

Inglewood, California
July 21, 2020

The City Council of the City of Inglewood, California held a regular meeting on Tuesday, July 21, 2020, in the Council Chambers in City Hall of said City.

Mayor Butts called the City Council into Closed Session at the hour of 1:04 p.m.

The Acting City Clerk announced the presence of a quorum as follows:

Present: Mayor Butts, Council Members Dotson, Padilla, Morales and Franklin; and
Absent: None.

City officials and personnel present for closed session were as follows:

Aisha Thompson	Acting City Clerk
Artie Fields	City Manager
Ken Campos	City Attorney
Jacquelyn Gordon	Staff Assistant

PUBLIC COMMENTS REGARDING CLOSED SESSION ITEM. Mayor Butts inquired if there were any persons present who wished to address the City Council on Closed Session Item No. CS-1.

There was no response.

Mayor Butts recessed the City Council at the hour of 1:04 p.m. for Closed Session Item No. CS-1.

Following the Pledge of Allegiance to the flag of our Country, Mayor Butts called the City Council into joint session with the Successor Agency, Housing Authority, and Joint Powers Authority at the hour of 2:00 p.m.

The Acting City Clerk/Successor Agency Secretary/Housing Authority Secretary/Joint Powers Authority Secretary announced the presence of a quorum as follows:

Present: Mayor/Successor Agency Chairman/Housing Authority Chairman/Finance Authority Chairman/Parking Authority Chairman/Joint Powers Authority Chairman Butts, Council Members/Successor Agency Members/Housing Authority Members/Finance Authority Members/Parking Authority Members/Joint Powers Authority Members Dotson, Padilla, Morales, and Franklin; and
Absent: None.

City/Successor Agency / Housing Authority / Finance Authority / Parking Authority /Joint Powers Authority officials and personnel present were as follows:

Aisha Thompson	Acting City Clerk/Secretary*
Artie Fields	City Manager/Executive Director*
Ken Campos	City Attorney/General Counsel*
David Esparza	Asst. City Manager/CFO
Jacquelyn Gordon	Staff Assistant

* Serves as indicated for the Successor Agency, Housing Authority, and Joint Powers Authority.

PUBLIC COMMENTS – AGENDA ITEMS. Mayor/Successor Agency Chairman/Housing Authority Chairman/Joint Powers Authority Chairman Butts inquired if there were any persons present who wished to address the City Council/Successor Agency/Housing Authority/Joint Powers Authority on any item on the Agenda.

There was no response.

- 142.9 **PAYMENT OF WARRANTS AND BILLS.** It was moved by Council Member /Successor Agency Member / Housing Authority Member Franklin, and seconded by Council Member /Successor Agency Member / Housing Authority Member Morales that the demands presented to the City Council/Successor Agency/Housing Authority dated July 17, 2020, in the amount of \$6,361,659.43, are hereby allowed, and the City Clerk/Successor Agency Secretary/Housing Authority Secretary 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/Successor Agency Members/Housing Authority Members Dotson, Padilla, Morales, Franklin and Mayor/Successor Agency Chairman/Housing Authority Chairman Butts; and
Noes: None.

- 301 **PUBLIC HEARING HELD – RESOLUTION NO. 20-104 ADOPTED – MAKING FINDINGS, OVERRULING PROTESTS AND OBJECTIONS, AND ORDERING DELINQUENT SEWER FEES AND REFUSE CHARGES BE PLACED ON THE TAX ROLLS, FOR FISCAL YEAR 2020-2021.** The Acting City Clerk announced that the next scheduled matter was a public hearing to consider the adoption of a resolution making findings, overruling protests and objections, and ordering delinquent sewer fees and refuse charges be placed on the tax rolls, for Fiscal Year 2020-2021, that notice was given in the time, form, and manner as required by law, and communications were received.

Artie Fields, City Manager, presented the staff report dated July 21, 2020.

Sharon Koike, Assistant Finance Director, gave a brief oral report.

