

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



NOTICE AND CALL OF SPECIAL MEETING OF INGLEWOOD CITY COUNCIL AND REDEVELOPMENT AGENCY (Government Code Section 54956)

TO THE MEMBERS OF THE CITY COUNCIL AND REDEVELOPMENT AGENCY OF THE CITY OF INGLEWOOD

NOTICE IS HEREBY ORDERED by the Mayor/Chairman Pro Tempore that a special meeting of the Council/Agency of the City of Inglewood will be held on Tuesday, June 29, 2010 commencing at 3:00 P.M. in the Council Chambers, One Manchester Boulevard, Inglewood, California (Government Code Section 54956).

MAYOR PRO TEMPORE

COUNCIL MEMBERS

Daniel K. Tabor, District No. 1 Judy Dunlap, District No. 2 Eloy Morales, Jr., District No. 3 Ralph L. Franklin, District No. 4 CITY CLERK
Yvonne Horton
CITY TREASURER
Wanda M. Brown
ACTING CITY ADMINISTRATOR
Sheldon Curry

CITY ATTORNEY
Cal Saunders

Said special meeting shall include the following:

AGENDA CITY COUNCIL

CLOSED SESSION ITEMS ONLY -- 3:00 P.M.

Roll Call

PUBLIC COMMENTS REGARDING CLOSED SESSION ITEMS ONLY

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

CS-1. Closed session - Confidential - Attorney/Client Privileged; Conference with Labor Negotiators, Government Code Section 54957.6; Employee Organizations: Service Employees International Union (SEIU); Inglewood Management Employees Organization (IMEO); Inglewood Executive Organization (IEO); Inglewood Police Officers Association (IPOA); Inglewood Police Management Association (IPMA); Inglewood Police Civilian Management Association (IPCMA); Negotiators for the City: Sheldon Curry, Acting City Administrator, and Randy Abram, Acting Human Resources Director.

- CS-2. Closed session Confidential Attorney/Client Privileged; Potential Litigation, Government Code Section 54956.9(b)(1); Labor and Employment Issues.
- CS-3. Closed session Confidential Attorney/Client Privileged; Potential Litigation, Government Code Section 54956.9(b)(1); Payment of Parking Concepts.
- CS-4. Closed session Confidential Attorney/Client Privileged; Potential Litigation, Government Code Section 54956.9(b)(1); Facade Rebate Program.
- CSR-1. Closed session Confidential Real Property Negotiator's Meeting; Real Property Negotiations, Government Code Section 54956.8; Closed session regarding Real Property Negotiations for the disposition and redevelopment of the property located at the Southeast corner of Florence and La Brea Avenue (Parcels 4015-028-900 through 909) in the Merged Inglewood Redevelopment Project Area (In-Town); Parties: Inglewood Redevelopment Agency and Keana Investment Holdings, LLC, Negotiator for the Agency: Sheldon Curry, Acting Executive Director.

OPENING CEREMONIES -- 7:00 P.M.

Call to Order

Pledge of Allegiance

Invocation

Roll Call

Presentation - ACT-SO

PUBLIC COMMENTS REGARDING AGENDA ITEMS

Persons wishing to address the City Council on any item on today's agendas other than closed session may do so at this time.

PAYMENTS OF WARRANTS AND BILLS

1. Payment of bills.

CONSENT CALENDAR

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

2. Staff report recommending award of contract for Residential Sound Insulation/Phase VII, Group 18. * (Noise Mitigation Funds)

Recommendation:

- 1) Award contract to the low bidder, IMEX Construction and Development, Inc. in the amount of \$811,000; and
- 2) Approve a 10% contingency fund in the amount of \$81,100.
- 3. Staff report recommending approval of the annual purchase of Traffic Signal Lights and accessories. *

Recommendation:

- 1) Approve purchase from JAM Services in the amount of \$92,969.08.
- 4. Staff report recommending approval of a three-year agreement for janitorial services with Diamond Contract Services for the City of Inglewood. *

Recommendation:

- 1) Approve in the amount of \$2,035,830 (\$678,610 annually).
- 5. Staff report recommending approval of facade and sign rebate payments to Beverly Brinson, the property owner of M&M Soul Food, located in the Merged Redevelopment Project Area at 3300 West Manchester Boulevard. * (Tax Increments Funds)

Recommendation:

1) Approve payments in the amount of \$2,660.

6. Staff report recommending approval of Tentative Tract Map No. 70331 for the subdivision of two parcels comprised of 16 lots into 145 condominium units with a 10-foot street dedication alon Florence Avenue located at 527 West Regent Street. *

Recommendation:

Approve Tentative Tract Map No. 70331 (TTM-70331) subject to the following conditions:

- 1) The final tract map be prepared in accordance with the Planning Commission Resolution approving Special Use Permit No. 1107 (SP-1107);
- 2) The applicants must comply with corrections to the tract map as recommended by the Planning and Building Department, Public Works Department and Los Angeles County Fire Department prior to City Council approval of the tentative tract map;
- 3) The applicants shall submit a copy of the Covenants, Conditions and Restrictions (CC&Rs) to the Subdivision Committee prior to obtaining approval of the final tract map;
- 4) The proposed ten-foot wide property dedication adjacent to Florence Avenue will be accepted by the City Council upon approval of the final tract map; and
- 5) The final tract map shall comply with the Subdivision Committee conditions and the applicable requirements of the California Subdivision Map Act.

SETTING OF PUBLIC HEARINGS

SPH-1. Staff report recommending a public hearing be set to consider amending Chapter 12 of the Inglewood Municipal Code to Establish Standards regarding the parking/storage of recreational vehicles in a Residential Zone. *

Recommendation:

1) Set public hearing for July 20, 2010 at 7:00 p.m.

