Inglewood, California
December 4, 2007

The City Council of the City of Inglewood, California held a special meeting on Tuesday, December 4, 2007 in the Council Chambers in City Hall of said City.

Mayor Dorn called the meeting to order at the hour of 4:42 p.m. The City Clerk announced the presence of a quorum as follows:

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

City officials and personnel present for the presentation were:

Yvonne Horton	City Clerk
Jeffrey Lewis	Assistant City Attorney
Jerry Givens	Acting City Administrator
Michael Calzada	Executive Asst. to City Administrator
Aisha Phillips	Administrative Assistant
Tunisia Johnson	Administrative Aide

131 **PRESENTATION – LAND USE ALTERNATIVES AND POLICY FORMULATION.** Staff report dated December 4, 2007 was presented recommending the consideration of suggested land use alternatives and policy formulation.

Jessie Lewis, Community Development Director, gave a brief oral report.

Linda Tatum, Project Manager gave an overview of the presentation.

Council Member Morales left the Council Chambers at the hour of 5:32 p.m.

Council Member Morales returned to the Council Chambers at the hour of 5:35 p.m.

Mayor Dorn recessed the City Council at the hour of 5:58 p.m.

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City officials and personnel present for closed session were:

Yvonne Horton	City Clerk
Cal Saunders	City Attorney
Jerry Givens	Acting City Administrator
Aisha Phillips	Administrative Assistant
Tunisia Johnson	Administrative Aide

Mayor Dorn reconvened the City Council and called the Redevelopment Agency into joint session at the hour of 6:00 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/Redevelopment Agency on any closed session items.

There was no response.

Mayor/Chairman Dorn recessed the meeting for closed session at the hour of 6:01 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 again called to order at the hour of 7:17 p.m.

City officials and personnel present were:

Yvonne Horton	City Clerk
Wanda M. Brown	City Treasurer
Cal Saunders	City Attorney
Jerry Givens	Acting City Administrator
Aisha Phillips	Administrative Assistant
Tunisia Johnson	Administrative Aide

180 **PROCLAMATION – RECOGNIZING TARGET FOR THE NUMEROUS CONTRIBUTIONS AND COMMITMENT THEY PROVIDE TO THE INGLEWOOD COMMUNITY.** Mayor Dorn read a proclamation recognizing Target for their contributions and commitment to the Inglewood Community. A representative from Target thanked the Mayor and City Council for the proclamation.

180 **PRESENTATION – STEVEN BRADFORD, REGIONAL MANAGER OF SOUTHERN CALIFORNIA EDISON.** Steven Bradford, Regional Manager for Public Affairs gave a brief presentation about the services they provide to the residents of Inglewood.

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.

Gloria Gray spoke concerning CI-1, Initiative by Mayor Dorn recommending adoption of the West Basin Municipal Water District's "It's Time To Get Serious" conservation and water use initiative.

Eric College, Co-Chair for the Martin Luther King Day Celebration, spoke concerning CA-2, The 2008 Dr. Martin Luther King Jr. Day Celebration.

Henry Brown, District 4, spoke concerning CA-2, The 2008 Dr. Martin Luther King Jr. Day Celebration.

Willie Agee, Inglewood resident, spoke concerning CA-2, The 2008 Dr. Martin Luther King Jr. Day Celebration.

142.9 **PAYMENTS OF WARRANTS AND BILLS.** It was moved by Council Member Franklin and seconded by Council Member Morales that the following demands presented to the City Council are hereby approved and the City Clerk is hereby authorized to certify upon said registers that said demands are so approved.

Date	**Amount**
November 30, 2007	$1,535,410.57
November 27, 2007	$ 148.50
November 26, 2007	$ 15,831.25

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

142 **AGREEMENT NO. 07-125 APPROVED – SUPERIOR MAINTENANCE ENTERPRISE.** Staff report dated December 4, 2007 was presented recommending approval of a two-year agreement for window washing and sanitizing services with Superior Maintenance Enterprise.