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

There was no response.

Following discussion, it was moved by Mayor Butts, and seconded by Council Member Morales that the City Council does hereby: 1) Adopt Resolution No. 20-104 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA MAKING FINDINGS AND OVERRULING PROTESTS AND OBJECTIONS AND ORDERING DELINQUENT SEWER AND REFUSE CHARGES TO BE PLACED ON THE TAX ROLLS FOR FISCAL YEAR 2020-2021, PURSUANT TO THE HEALTH AND SAFETY CODE SECTION 5470, ET SEQ

and 2) Direct the City Clerk to file the necessary documents placing the delinquent refuse and sewer accounts on the County of Los Angeles property tax rolls. The motion was carried by the following roll call vote:

Ayes: Council Members Dotson, Padilla, Morales, Franklin and Mayor Butts;
and
Noes: None.

131.8 **PUBLIC HEARING HELD –DRAFT FISCAL YEAR 2020-2021 ANNUAL ACTION PLAN.** The Acting City Clerk announced that the next scheduled matter was a public hearing to receive public input on the Draft Fiscal Year 2020-2021 Annual Action Plan, that notice was given in the time, form, and manner as required by law, and communications were received.

Artie Fields, City Manager, presented the staff report dated July 21, 2020.

Damion Pipkins, Grants Coordinator, gave a brief oral report.

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

There was no response.

Following discussion, it was moved by Council Member Morales, and seconded by Council Member Padilla that the City Council does hereby approve Fiscal Year 2020-2021 Annual Action Plan. The motion was carried by the following roll call vote: Ayes: Council Members Dotson, Padilla, Morales, Franklin and Mayor Butts; and
Noes: None.

301 **PUBLIC HEARING CONTINUED TO JULY 28, 2020, AT 2:00 P.M – SHORT TERM RENTAL REGULATIONS AND SHORT TERM RENTAL FEES.** Mayor Butts ordered the public hearing continued to July 28, 2020, at 2:00 p.m.

301 **PUBLIC HEARING HELD – INGLEWOOD BASKETBALL AND ENTERTAINMENT CENTER (IBEC) PROJECT; RESOLUTION NO. 20-105 ADOPTED – CERTIFYING THE PROJECT ENVIRONMENTAL IMPACT REPORT; RESOLUTION NO. 20-106 ADOPTED – GENERAL PLAN AMENDMENT NO. 2020-003; RESOLUTION NO. 20-107 ADOPTED – SPECIFIC PLAN AMENDMENT NO. 2020-001; ORDINANCE NO. 20-12 INTRODUCED – ZONE CHANGE NO. 2020-001; ORDINANCE NO. 20-13 INTRODUCED – ZONING CODE AMENDMENT NO. 2020-002 TO CHAPTER 12 OF THE INGLEWOOD MUNICIPAL CODE TO ESTABLISH REGULATIONS FOR THE SPORTS AND ENTERTAINMENT DEVELOPMENT; ORDINANCE NO. 20-14 INTRODUCED – AMENDMENTS TO INGLEWOOD MUNICIPAL CODE; RESOLUTION NO. 20-108 ADOPTED – APPROVING THE SPORTS AND ENTERTAINMENT COMPLEX DESIGN GUIDELINES AND INFRASTRUCTURE PLAN.** The Acting City Clerk announced that the next scheduled matter was a public hearing to consider multiple actions associated with the Inglewood Basketball and Entertainment Center (IBEC) Project that includes an arena intended to promote the enjoyment and recreation of the public by providing access to the City’s residents in the form of spectator sports, specifically basketball, with up to 18,000 fixed seats to host National Basketball Association games, and with up to 500 additional temporary seats for other events such as family shows, concerts, corporate and community events, and other sporting events; an up to 85,000-square foot team practice and athletic training facility; up to 71,000 square feet of LA Clippers office space; an up to 25,000-square foot sports medicine clinic; up to 63,000 square feet of ancillary and related arena uses including retail and dining; an outdoor plaza adjacent to the arena; parking facilities; relocation of a City of Inglewood groundwater well; and various circulation, infrastructure, and other ancillary uses (the Project). The Project will also include a limited-service hotel that notice of the hearing was given in the time form and manner as required by law, and that communications were received.