REPORTS - ACTING CITY ADMINISTRATOR

CA-1. Staff report pertaining to Solid Waste/Recycle Collection Services. * Recommendation:

- 1) Receive and file report prepared by HF&H Consultants, LLC (HF&H) "Best Solid Waste Management Practices Available to the South Bay"; and
- 2) Provide direction to staff regarding the acquisition of municipal solid waste and recycling services for the City.
- CA-2. Staff report pertaining to the Veteran's Memorial Building Historical Preservation Report. * Recommendation:
 - 1) Receive and file the recommendations of Kaplan Chen Kaplan, Preservation;
 - 2) Discuss;
 - 3) Reject the bid submitted by TKH Construction; and
 - 4) Provide direction to staff.

CA-3. Staff report pertaining to the Centinela Adobe Complex building condition report. *

Recommendation:

- 1) Receive and file the building condition report and geotechnical report prepared by Professional Services Industries, Inc., (PSI);
- 2) Discuss; and
- 3) Provide direction to staff.
- CA-4. Staff report recommending adoption of a resolution authorizing staff to process an application for a Small Business Administration Award for a Congressional Appropriation that will reimburse the City of Inglewood for an amount not to exceed \$430,757 for expenses incurred to provide technical assistance to existing and start-up businesses.

 Recommendation:
 - 1) Adopt resolution to do the following:
 - a) Authorize the City of Inglewood to process a Small Business Administration (SBA) application required for final acceptance of the Congressional appropriation to provide technical assistance to existing and start-up businesses;
 - b) Authorize the Acting City Administrator to sign the SBA application on behalf of the City of Inglewood.
 - 2) Review and provide input and direction on the proposed City of Inglewood Technical Assistance Program.
- CA-5. Verbal reports Acting City Administrator.

REPORTS - CITY ATTORNEY

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

REPORTS - CITY CLERK

CC-1. Verbal reports - City Clerk.

REPORTS - CITY TREASURER

CT-1. Verbal reports - City Treasurer.

COUNCIL INITIATIVE

CI-1. Initiative by Council Member Tabor requesting the City Council to consider changing the directions given to the Public Works Director for the Century Boulevard Roadway Improvement Project.

Recommendation:

- 1) Discuss; and
- 2) Provide direction to the Public Works Director.

APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL COMMITTEE REPORTS

PUBLIC COMMENTS REGARDING OTHER MATTERS

Persons wishing to address the City Council on any matter connected with City business not elsewhere considered on the agenda may do so at this time. Persons with complaints regarding City management or departmental operations are requested to submit those complaints first to the City Administrative Officer for resolution.

ACTING CITY ADMINISTRATOR, CHIEF OF POLICE, CITY ENGINEER AND CITY ATTORNEY REMARKS

CITY CLERK AND CITY TREASURER REMARKS

COUNCIL REMARKS

MAYOR REMARKS

ADJOURNMENT CITY COUNCIL

In the event that today's meeting of the City Council is not held, or is concluded prior to a public hearing or other agenda item being considered, the public hearing or non-public hearing agenda item will automatically be continued to the next regularly scheduled City Council meeting.

AGENDA INGLEWOOD REDEVELOPMENT AGENCY

Call to Order

Roll Call

R-2. Staff report requesting direction be given to staff regarding the preparation of an Exclusive Negotiation Agreement (ENA) between the Inglewood Redevelopment Agency and the Haagen Company, LLC modifying earlier ENA's by expanding the area to include privately held parcel and Agency-owned land located at 4000-4046 West Century Boulevard, 10117 S. Prairie Avenue and a portion of 101st Street located within the Merged Inglewood Redevelopment Project Area to develop a commercial retail shopping center. *

Recommendation:

- 1) Discuss; and
- 2) Provide direction to staff.
- R-3. Staff report recommending approval of an agreement with Kane Ballmer & Berkman to provide legal advice and other legal assistance including litigation and transactional services.

Recommendation:

- 1) Approve in the amount of \$175,000.
- R-4. Staff report recommending the review of transit sites under consideration by the Los Angeles County Metropolitan Transportation Authority for the proposed Crenshaw/LAX Transit Corridor. *

Recommendation:

- 1) Allow presentation by Form Environmental Research Studios (FER) regarding an alternative site for the Florence/La Brea transit station:
- 2) Receive public comments;
- 3) Discuss;
- 4 Receive and file report; and
- 5) Provide direction to staff.

ADJOURNMENT REDEVELOPMENT AGENCY

In the event that today's meeting of the Redevelopment Agency is not held, or is concluded prior to a public hearing or other agenda item being considered, the public hearing or non-public hearing agenda item will automatically be continued to the next regularly scheduled Redevelopment Agency meeting.

AGENDA INGLEWOOD HOUSING AUTHORITY

Call to Order

Roll Call

- H-1. Staff report pertaining to the Overview of the Inglewood Housing Authority. * Recommendation:
 - 1) Discuss; and
 - 2) Receive and file.

PUBLIC HEARING

HPH-1. Continued public hearing to consider the approval of the Inglewood Housing Authority's Annual Plan for the 2010-2011 fiscal year. *

Recommendation:

- 1) Receive public input; and
- 2) Approve.

ADJOURNMENT HOUSING AUTHORITY

In the event that today's meeting of the Housing Authority is not held, or is concluded prior to a public hearing or other agenda item being considered, the public hearing or non-public hearing agenda item will automatically be continued to the next regularly scheduled Housing Authority meeting.

^{*}Copies to Council, Agency and Authority

^{**}Agenda items not received prior to printing

^{***}Agenda items received after cut-off and printing