It was moved by Council Member Morales and seconded by Council Member Franklin that

Agreement No. 07-125 be approved in the amount of $29,775 annually. The motion was carried by the following roll call vote:
Ayes: Council Members Tabor, Morales, Franklin and Mayor Dorn;
Noes: None;
Absent: Council Member Dunlap.

142 **AGREEMENT NO. 07-126 APPROVED – RUDD'S TRANSFER & STORAGE.** Staff report dated December 4, 2007 was presented recommending approval of a two-year agreement with Rudd's Transfer & Storage for removal, relocation, and storage of miscellaneous equipment, files and other materials at various City Facilities

It was moved by Council Member Morales and seconded by Council Member Franklin that Agreement No. 07-126 be approved in the amount of $49,100 annually. The motion was carried by the following roll call vote:
Ayes: Council Members Tabor, Morales, Franklin and Mayor Dorn;
Noes: None;
Absent: Council Member Dunlap.

183.50 **AWARD OF CONTRACT APPROVED – WATER DISTRIBUTION SYSTEM – GATE VALVE UPGRADE.** Staff report dated December 4, 2007 was presented recommending award of a two-month contract to replace 24 gate valves in the water distribution system.

It was moved by Council Member Morales and seconded by Council Member Franklin that the City Council does hereby 1) Award contract to Stephen Doreck Equipment Rentals, Inc., in an amount not-to-exceed $82,407.75; and 2) Approve contingency in the amount of $8,200.00. The motion was carried by the following roll call vote:
Ayes: Council Members Tabor, Morales, Franklin and Mayor Dorn;
Noes: None;
Absent: Council Member Dunlap.

202 **TENTATIVE TRACT MAP NO. 65499 APPROVED – 222 WEST SPRUCE AVENUE.** Staff report dated December 4, 2007 recommending approval of Tentative Tract Map No. 65499 for the subdivision of two lots into eight condominium units at 222 West Spruce Avenue.

It was moved by Council Member Morales and seconded by Council Member Franklin that the City Council does hereby approve Tentative Tract Map No. 65499 (TTM-65499) for a proposed eight-unit condominium project, subject to the following conditions: 1) The final tract map shall be prepared in accordance with the Planning Commission Resolution No. 1490 approving Special Use Permit No. 1014 (SP-1014); 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, including the provision of separate utilities for each unit, particularly plumbing each unit individually, separate shut-off valves for each unit, and no back-to-back or combined water service; 4) The tentative tract map, and subsequently a final tract map, must be approved by the City Council per Inglewood Municipal Code Section 12-67.14 and that the approved 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 final tract map shall comply with all the applicable conditions of the Declaration of Covenants, Conditions and Restrictions (CC&Rs). The motion was carried by the following roll call vote:
Ayes: Council Members Tabor, Morales, Franklin and Mayor Dorn;
Noes: None;
Absent: Council Member Dunlap.

202 **FINAL TRACT MAP NO. 66354 APPROVED – 546 WEST OLIVE STREET.** Staff report dated December 4, 2007 was presented recommending approval of Final Tract Map No. 66354 for the subdivision of two lots into twelve condominium units at 546 West Olive Street.

It was moved by Council Member Morales and seconded by Council Member Franklin that the City Council does hereby approve Final Tract Map No. 66354 (FTM-66354) for a proposed twelve-unit condominium project, subject to the following conditions: 1) The Final Tract Map shall be recorded no later than September 12, 2008 with the Los Angeles County Recorder's Office; 2) The applicant shall submit to the City of Inglewood a copy of the most recent Preliminary Subdivision Public Report prepared by the California Department of Real Estate and must submit proof that current property taxes have been paid; 3) The Final Tract Map shall comply with all applicable conditions of the Declaration of Covenants, Conditions and Restrictions (CC&Rs); 4) The Final Tract Map shall comply with all applicable subdivision regulations, Inglewood Municipal Code requirements and Special Use Permit No. 1023 (SP-1023) conditions; and 5) 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 be complied with including the provision of separate utilities for each unit, particularly plumbing each individually, separate shut-off valves for each unit and no back-to-back or combined water service. The motion was carried by the following roll call vote:
Ayes: Council Members Tabor, Morales, Franklin and Mayor Dorn;
Noes: None;
Absent: Council Member Dunlap.