July 21, 2020

Artie Fields, City Manager, presented the staff report dated July 21, 2020.

Christopher Jackson Sr., Director, Economic and Community Development Department, gave a brief oral report.

Gerard McCullum, Representative for the IBEC, gave an overview of the project.

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

Robert Gasgil commented he is in favor of the IBEC project coming to the City of Inglewood.

Caller Unknown, inquired if the city would benefit from the Arena coming.

Ricardo Gonzales, commented he is in favor of the IBEC project.

Robert Silverstein, commented he opposes this project.

(Name unclear), Inglewood Chamber of Commerce President, commented he is excited about the project coming to the City of Inglewood.

Caller Unknown, commented they approve the IBEC project.

Christian Martin, Fiesta Martin Business Owner, commented that he supports the IBEC project.

Anthony (No last name given) commented he is excited about the Clippers coming to the City of Inglewood.

Trina Lawson, commented she supports the Clippers coming to the City of Inglewood.

Mayor Butts closed the public comment portion at the hour of 3:49 p.m.

Following discussion, it was moved by Mayor Butts, and seconded by Council Member Morales that Resolution No. 20-105 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, CERTIFYING AN ENVIRONMENTAL IMPACT REPORT (EA-EIR-2020-045), ADOPTING ENVIRONMENTAL FINDINGS, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE INGLEWOOD BASKETBALL AND ENTERTAINMENT CENTER

(EA-EIR-2020-45)

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

Ayes: Council Members Dotson, Padilla, Morales, Franklin, and Mayor Butts; and
Noes: None.

Mayor Butts recessed the City Council at the hour of 3:52 p.m.

Mayor Butts reconvened the City Council at the hour of 4:01 p.m.

It was moved by Council Member Morales, and seconded by Council Member Franklin, that the City Council does hereby: Adopt Resolution No. 20-106 entitled:

A RESOLUTION OF THE CITY COUNCIL ADOPTING AMENDMENTS TO THE LAND USE, CIRCULATION, AND SAFETY ELEMENTS OF THE INGLEWOOD GENERAL PLAN FOR THE INGLEWOOD BASKETBALL AND ENTERTAINMENT CENTER PROJECT GENERAL PLAN AMENDMENT NO. GPA-2020-003

The motion was carried by the following roll call vote:

Ayes: Council Members Dotson, Padilla, Morales, Franklin, and Mayor Butts; and
Noes: None.

It was moved by City Council Member Franklin, and seconded by Council Member Morales that the City Council does hereby: Adopt Resolution No. 20-107 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, ADOPTING SPECIFIC PLAN AMENDMENT NO. 2020-001 (SPA-2020-001) TO AMEND THE INGLEWOOD INTERNATIONAL BUSINESS PARK SPECIFIC PLAN (ADOPTED DECEMBER 21, 1993) FOR THE INGLEWOOD BASKETBALL AND ENTERTAINMENT CENTER.

(SPA-2020-001)

The motion was carried by the following roll call vote:

Ayes: Council Members Dotson, Padilla, Morales, Franklin, and Mayor Butts; and
Noes: None.

It was moved by Mayor Butts, and seconded by Council Member Morales that further reading be waived. The motion was carried by the following roll call vote:

Ayes: Council Members Dotson, Padilla, Morales, Franklin, and Mayor Butts; and
Noes: None.

Thereupon, Ordinance No. 20-12 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING ZONE CHANGE ZC-2020-001 TO ESTABLISH A SPORTS AND ENTERTAINMENT OVERLAY ZONE IN CHAPTER 12 (PLANNING AND ZONING) OF THE INGLEWOOD MUNICIPAL CODE AND TO REZONE CERTAIN PARCELS IN THE PROJECT SITE TO CONFORM WITH THE EXISTING GENERAL PLAN LAND USE DESIGNATION.

