

Inglewood, California
January 30, 2018

The City Council of the City of Inglewood, California held a regular meeting on Tuesday, January 30, 2018, in the Council Chambers in City Hall of said City.

Mayor Butts called the meeting to order at the hour of 1:00 p.m. The 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:

Yvonne Horton	City Clerk
Artie Fields	City Manager
Ken Campos	City Attorney
Aisha Thompson	Deputy City Clerk

134 **PUBLIC COMMENTS REGARDING CLOSED SESSION ITEM ONLY.** Mayor Butts inquired if there were any persons present who wished to address the City Council on the closed session item.

There was no response.

Mayor Butts recessed the City Council at the hour of 1:00 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, Finance Authority, and Parking Authority at the hour of 2:00 p.m.

The City Clerk/Successor Agency Secretary/Housing Authority Secretary/Finance Authority Secretary/Parking Authority Secretary announced the presence of a quorum as follows:

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

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

Yvonne Horton	City Clerk/Secretary*
Wanda M. Brown	City Treasurer/Treasurer*
Artie Fields	City Manager/Executive Director*
Ken Campos	City Attorney/General Counsel*
David Esparza	Assistant City Manager/CFO
Aisha Thompson	Deputy City Clerk

* Serves as indicated for the Successor Agency, Housing Authority, Finance Authority, and Parking Authority

PUBLIC COMMENTS – AGENDA ITEMS. Mayor/Successor Agency Chairman/Housing Authority Chairman/Finance Authority Chairman/Parking Authority Chairman Butts inquired if there were any persons present who wished to address the City Council/Successor Agency/Housing Authority/Finance Authority/Parking 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 Dotson, 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 January 25, 2018, in the amount of \$1,684,942.06, 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.

142 **HEARING NOT HELD – APPEAL OF THE PERMITS AND LICENSES COMMITTEE’S REVOCATION OF RECYCLING COLLECTION FACILITY PERMIT RCF-2016-01 FOR JAY INVESTMENTS DBA BESTWAY RECYCLING.**

This item was pulled from the Agenda.

101 **PUBLIC HEARING HELD – RESOLUTION NO. 18-38 ADOPTED - RESOLUTION OF NECESSITY TO ACQUIRE REAL PROPERTY FOR THE CENTURY BOULEVARD ROADWAY IMPROVEMENTS PROJECT.** 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 the Century Boulevard Roadway Improvements Project, that notice has been given in the time, form and manner as required by law, and that communications have been received.

Artie Fields, City Manager, presented the staff report dated January 30, 2018.

Bruce Gridley, outside Counsel with KBB Law Firm, gave a brief report and stated that this matter is to consider a Resolution of Necessity for 15 parcels of land which is generally consistent with the improvements along Century Boulevard previously passed by the City Council. He further mentioned that the property located at 10003 S. Inglewood Avenue, Inglewood, California (Centwood), will not be included in the Resolution of Necessity.

Furthermore, he stated that a letter of objection has been submitted on behalf of the Moezzi Family trust, which has been disseminated to the City Clerk, and City Council for consideration.

He commented that the Resolution of Necessity would authorize the Law Firm of Kane Ballmer & Berkman to file an eminent domain complaint which would seek condemnation of portion of real properties. He stated that process would not end the negotiations between staff and property owners. He noted that offers have been given to the property owners, and resolutions have been made in part, while discussions continue with the others.

Lastly, he disclosed that the findings the Council must make should they choose to adopt the Resolution of Necessity are as follows:

- a. The public interest and necessity to require the completion of the herein above mentioned Sub-Area 3 Century Boulevard Roadway Improvements Project;

- b. The described real property is necessary to carry out the design of the Century Boulevard Roadway Improvements Projects;
- c. The Century Boulevard Roadway Improvements Project is carried out in a manner that will be most compatible with the greatest public good and the least private injury; and
- d. The City of Inglewood has either made the offer to acquire the property listed in Exhibit "B" as required by Government Code Section 7267.2, or, the offer has not been made because the City has been unable to locate the owners after diligent efforts.

Mayor Butts ordered the staff report received and filed.

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

Stacy Thomas, representative for the Moezzi Family Trust, commented her client is not opposed to the project, however, it will take away from the property. She also stated that it is the position of her client that the offer made by the City is inadequate under Government Code Section 7267.

Mayor Butts closed the public comment portion at the hour of 2:07 p.m.