183 **AGREEMENT NO. 07-127 APPROVED – USA WASTE OF CALIFORNIA INC., DBA WASTE MANAGEMENT.** Staff report dated December 4, 2007 was presented recommending approval of an amendment to Agreement No. 04-142 with USA Waste of California, Inc., dba Waste Management (WM) for Integrated Solid Waste Management Services.

It was moved by Council Member Morales and seconded by Mayor Dorn that Agreement No. 07-124 with Waste Management be approved. The motion was carried by the following roll call vote:
Ayes: Council Members Tabor, Morales, Franklin and Mayor Dorn;
Noes: None;
Absent: Council Member Dunlap.

171 **2008 DR. MARTIN LUTHER KING, JR. DAY CELEBRATION.** Staff report dated December 4, 2007 was presented pertaining to the 2008 Dr. Martin Luther King Jr. Day Celebration.

It was moved by Mayor Dorn and seconded by Council Member Franklin that the City Council does hereby 1) Review and approve the recommendations of the Dr. Martin Luther King, Jr. Day Planning Committee regarding the 2008 King Day Celebration scheduled to take place on Saturday, January 19, 2008. The motion was carried by the following roll call vote:
Ayes: Council Members Tabor, Morales, Franklin and Mayor Dorn;
Noes: None;
Absent: Council Member Dunlap.

173.13 **CLOSED SESSION – SELECTION OF CITY ADMINISTRATOR.** Closed session –
132.6 Personnel Exception - Government Code Section 54957 - Selection of City Administrator - Mary Beth Allen, Human Resources Director.

Instructions were given to staff; No final action was taken.

Mayor Dorn recessed the City Council at the hour of 7:38 p.m.

Mayor Dorn reconvened the City Council at the hour of 7:40 p.m.

217 **VERBAL REPORTS – CITY TREASURER.** The City Treasurer gave a brief report on the Investments purchased on behalf of the City of Inglewood.

127.2 **COUNCIL INITITIVES:**

Mayor Dorn:

Initiative by Mayor Dorn dated December 4, 2007 was presented recommending adoption of the West Basin Municipal Water District's "It's Time To Get Serious" conservation and water use initiative.

It was moved by Mayor Dorn and seconded by Council Member Tabor that Resolution No. 07-127 entitled:

> A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA TO ADOPT THE WEST BASIN MUNICIPAL WATER DISTRICT'S "IT'S TIME TO GET SERIOUS" CONSERVATION AND WATER USE INITIATIVE

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

Mayor Dorn recessed the City Council at the hour of 7:42 p.m.

Mayor Dorn reconvened the City Council at the hour of 7:43 p.m.

131 **PUBLIC HEARING HELD – RESOLUTION OF NECESSITY TO ACQUIRE REAL PROPERTY FOR NOISE MITIGATION NOT ADOPTED.** The City Clerk announced that the next scheduled matter is a public hearing to consider adoption of a Resolution of Necessity to acquire real property for noise mitigation, 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 communication was received on the matter.

The Acting City Administrator presented staff report dated December 4, 2007 submitting background information.

Mayor Dorn ordered the staff report received and filed.

Marla Stevens, Development Coordinator, gave a brief oral report.

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

Marnie Cody, Esq., Attorney for Irene Christopher and Williams Trustee for the William Christopher Trust and Lessee Walton House Inc., stated that a letter from her office was submitted to the Redevelopment Agency and that proper notice from the Redevelopment Agency wasn't given in a timely manner and asked the City Council for a continuance of the hearing. She also stated that the negotiation process was not accurately met or satisfied.

William Christopher stated that his roots are with Inglewood and stated that his property may not be residential and encouraged the City Council to do more research before they move forward with the process. He also inquired about having a continuance of the hearing.

No other persons wishing to address the City Council on this matter, Mayor Dorn declared the public comment section closed at the hour of 7:49 p.m.

Council Member Tabor inquired when the notice was published.