ZC-2020-001

was introduced by Council Member Mayor Butts.

It was moved by Council Member Padilla, and seconded by Council Member Morales that further reading be waived. The motion was carried by the following roll call vote:

Ayes: Council Members Dotson, Padilla, Morales, Franklin, and Mayor Butts; and
Noes: None.

Thereupon, Ordinance No. 20-13 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING ZONING CODE AMENDMENT ZCA-2020-002 TO CHAPTER 12 (PLANNING AND ZONING) OF THE INGLEWOOD MUNICIPAL CODE (IMC) TO ESTABLISH REGULATIONS FOR THE SPORTS AND ENTERTAINMENT OVERLAY ZONE AND ADJUST OTHER LAND USE CONTROLS

was introduced by Council Member Morales.

It was moved by Mayor Butts, and seconded by Council Member Morales that further reading be waived. The motion was carried by the following roll call vote: Ayes: Council Members Dotson, Padilla, Morales, Franklin, and Mayor Butts; and Noes: None.

Thereupon, Ordinance No. 20-14 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING AMENDMENTS TO CHAPTER 2 (ADMINISTRATION), CHAPTER 3 (MOTOR VEHICLES AND TRAFFIC), CHAPTER 5 (OFFENSES, MISCELLANEOUS), CHAPTER 10 (PUBLIC WORKS), AND CHAPTER 11 (BUILDING REGULATIONS) OF THE INGLEWOOD MUNICIPAL CODE (IMC) TO PERMIT DEVELOPMENT AND OPERATION OF THE INGLEWOOD BASKETBALL AND ENTERTAINMENT CENTER.

was introduced by Council Member Padilla.

It was moved by Council Member Morales, and seconded by Council Member Franklin that Resolution No. 20-108 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, ADOPTING SPORTS AND ENTERTAINMENT COMPLEX DESIGN GUIDELINES AND INFRASTRUCTURE PLAN (SEC DEVELOPMENT GUIDELINES) FOR THE INGLEWOOD BASKETBALL AND ENTERTAINMENT CENTER.

be adopted. The motion was carried by the following roll call vote: Ayes: Council Members Dotson, Padilla, Morales, Franklin, and Mayor Butts; and Noes: None.

It was moved by Mayor Butts, and seconded by Council Member Morales that further reading be waived. The motion was carried by the following roll call vote: Ayes: Council Members Dotson, Padilla, Morales, Franklin, and Mayor Butts; and Noes: None.

Thereupon, Ordinance No.20-15 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF INGLEWOOD AND MURPHY'S BOWL, LLC, CONCERNING THE INGLEWOOD BASKETBALL AND ENTERTAINMENT CENTER (IBEC).

Development Agreement No. DA-2020-001

was introduced by Council Member Franklin.

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FIFTH AMENDMENT TO AGREEMENT NO. 18-055 APPROVED - MURPHY'S BOWL LLC; RESOLUTION NO. 20-109 ADOPTED - AMENDING THE FISCAL YEAR 2019-2020 BUDGET. Staff report dated July 21, 2020, recommending approval of the Fifth Amendment to CEQA Funding Agreement No. 18-055 with Murphy's Bowl LLC to include an additional \$1,378,601.00, to cover certain city costs and activities associated with the Phases II and III Scope of Services provided third party consultants necessary to provide certain environmental, legal, fiscal and appraisal services on behalf of the City as required in/or contemplated by the Amended and Restated Exclusive Negotiating Agreement (ENA) with regard to the proposed development of a National

Basketball Association Arena in Associated Facilities (Project) near the Intersection of Prairie Avenue and Century Boulevard.