Following discussion, it was moved by Council Member Franklin, and seconded by Council Member Dotson that the City Council does hereby adopt Resolution No. 18-38 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD FINDING AND DETERMINING THE PUBLIC INTEREST AND NECESSITY FOR ACQUIRING AND AUTHORIZING CONDEMNATION OF PORTIONS OF REAL PROPERTY FOR THE CENTURY BOULEVARD ROADWAY IMPROVEMENTS PROJECT IN THE CITY OF INGLEWOOD LOCATED AT:

Property: 4801 W. Century Blvd., Inglewood, CA 90304: APN 4023-026-001
Negotiating Party: Centinglewood LLC;

Property: 4421 W. Century Blvd., Inglewood, CA 90304: APN 4024-033-028
Negotiating Party: Phoebe Park and Sarah Park;

Property: 1275 S. La Brea Ave., Inglewood, CA 90301: APN 4024-033-046
Negotiating Party: La Brea and Century Plaza;

Property: 4345 W. Century Blvd., Inglewood, CA 90304: APN 4024-038-042
Negotiating Party: Daniel L. Gardner, CO Trust et al;

Property: 3900 W. Century Blvd., Inglewood, CA 90303 APN 4032-001-035
Negotiating Party: Grand Pacific 7-28 LLC;

Property: 10004 S. Prairie Ave., Inglewood, CA 90303: APN 4032-001-039
Negotiating Party: Moezzi Family Trust;

Property: 3940 W. Century Blvd., Inglewood, CA 90303: APN 4032-001-049
Negotiating Party: Bhagat Investments Century, LLC;

Property: 4000 W. Century Blvd., Inglewood, CA 90304: APN 4034-004-026
Negotiating Party: Century 4000 LLC;

Property: 4410 W. Century Blvd., Inglewood, CA 90304: APN: 4036-014-042
Negotiating Party: Ashoorigroup Properties, LLC;

Property: 10003 S. Inglewood Ave., Inglewood, CA 90304: APN: 4038-019-027
Negotiating Party: Centwood LLC;

Property: 10000 Hawthorne Blvd., Inglewood, CA 90304: APN 4034-001-036
Negotiating Party: Century Square, LLC;

Property: 10000 S. Grevillea Ave., Inglewood, CA 90304: APN 4036-012-021
Negotiating Party: Clinic Associates, LP;

Property: 10001 Hawthorne Blvd., Inglewood, CA 90304: APN: 4036-014-046
Negotiating Party: Century Hawthorne Associates;

Property: 1244 S. Inglewood Ave, Inglewood, CA 90301: APN 4023-027-015

Negotiating Party: Karadjian, Patrick Tr/Sheffield Investments Tr;

Property: 4621 W. Century Blvd., Inglewood, CA 90304 APN: 4023-042-007

Negotiating Party: Gustavo M. (Te) and Emilia (Te) Ungo Trust.

The motion was carried by the following roll call vote:

Ayes: Council Members Dotson, Padilla, Morales, Franklin and Mayor Butts; and

Noes: None.

MINUTES. It was moved by Council Member Dotson, and seconded by Council Member Morales that the Minutes for the Council meetings held on December 12, 2017, December 19, 2017, January 9, 2018, and January 16, 2018, be approved. 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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RESOLUTION NO. 18-39 (A) ADOPTED – CALLING AND GIVING NOTICE OF A SPECIAL ELECTION TO BE HELD ON JUNE 5, 2018; RESOLUTION NO. 18-40 (B) ADOPTED – REQUESTING THE LOS ANGELES COUNTY BOARD OF SUPERVISORS TO CONSOLIDATE THE SPECIAL ELECTION TO BE HELD ON JUNE 5, 2018. Staff report dated January 30, 2018, was presented recommending adoption of two (2) resolutions calling for a Special Election to be held on June 5, 2018, proposing to amend the City Charter to comply with the California Voter Participation Rights Act, and requesting consolidation of the Special Election with the Statewide Primary election to be held on the same date.

It was moved by Council Member Dotson, and seconded by Council Member Morales that the City Council does hereby 1) Adopt Resolution No. 18-39 (A) entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO CONSOLIDATE A SPECIAL ELECTION TO BE HELD ON TUESDAY, JUNE 5, 2018, WITH THE STATEWIDE PRIMARY ELECTION TO BE HELD ON THE SAME DATE PURSUANT TO §10403 OF THE ELECTION CODE

and; Adopt resolution No. 18-40 (B) entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, CALLING AND GIVING NOTICE OF THE HOLDING OF A SPECIAL ELECTION TO BE HELD ON TUESDAY, JUNE 5, 2018, FOR THE SUBMISSION TO THE ELECTORS OF THE CITY OF INGLEWOOD AND THE INGLEWOOD UNIFIED SCHOOL DISTRICT BOARD OF EDUCATION MEASURES PROPOSING TO AMEND ARTICLE VII OF THE CITY CHARTER RELATING TO ELECTIONS

The motion was carried by the following roll call votes:

Ayes: Council Members Dotson, Padilla, Morales, Franklin and Mayor Butts; and

Noes: None.

