.

Joyce Randall, District 2, read a letter.

Michael Benbow, District 1, inquired from the Interim City Attorney under what section of the Rules of Decorum was he denied his freedom of speech at the meeting of October 10, 2006. He spoke concerning point of order from the dais, ethics and commented that he does not need anyone to read him the scriptures.

Roy Huff, 311 W. Queen Street, spoke concerning Special Use Permit No. 1027 and passed out information regarding high hedges.

James Burt stated that he does not remember giving permission to anyone to use his name on campaign literature and requested that they stop using his name. He spoke concerning the contract with the water company, homeless persons in the City, ambulances dropping off patients on Skid Row and computer wires hanging around in one of the City's offices.

Reynal Davis, District 2, spoke concerning the hiring of police officers at the LAX Police Department.

Ethel Austin expressed her support for Measure 1T. She spoke concerning a Council Members picture not been displayed at City Hall, homeless persons in the City and misleading residents.

Donald Clytus spoke concerning the upcoming elections, candidates being accountable and he encouraged everyone to vote.

Hector Beltran spoke concerning being misplaced from King Drew Medical Center, being unemployed for 18 years, his mother being a veteran of World War II, unable to buy a car, point of order from the dais, Mayor Antonio Villaraigosa visiting China, not having good credit and lastly, he encouraged everyone to vote.

Willie Agee spoke concerning development in the City, voting record of Councilwoman Dunlap and the work the Mayor does.

Diane Sambrano spoke concerning unethical things being said this evening and she inquired why an employee has to resign before they can run for office. She also spoke concerning giving out wrong information, Inglewood Transit Center, lifetime medical benefits and salary increase.

Cindy Giardina spoke concerning the rhetoric during election time, businesses that are no longer in the City versus businesses in other cities, the homeless, traffic congestion, ethics, 3/12 work schedule for the police officers and council salaries.

Frederick Davis thanked Del Taco for purchasing shot clocks for Morningside High School and commented that he would be soliciting businesses for upgrading of Morningside High School. He spoke concerning persons running after MTA buses and he encouraged them not to do so. Finally, he spoke concerning local sporting events.

There being no further business to be presented, Mayor Dorn declared the meeting adjourned at the hour of 11:59 p.m.

			City Clerk	
1.11		2006		
Approved this	day of	, 2006		

October 2	24, 2006		
	Mayor	 	