It was moved by Council Member Morales, and seconded by Council Member Padilla that the City Council does hereby: 1) Approve Fifth Amendment to Agreement No. 18-055 based on the following:

- a. Fifth Amendment to Agreement No. 18-056, with ESA (Environmental Science Associates) to include additional Phase II augmentation scope and cost in the amount of \$175,430.00, and additional Phase III augmentation scope and cost in the amount of \$421,011.00, for a total of \$596,441.00;
 - b. Third Amendment to Agreement No. 18-057, with Trifiletti Consulting Inc. to include an additional \$75,000.00, for additional Phase III scope and cost;
 - c. Fifth Amendment to Agreement No. 18-058, with RMM (Remy Moose Manley LLP) to include an additional \$389,160.00 for Phase III scope and cost;
 - d. Short Form Agreement No. 20-180 MSF, with Keyser Marston, Inc., dated April 16, 2020, for financial peer review services in an amount not to exceed \$50,000.00;
 - e. City Agreement No. 20-189 with Curtis-Rosenthal, Inc., dated approved on May 5, 2020, for real estate appraisal services in an amount not to exceed \$233,000.00;
 - f. Short Form Agreement No. 20-207, with Steve Norris for certain appraisal services in an amount not to exceed \$35,000.00;
- 2) Rename the May 26, 2020, Funding Amendment title from “Amended and Restated Fourth Amendment To CEQA Funding Agreement No.: 18-055” to “Fourth Amendment to CEQA Funding Agreement No.: 18-055” and change a portion of the opening paragraph of the same Funding Agreement from “... a Second Amendment to CEQA Funding Agreement, Dated, July 23, 2019,” to “... an Amended and Restated Second Amendment to CEQA Funding Agreement, dated, November 19, 2019;” and 3) Adopt Resolution No.20-109 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD AMENDING THE 2019-2020 ANNUAL BUDGET TO ENSURE THAT FUNDS ARE AVAILABLE AND TRACKED FOR COMPLETION OF CERTAIN PHASES OF WORK FOR THE PREPARATION AND REVIEW OF THE CALIFORNIA ENVIRONMENTA QUALITY ACT REPORT AND OTHER RELATED SERVICES

The motion was carried by the following roll call vote:

Ayes: Council Members Dotson, Padilla, Morales, Franklin, and Mayor Butts; and
Noes: None.

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FIFTH AMENDMENT TO AGREEMENT NO. 18-056 APPROVED – ENVIRONMENTAL SCIENCE ASSOCIATES (ESA), THIRD AMENDMENT TO AGREEMENT NO. 18-057 APPROVED – TRIFFILETTI CONSULTING, INC.; FIFTH AMENDMENT TO AGREEMENT NO. 18-058 APPROVED – REMY MOOSE MANLEY LLP APPROVED. Staff report dated July 21, 2020, was presented recommending approval of Amendments to Agreements with Environmental Science Associates (ESA), Trifiletti Consulting, Inc., and Remy Moose Manley LLP (RMM) for certain third party environmental, legal and other consulting services regarding the proposed development of a National Basketball Association Arena and associated facilities near the intersection of Prairie Avenue and Century Boulevard.

It was moved by Council Member Morales, and seconded by Council Member Padilla that the City Council does hereby: 1) Approve the Fifth Amendment to Agreement No. 18-056, with ESA (Environmental Science Associates) to include additional Phase II augmentation scope and cost in the amount of \$175,430.00, and additional Phase III augmentation scope and cost in the amount of \$421,011.00, for a total of \$596,441.00, to be performed at the request and on the behalf of the City

with regard to the proposed development of a National Basketball Association Arena and associated facilities (Project) near the intersection of Prairie Avenue and Century Boulevard; 2) Approve Third Amendment to Agreement No. 18-057, with Trifiletti Consulting Inc., to include additional Phase III scope and cost in the amount of \$75,000.00, to be performed at the request and on the behalf of the City with regard to the proposed development of a National Basketball Association Arena and associated facilities (Project) near the intersection of Prairie Avenue and Century Boulevard; and 3) Approve Fifth Amendment to Agreement No. 18-058, with RMM (Remy Moose Manley LLP) to include Phase III scope and cost in an additional amount of \$389,160.00. The motion was carried by the following roll call vote:

Ayes: Council Members Dotson, Padilla, Morales, Franklin, and Mayor Butts; and
Noes: None.

