

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 that a special meeting of the Council/Agency of the City of Inglewood will be held on Tuesday, January 31, 2012, commencing at 5:00 P.M. in the Council Chambers, One Manchester Boulevard, Inglewood, California (Government Code Section 54956).

MAYOR

James T. Butts, Jr.

COUNCIL MEMBERS

Michael M. Stevens, District No. 1 Judy Dunlap, District No. 2 Eloy Morales, Jr., District No. 3 Ralph L. Franklin, District No. 4 CITY CLERK

Yvonne Horton

CITY TREASURER

Wanda M. Brown

CITY MANAGER

Artie Fields

CITY ATTORNEY

Cal Saunders

AGENDA CITY COUNCIL/REDEVELOPMENT AGENCY

CLOSED SESSION ITEMS ONLY - 5:00 P.M.

Roll Call

PUBLIC COMMENTS REGARDING CLOSED SESSION ITEMS ONLY

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

- CS-1. Closed session Confidential Attorney/Client Privileged; Potential Litigation, Government Code Section 54956.9(b)(1); Labor and Employment Issues.
- CS-2. Closed session Confidential Attorney/Client Privileged; Potential Litigation, Government Code Section 54956.9(b)(1); Claim of Atkins North America, Inc., for the provision of plan check services for the Hollywood Park Development Project. *

CLOSED SESSION ITEMS CONTINUED

CS-3. Closed session – Confidential - Attorney/Client Privileged; Pending Litigation, Government Code Section 54956.9(a); Bowden vs. City of Inglewood; Case No. YC 064009.

- CS-4. Closed session Confidential Attorney/Client Privileged; Pending Litigation, Government Code Section 54956.9(a); City of Inglewood vs. Inglewood Neighborhood Housing Services, Case No. YC 061 161.
- CS-5 & Closed session Confidential Attorney/Client Privileged; Potential Litigation, Government
- CSR-1. Code Section 54956.9(b)(1); Discussion regarding the abolishment of the Redevelopment Agencies in the State of California.

OPENING CEREMONIES – 7:00 P.M.

Call to Order

Pledge of Allegiance

Roll Call

Proclamation decaling February 2012 as National Teen Dating Violence Awareness and Prevention Month

Presentation by Los Angeles County Tax Assessor John R. Noguez

PUBLIC COMMENTS REGARDING AGENDA ITEMS

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

WARRANTS AND BILLS

- 1, R-2 & Warrant Registers. *
 - H-1. Recommendation:
 - 1) Allow for Payment of Bills.

PUBLIC HEARINGS

PH-1. Public hearing to consider a proposed amendment to Chapter 12 (Planning and Zoning) of the Inglewood Municipal Code (IMC) to expand the duties of the Planning Commission to include the review of public art projects located on development sites. *

Recommendation:

- 1) Receive public input;
- 2) Motion to waive further reading; and
- 3) Introduce ordinance.
- PH-2. Public hearing to consider actions associated with the approval of the proposed Disposition and Development Agreement between the City of Inglewood and KP Auto Center, L.P., for the development of auto related uses on the property located at the southwest corner of Olive Street and Glasgow Avenue in the Merged Inglewood Redevelopment Project Area (La Cienega). *

Recommendation:

- 1) Receive public input;
- 2) Adopt resolution certifying the K.P. Auto Center Mitigated Negative Declaration; and
- 3) Adopt resolution approving the Disposition and Development Agreement between the City and KP Auto Center LP disposing the properties located at the southwest corner of Olive Street and Glasgow Avenue for \$1,300,000.

CONSENT CALENDAR

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

- 2. Approval of the minutes of the meetings held December 20, 2011 and December 22, 2011. * Recommendation:
 - 1) Approve.
- 3. Staff report recommending approval of Amendment No. 2 to Agreement No. 11-002 with MGT of America, Inc., extending the term of the agreement until April 30, 2012. * Recommendation:
 - 1) Approve amendment.
- 4. Staff report recommending award of contract for RSI Phase VII, Group 10, to provide residential sound insulation work on 43 homes, per Bid No. CB-11-09. * (Noise Mitigation Fund)

- 1) Award contract to AMD Construction Group, Inc.;
- 2) Approve agreement in the amount of \$1,115,000;
- 3) Approve a 10% contingency fund in the amount of \$111,500; and
- 4) Adopt a resolution amending the 2011-2012 fiscal year budget.

CONSENT CALENDAR CONTINUED

5. Staff report recommending approval of the annual purchase of law books and internet access from West Group. * (General Fund)

Recommendation:

- 1) Approve purchase in the amount of \$25,000.
- 6. Staff report recommending adoption of a resolution amending the 2011-2012 fiscal year budget to receive a \$150,000 Community Publications Fee pursuant to the Integrated Solid Waste Management Agreement with Waste Management of Los Angeles (WMLA). * Recommendation:

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1) Adopt resolution.

SET PUBLIC HEARING

SPH-1. Staff report requesting that a public hearing be set to consider proposed amendments to revise shopping center regulations. *

Recommendation:

1) Set public hearing for February 14, 2012 at 7:00 p.m.