301

RESOLUTION NO. 18-41 ADOPTED – ACCEPT THE SUPPLEMENT TO THE INGLEWOOD ENERGY AND CLIMATE ACTION PLAN. Staff report dated January 30, 2018, was presented recommending adoption of a resolution to accept the Supplement to the Inglewood Energy and Climate Action Plan.

It was moved by Council Member Dotson, and seconded by Council Member Morales that Resolution No. 18-41 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, TO ACCEPT THE SUPPLEMENT TO THE INGLEWOOD ENERGY AND CLIMATE ACTION PLAN (ECAP)

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.

171 **AGREEMENT NO. 18-083 APPROVED – 40 LOVE FOUNDATION.** Staff report dated January 30, 2018, was presented recommending approval of an agreement with the 40 Love Foundation to provide tennis opportunities for youth and adults at Edward Vincent, Jr., Park Tennis Complex.

It was moved by Council Member Dotson, and seconded by Council Member Morales that the City Council does hereby approve Agreement No. 18-083 with 40 Love Foundation. The motion was carried by the following roll call vote:
Ayes: Council Members Dotson, Padilla, Morales, Franklin and Mayor Butts; and
Noes: None.

183 **AGREEMENT NO. 18-084 APPROVED – KJ SERVICES ENVIRONMENTAL CONSULTING.** Staff report dated January 30, 2018, was presented recommending approval of a two-year cooperative agreement (piggy-back) with KJ Services Environmental Consulting (KJ Services) to administer the City of Inglewood’s Used Oil Block Grant Program.

It was moved by Council Member Dotson, and seconded by Council Member Morales that the City Council does hereby approve Agreement No. 18-084 in an annual amount not to exceed \$31,100 (two-year total of \$62,200). The motion was carried by the following roll call vote:
Ayes: Council Members Dotson, Padilla, Morales, Franklin and Mayor Butts; and
Noes: None.

183 **ONE-YEAR BLANKET PURCHASE ORDER APPROVED – JCI JONES CHEMICALS, INC.** Staff report dated January 30, 2018, was presented recommending award of a one-year blanket purchase order for the supply and delivery of liquid chlorine to the Stanford T. Anderson Water Treatment Plant (WTP) per Bid No. RFB-0098.

It was moved by Council Member Dotson, and seconded by Council Member Morales that the City Council does hereby award purchase order to JCI Jones Chemicals, Inc., in the amount of \$91,890. 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 **AGREEMENT NO. 18-086 APPROVED – HOUSING RIGHTS CENTER (HRC); PAYMENT OF OUTSTANDING INVOICES APPROVED.** Staff report dated January 30, 2018, was presented recommending approval of an agreement with Housing Rights Center (HRC) to provide fair housing counseling and housing discrimination services for Fiscal Year 2017-2018, effective February 1, 2018, through September 30, 2018.

It was moved by Council Member Dotson, and seconded by Council Member Morales that the City Council does hereby 1) Approve Agreement No. 18-086 in the amount of \$38,666; and 2) Approve payment of outstanding invoices to HRC in the amount of \$19,334 for the services rendered during the period of October 1, 2017, through January 30, 2018. The motion was carried by the following roll call vote:
Ayes: Council Members Dotson, Padilla, Morales, Franklin and Mayor Butts; and
Noes: None.

173 **ORDINANCE NO. 18-04 INTRODUCED – UPDATED SALARY ORDINANCE.** Staff report dated January 30, 2018, was presented recommending the introduction of an Updated Salary Ordinance for Fiscal Year 2017-2018. The City Clerk read the title of Ordinance No. 18-04; 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 Dotson, Padilla, Morales, Franklin and Mayor Butts; and
Noes: None.

Thereupon, Ordinance No. 18-04, entitled:

AN ORDINANCE OF THE CITY OF INGLEWOOD, CALIFORNIA, ESTABLISHING PAY RANGE ASSIGNMENT AND CONDITIONS OF EMPLOYMENT FOR THE VARIOUS OFFICERS, EMPLOYEES AND POSITIONS IN THE SERVICE OF THE CITY; AND REPEALING ALL PREVIOUS ORDINANCES OF THE CITY IN CONFLICT OR AT VARIANCE HEREWITH; THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

was introduced by Council Member Franklin.