Yvonne Horton, City Clerk, stated that the notice for the public hearing was published on November 8, 2007. She also stated that if this public hearing took place on November 27, 2007 it would be 19 days that the notice was published and that today's hearing would constitute to 26 days that the notice have been published. Finally, she stated that the notice was published in the Herald Publications.

Council Member Tabor inquired as to how the property owners responded to the notifications.

Marla Stevens stated that acquisitions have taken place between Mr. Christopher and the Redevelopment Agency consultant. She also stated that there have been approximately five telephone conversations and two written e-mails between the acquisition consultant and Mr. Christopher negotiating the purchase of the property.

Council Member Tabor inquired if the conversation seemed to be in favor of the negotiations made by the city.

Marla Stevens stated that she doesn't have documentation to support a counter offer by Mr. Christopher; however, extensive conversation about the offer made by the city has been discussed in great length.

Council Member Tabor inquired as to what type of activity is taking place at this property.

Marla Stevens stated that the facility operates a community corrections re-entry center, better known as a half way house. She also stated that staff contacted the FAA to determine the eligibility of this acquisition of the site. She further commented that the FAA has provided in writing to the Redevelopment Agency their determinations that the use of the facility is considered a residential use. Finally, she stated that the Redevelopment Agency was prepared to move forward and receive the grant funds necessary to acquire the property.

Council Member Franklin inquired when was communications transpired between the property owner and the Redevelopment Agency.

Marla Stevens stated that communication began on September 27, 2007 through an e-mail and subsequent telephone conversations were on October 8th, 18th, 19th, and two other dates on November 1st and the 5th.

Council Member Franklin inquired if Council action is needed on the property in question.

Cal Saunders, City Attorney, stated yes and whatever the City Council decides to do with this hearing is completely up to them.

Council Member Franklin inquired if a 30 day notice has been properly given to the property owners.

Cal Saunders stated that it has been 26 days since notice has been given to the property owners.

Council Member Franklin inquired would the Council usurp any of its authority if the hearing is delayed.

Cal Saunders stated not to his knowledge.

Mayor Dorn inquired would the City incur any problems with the FAA if this matter is held over for a week.

Jerry Givens, Acting City Administrator stated that there is nothing before him that would

cause problems in delaying this process until next week.

Mayor Dorn stated that if its held over until next week this will give the property owner more time to discuss the issues with the Redevelopment Agency. He also stated that if an agreement isn't reached by next week, the Resolution of Necessity to acquire real property could be passed.

Cal Saunders stated that was correct.

Mayor Dorn stated with concurrence of the City Council that this matter will be held over until December 11, 2007 at the hour of 7:00 p.m.

214.1 **PUBLIC HEARING HELD; ORDINANCE NO. 07-25 INTRODUCED – AMENDING SECTION 3-65.1 OF THE INGLEWOOD MUNICIPAL CODE TO RESTRICT PARKING OF VEHICLE-ATTACHED TRAILERS ON RESIDENTIAL STREETS.**
The City Clerk announced that the next scheduled matter is a public hearing to consider amending Section 3-65.1 of the Inglewood Municipal Code to restrict the parking of vehicle-attached trailers on residential streets to a maximum of 24 hours, 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 communication was received on the matter.

The Acting City Administrator presented staff report dated December 4, 2007 submitting background information.

Mayor Dorn ordered the staff report received and filed.

William Barnett, Senior Transportation Planner gave a brief oral report.

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

There was no response.

No other persons wishing to address the City Council on this matter, Mayor Dorn declared the public comment section closed at the hour of 8:08 p.m.

Council Member Tabor thanked staff and Council Member Franklin for bringing this ordinance. He asked if there was a limit to how many feet can be allotted.

William Barnett stated this is just the first step and the City Council can revisit the proposal at any time.

Council Member Morales asked if this matter before the City Council includes the cars that are attached to the trailer.

William Barnett stated this ordinance would apply to only trailers.

Council Member Morales stated if the 300 feet rule is not working can the City Council revisit the idea.

William Barnett commented saying yes.