REPORTS – COMMUNITY DEVELOPMENT

- CD-1. Staff report recommending approval of a two-year agreement, beginning January 31, 2012, with the National Development Council (NDC) to provide financial advisory services for structuring multi-source financing for economic development projects. * (Grant Funds) Recommendation:
 - 1) Approve agreement in an amount not to exceed \$60,000.
- CD-2. Staff report recommending approval of a one-year agreement, beginning January 31, 2012 with Tierra West Advisors (TWA) for economic consulting services. * (Redevelopment Fund)

Recommendation:

- 1) Approve agreement in an amount not to exceed \$50,000.
- CD-3. Staff report recommending approval of a two-year agreement, beginning January 31, 2012, with Paragon Partners to provide relocation consultant services, and adopt a resolution amending the 2011-2012 fiscal year budget. * (Housing Set-Aside Funds)

- 1) Approve agreement in an amount not to exceed \$60,000; and
- 2) Adopt resolution.

REPORTS – COMMUNITY DEVELOPMENT CONTINUED

CD-4. Staff report recommending approval of a two-year agreement, beginning January 31, 2012, with Sanli, Pastore and Hill to provide certain goodwill appraisal services. * (Redevelopment Funds)

Recommendation:

- 1) Approve agreement in an amount not to exceed \$60,000.
- CD-5. Staff report recommending adoption of a resolution amending the 2011-2012 fiscal year budget and approve the Owner Participation Agreement (R-09-35) approved July 2009 between the Redevelopment Agency and Hollywood Park Land Company, LLC (OPA) to fund an escrow account in the amount of \$3,900,000 (tax exempt bond proceeds unobligated fund balance monies) for eligible public improvements pursuant to Section 2.2 of the Owner Participation Agreement relative to the development of a mixed-use project by the developer.*

Recommendation:

- 1) Adopt resolution; and
- 2) Approve OPA Amendment.
- CD-6. Staff report recommending consideration of Disposition and Affordable Housing and Development Agreement and Low and Moderate Income Housing Fund Loan Agreement between the City of Inglewood, Inglewood Redevelopment Agency and Grevillea Housing L.P., for the construction of a 62-unit affordable residential project located at 100 East Nutwood Street. *

- 1) Approve the Disposition and Affordable Housing and Development Agreement (DAHDA) between the City of Inglewood and Grevillea Housing L.P., a company of Abode Communities Inc., for a sale price of \$2,800,000 and a HOME funded residual receipts loan for the \$2,800,000 to be repaid over a 55-year term;
- 2) Approve the Low and Moderate Income Housing Fund Loan Agreement (LMIHFLA) for up to \$8,284,419 in Set-Aside funds for gap financing assistance in the form of a residual receipts loan to be repaid over a 55-year term;
- 3) Adopt the Categorical Exemption in compliance with the California Environmental Quality Act for the project;
- 4) Adopt the resolution approving the Disposition and Affordable Housing and Development Agreement;
- 5) Adopt the resolution approving the Low and Moderate Income Housing Fund Loan Agreement to provide financial assistance of \$8,284,419, from the Housing Set Aside Funds; and
- 6) Adopt resolution amending the 2011-2012 fiscal year budget.

CD-7. Staff report recommending, under protest and subject to reservation, that a resolution be adopted approving a second amendment to the Enforceable Obligation Payment Schedule (EOP Schedule) filed with the State of California Department of Finance on August 29, 2011, establishing certain Agency enforceable obligations.*

Recommendation:

1) Adopt resolution.

REPORTS – CITY MANAGER

CM-1. Staff report presenting the review findings of examining the feasibility of outsourcing parking enforcement and meter operations staffing.

Recommendation:

- 1) Direct staff to take the necessary steps to eliminate the certain positions associated with the parking enforcement program; and
- 2) Direct staff to initiate a "Request for Proposal" process and return to the City Council with recommendations for selection of a qualified Parking Enforcement and Meter Operations service provider.
- CM-2. Staff report recommending adoption of a resolution limiting program content on the City's Governmental Access Channel. *

Recommendation:

- 1) Identify items eligible for broadcast; and
- 2) Adopt resolution.
- CM-3. Verbal reports City Manager.

REPORTS – CITY ATTORNEY

- A-1. Report on closed session items.
- A-2. Staff report recommending approval of Amendment No. 1 to Agreement No. 11-042/R-11-007 with Bergman and Dacey to provide legal services to the City for Redevelopment projects, and adopt a resolution amending the 2011-2012 fiscal year budget. *

Recommendation:

- 1) Approve amendment in the amount of \$200,000; and
- 2) Adopt resolution.
- A-3. Staff report recommending approval of Amendment No. 2 to Agreement No. 11-045/R-11-006 with Kane, Ballmer and Berkman to provide legal services to the City for Redevelopment projects, and adopt a resolution amending the 2011-2012 fiscal year budget. *

- 1) Approve amendment in the amount of \$350,000; and
- 2) Adopt resolution.
- A-4. Verbal reports City Attorney.

REPORTS – CITY CLERK

CC-1. Verbal reports – City Clerk.

REPORTS – CITY TREASURER

CT-1. Verbal reports – City Treasurer.

APPOINTMENTS TO BOARDS, COMMISSIONS AND OTHER COMMITTEES

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 Manager for resolution.

MAYOR AND COUNCIL REMARKS

The members of the City Council will provide verbal reports, including reports on City related travels where lodging expenses are incurred, and/or address any matters they deem of general interest to the public.

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-3. Approval of the minutes of the meetings held December 20, 2011 and December 22, 2011. * Recommendation:

1) Approve.

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.

* Copies to Council, Agency and Authority

Inglewood City Council Meetings are broadcast on Wednesdays and Fridays at 7:00 p.m. on Time Warner Cable Channel 35.