132.6

CLOSED SESSION – CONFERENCE WITH LEGAL COUNSEL PURSUANT TO GOVERNMENT CODE SECTION 54956.9(d)(4); NAME OF POTENTIAL CASES: 15 PROPERTIES LISTED. Closed session – Confidential – Attorney/Client Privileged; City Council Conference with Legal Counsel regarding Pending Litigation Pursuant to Government Code Section 54956.9(d)(4); Name of Potential Cases: 15 Properties Listed as Follows:

1. Property: 4801 W. Century Blvd., Inglewood, CA 90304: APN 4023-026-001
Negotiating Party: Centinglewood LLC;
2. Property: 4421 W. Century Blvd., Inglewood, CA 90304: APN 4024-033-028
Negotiating Party: Phoebe Park and Sarah Park;
3. Property: 1275 S. La Brea Ave., Inglewood, CA 90301: APN 4024-033-046
Negotiating Party: La Brea and Century Plaza;
4. Property: 4345 W. Century Blvd., Inglewood, CA 90304: APN 4024-038-042
Negotiating Party: Daniel L. Gardner, CO Trust et al;
5. Property: 3900 W. Century Blvd., Inglewood, CA 90303 APN 4032-001-035
Negotiating Party: Grand Pacific 7-28 LLC;
6. Property: 10004 S. Prairie Ave., Inglewood, CA 90303: APN 4032-001-039
Negotiating Party: Moezzi Family Trust;
7. Property: 3940 W. Century Blvd., Inglewood, CA 90303: APN 4032-001-049
Negotiating Party: Bhagat Investments Century, LLC;
8. Property: 4000 W. Century Blvd., Inglewood, CA 90304: APN 4034-004-026
Negotiating Party: Century 4000 LLC;
9. Property: 4410 W. Century Blvd., Inglewood, CA 90304: APN: 4036-014-042
Negotiating Party: Ashoorigroup Properties, LLC;
10. Property: 10003 S. Inglewood Ave, Inglewood, CA 90304: APN: 4038-019-027
Negotiating Party: Centwood LLC;
11. Property: 10000 Hawthorne Blvd., Inglewood, CA 90304: APN 4034-001-036
Negotiating Party: Century Square, LLC;
12. Property: 10000 S. Grevillea Ave., Inglewood, CA 90304: APN 4036-012-021
Negotiating Party: Clinic Associates, LP;
13. Property: 10001 Hawthorne Blvd., Inglewood, CA 90304: APN: 4036-014-046
Negotiating Party: Century Hawthorne Associates;
14. Property: 1244 S. Inglewood Ave, Inglewood, CA 90301: APN 4023-027-015
Negotiating Party: Karadjian, Patrick Tr/Sheffield Investments Tr;
15. Property: 4621 W. Century Blvd., Inglewood, CA 90304 APN: 4023-042-007
Negotiating Party: Gustavo M. (Te) and Emilia (Te) Ungo Trust.

As it pertains to all properties listed, with the exception of number 10, located at 10003 S. Inglewood Ave, Inglewood, CA 90304, Discussion Held with City Council; Direction given to Staff.

COMMENDATION – RECOGNIZING FIVE (5) AREA BUSINESSES FOR THEIR OUTSTANDING COMMUNITY SERVICE. Mayor Butts presented Golden State Water Company (Kate Nutting), Marvin Engineering (CEO, Jerry Freidman), The Law Offices of Harris and Associates (Tula Page for Don John W. Harris), Turner AECOM Hunt (Michelle Bullard), and General Discount Store (Mr. Naphir) with commendations recognizing them for their outstanding community service to the City of Inglewood.

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.

Alphonso Parker, Jr., spoke concerning Veteran Issues.

Gwendolyn Yousum-Anderson commented that she is not comfortable living next to her neighbors because the smell of marijuana and other substances has become a nuisance. She also stated that parking on her street is an issue and would like to see permit parking for her block.

Willie Agee thanked the City Council for approving Agenda Item No. 5, regarding tennis opportunities for youth and adults at Edward Vincent, Jr. Park.

Stuart Bailey stated that One-Stop office had construction jobs available in the summer and that new jobs are now developing at the stadium site.

There being no further business to be presented, Mayor Butts declared the meeting adjourned at the hour of 2:32 p.m.

Approved this _____ day of _____, 2018.

Yvonne Horton, City Clerk

James Butts, Jr., Mayor