Council Member Franklin stated this matter was brought before the City Council because residents were complaining about the amount of time trailers were parked in front of their homes. He inquired as to how parking enforcement would know if the trailer, once cited, has moved 300 feet from where it was originally parked.

William Barnett stated that a log entry would be used and note the address of where the trailer was originally parked.

The City Clerk read the title of Ordinance No. 07-25; whereupon it was moved by Council Member Franklin and seconded by Council Member Morales that further reading be waived. The motion was carried by the following roll call vote:
Ayes: Council Members Tabor, Morales, Franklin and Mayor Dorn;
Noes: None;
Absent: Council Member Dunlap.

Thereupon, Ordinance No. 07-25, entitled:

> AN ORDINANCE OF THE CITY OF INGLEWOOD, CALIFORNIA, TO AMEND SECTION 3-65.1 OF THE MUNICIPAL CODE TO RESTRICT THE PARKING OF VEHICLE-ATTACHED TRAILERS ON RESIDENTIAL STREETS

was introduced by Council Member Franklin.

131 **PUBLIC HEARING HELD; RESOLUTION NO. 07-128 ADOPTED – TO CONSIDER TAX-EXEMPT BOND FINANCING FOR THE INGLEWOOD MEADOWS AND REGENT PLAZA SENIOR MULTIFAMILY HOUSING PROJECTS**. The City Clerk announced that the next scheduled matter is a public hearing to consider the adoption of a resolution to join the California Municipal Finance Authority and to approve the issuance of tax-exempt bonds for the purchase and rehabilitation of two senior housing developments at Inglewood Meadows and Regent Plaza Senior Multifamily Housing, that notice of this hearing has being given in the time, form and manner as required by law, the affidavit is on file, and no communication was received.

Jerry Givens, City Administrator, presented staff report dated December 4, 2007 submitting background information.

Mayor Dorn ordered the staff report received and filed.

Mike Calzada, Executive Assistant to the City Administrator, gave a brief oral report.

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

There was no report.

No other persons wishing to address the City Council on this matter, Mayor Dorn declared the public comment section closed at the hour of 8:18 p.m.

Council Member Tabor stated that he met with the new owners of the senior centers and that the residents of Inglewood Meadows are excited to see the new management. He also stated he supports this issue.

Council Member Morales stated that he supports this issue and that the residents of Regent Plaza are also excited to see new management.

Council Member Franklin stated he supports this issue.

Mayor Dorn stated that he's happy to know that the residents of the Inglewood Meadows and Regent Plaza will finally get the treatment they've been looking for. He also stated he supports this issue.

It was moved by Council Member Morales and seconded by Council Member Tabor that Resolution No. 07-128, entitled:

> RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA APPROVING, AUTHORIZING, AND DIRECTING EXECUTION OF A JOINT EXERCISE OF POWERS AGREEMENT

RELATING TO THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY, AND APPROVING THE ISSUANCE OF REVENUE BONDS BY THE AUTHORITY FOR THE PURPOSE OF FINANCING OR REFINANCING THE ACQUISITION, CONSTRUCTION, REHABILITATION, REFURBISHMENT, DEVELOPMENT AND IMPROVEMENT OF CERTAIN FACILITIES FOR THE BENEFIT OF INGLEWOOD MEADOWS KBS, L.P. AND REGENT PLAZA KBS, L.P.

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

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.

Willie Agee stated that on the weekends on 104th street and 10th Avenue there are big trucks park on the streets and it needs to be looked into. He also stated that Watts Development gave the city $250,000 to develop baseball diamond #2 at Darby Park and nothing has been done yet.

(Speaker Unknown) stated that the Inglewood Unified School District and the City Council should be commended for having a charter school. He commented saying that Morningside and Inglewood High School should be able to perform at the same level.

Ethel Austin stated that on November 27, 2007, Milton Brown insulted her by calling her insane. She also stated that the city is paying Mr. Brown over 1 million dollars for Inglewood Television. Finally she stated that Council District 2 needs better representation.

There being no further business to be presented, Mayor Dorn declared the meeting adjourned at the hour of 8:40 p.m.

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City Clerk

Approved this _____day of _____, 2007

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Mayor