- 156 **FOUR-YEAR PAYMENT AUTHORIZATION APPROVED – ANNUAL SOFTWARE LICENSING RENEWALS AND EQUIPMENT MAINTENANCE.** Staff report dated July 21, 2020, was presented recommending approval of a four-year payment authorization for the annual software licensing renewals and equipment maintenance.

It was moved by Council Member Morales, and seconded by Council Member Padilla that the City Council does hereby approve payment authorization in an amount not to exceed \$1,320,000. The motion was carried by the following roll call vote:

Ayes: Council Members Dotson, Padilla, Morales, Franklin, and Mayor Butts; and
Noes: None.

- 178 **FORENSIC SPECIALIST POSITION – APPROVED; RESOLUTION 20-110 ADOPTED – AMENDING THE 2019-2020 FISCAL YEAR BUDGET.** Staff report dated July 21, 2020, was presented recommending adoption of a resolution amending the Fiscal Year 2019-2020 budget authorizing a transfer in the amount of \$33,964 from the Community Affairs Division to the Scientific Services Division for personnel expenses related to unfreezing one Forensic Specialist position.

It was moved by Council Member Morales, and seconded by Council Member Padilla that the City Council does hereby: 1) Approve unfreezing one (1) Forensic Specialist position; and 2) Resolution No. 20-110 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
INGLEWOOD, CALIFORNIA, AMENDING THE 2019-20 ANNUAL
BUDGET

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

Ayes: Council Members Dotson, Padilla, Morales, Franklin, and Mayor Butts;
Noes: None

- 178 **AMENDMENT NO. 1 TO AGREEMENT NO. 17-510 APPROVED - COMMUNITY VETERINARIAN HOSPITAL.** Staff report dated July 21, 2020 presented recommending approval of Amendment No. 1 to Agreement No. 17-510 with Community Veterinarian Hospital to continue providing veterinary services for the Police Department's canines.

It was moved by Council Member Morales, and seconded by Council Member Padilla that the City Council does hereby approve Amendment No.1 to Agreement No. 17-510. The motion was carried by the following roll call vote:

Ayes: Council Members Dotson, Padilla, Morales, Franklin, and Mayor Butts;
Noes: None.

- 132.6 **CLOSED SESSION – CONFIDENTIAL – ATTORNEY/CLIENT PRIVILEGED; NAME OF CASE: MARIA DAVALOS V. CITY OF**

July 21, 2020

INGLEWOOD, ET AL; LASC CASE NO. BC685958. Closed session – Confidential – Attorney/Client Privileged; City Council Conference with Legal Counsel – Pending Litigation Pursuant to Government Code Section 54956.9 (d)(1); Name of Case: Maria Davalos v. City of Inglewood, et al; LASC Case No. BC685958.

Discussion held; Direction given to staff.

219 **CITY TREASURER – MONTHLY TREASURER’S REPORT.** Staff report dated July 21, 2020, was presented submitting the Monthly Treasurer’s Report for the Month ending March 31, 2020.

Mayor Butts ordered the report received and filed.

127 **REPORTS – CITY CLERK.** Yvonne Horton, City Clerk, reminded the City of Inglewood residents that the nomination period closes on August 7, 2020, at 5 p.m.

PUBLIC REMARKS. Mayor Butts 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.

Wanda Brown commented that her badge isn’t working properly.

There being no further business to be presented, Mayor Butts declared the meeting adjourned in memory of CT Vivian, and Congressman John Lewis, at the hour of 4:28 p.m.

Approved this ____ day of _____, 2020.

Yvonne Horton, City Clerk

James Butts, Jr., Mayor