

The City Council of the City of Inglewood, California held a special meeting on Tuesday, April 16, 2019, in the Council Chambers in City Hall of said City.

Mayor Butts called the City Council into session for Closed Session at the hour of 10:02 a.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

PUBLIC COMMENTS REGARDING CLOSED SESSION ITEMS. 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 10:03 a.m. for Closed Session Item Nos. CS-1 and CS-2.

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, Parking Authority, and Joint Powers Authority at the hour of 2:00 p.m.

The City Clerk/ Successor Agency Secretary/ Housing Authority Secretary/Finance Authority Secretary/Parking 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 Member 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:

Yvonne Horton City Clerk/Secretary*
Wanda Brown City Treasurer/Treasurer* (Arrived at 2:03 p.m.)
Artie Fields City Manager/Executive Director*
Ken Campos City Attorney/General Counsel*
David Esparza Asst. City Manager/CFO
Aisha Thompson Deputy City Clerk

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

PUBLIC COMMENTS – AGENDA ITEMS. Mayor/Successor Agency Chairman/Housing Authority Chairman/Finance Authority Chairman Butts inquired if there were any persons present who wished to address the City Council/Successor Agency/Housing Authority/Parking 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 Dotson that the demands presented to the City Council/Successor Agency/Housing Authority dated, April 12, 2019, in the amount of \$5,215,661.28, 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;

Noes: None.

132 **CLAIMS DENIED.** Letter from the Office of the City Attorney recommending denial of the claim filed by Ramiro Gonzalez Vallejo for Alleged Property Damage on January 21, 2019.

It was moved by Council Member Franklin, and seconded by Council Member Padilla and carried that the above listed claim be denied.

MINUTES. It was moved by Council Member Franklin and seconded by Council Member Dotson that the Minutes for the City Council Meetings held on March 26, 2019, and April 2, 2019, be approved. The motion was carried by the following roll call vote:

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

Noes: None.

171 **RESOLUTION NO. 18-128 TERMINATED – TENDER LOVING CARE CATERING; RESOLUTION NO. 19-42 ADOPTED TO TERMINATE AGREEMENT; AGREEMENT NO. 19-171 APPROVED – BATEMAN COMMUNITY LIVING, LLC.** Staff report dated April 16, 2019, was presented recommending approval of an agreement with Bateman Community Living, LLC, to provide food services for the Elderly Nutrition Program.

It was moved by Council Member Franklin, and seconded by Council Member Dotson that the City Council does hereby 1) Adopt Resolution No. 19-42 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, AUTHORIZING THE TEMINATION OF AGREEMENT NO.: 18-128 WITH TENDER LOVING CARE

and 2) Approve Agreement No. 19-42 in an annual amount not to exceed \$779,298. The motion was carried by the following roll call vote:

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

Noes: None.

171 **PAYMENT TO BRISTOL OMEGA, INC. – AUTHORIZED.** Staff report dated April 16, 2019, was presented recommending authorization to pay an invoice submitted by Bristol Omega, Inc., for the fabrication and installation of cabinet doors at the Inglewood Senior Center.

It was moved by Council Member Franklin, and seconded by Council Member Dotson that the City Council does hereby authorize payment in the amount of \$8,400. The motion was carried by the following roll call vote:

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

171 **RESOLUTION NO. 19-43 ADOPTED – AMENDING THE FISCAL YEAR 2018-2019 BUDGET; PURCHASE APPROVED – CREATIVE BUS SALES.** Staff report dated April 16, 2019, was presented recommending approval to purchase eight (8) replacement paratransit vehicles from Creative Bus Sales in accordance with the Creative Bus Sales CalACT Cooperative Agreement.

It was moved by Council Member Franklin, and seconded by Council Member Dotson that the City Council does hereby 1) Adopt Resolution No. 19-43 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, AMENDING THE 2018-2019 ANNUAL BUDGET TO PROVIDE FUNDING FOR THE PURCHASE OF PARATRANSIT VEHICLES AND MOBILE RADIOS

and; 2) Approve purchase in the amount of \$808,576. The motion was carried by the following roll call vote:

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

183 **AMENDMENT NO. 1 TO AGREEMENT NO. 17-435 APPROVED – TRIMMING LAND COMPANY, INC.** Staff report dated April 16, 2019, was presented recommending approval of Amendment No. 1 to Agreement No. 17-435 with the Trimming Land Company, Inc., to adjust total compensation by \$191,000 over the remaining 13 months of the agreement for tree maintenance and grid pruning services.

It was moved by Council Member Franklin, and seconded by Council Member Dotson that the City Council does hereby approve Amendment No. 1 to Agreement No. 17-435. The motion was carried by the following roll call vote:

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

183 **RESOLUTION NO. 19-44 ADOPTED – SOUTHERN CALIFORNIA EDISON.** Staff report dated April 16, 2019, was presented recommending adoption of a resolution authorizing an easement to Southern California Edison for the City-owned property located at 101 S. La Brea Avenue for the installation of a new transformer for electric vehicle charging.

It was moved by Council Member Franklin, and seconded by Council Member Padilla that Resolution No. 19-44 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA AUTHORIZING AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR THE INSTALLATION OF ELECTRICAL SYSTEMS FOR A CHARGING STATION

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

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

Noes: None.

183

AMENDED AND RESTATED RESOLUTION NO. 18-69 ADOPTED – VACATION OF ALLEY BETWEEN FLORENCE AVENUE AND REGENT STREET. Staff report dated April 16, 2019, was presented recommending adoption of an Amended and Restated Resolution No. 18-69 to amend, clarify, confirm, modify, and restate the vacation of the alley between Florence Avenue and Regent Street, east of La Brea Avenue, and west of Market Street.

It was moved by Council Member Franklin, and seconded by Council Member Dotson that Resolution No. 18-69 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, SUMMARILY VACATING THE ALLEY BETWEEN FLORENCE AVENUE AND REGENT STREET, EAST OF LA BREA AVENUE AND WEST OF MARKET STREET, AS WELL AS AMENDING, CLARIFYING, CONFIRMING, MODIFYING, AND RESTATING RESOLUTION NO. 18-69 ORIGINALLY PASSED, APPROVED, AND ADOPTED APRIL 24, 2018 REVISING THE LEGAL DESCRIPTION AND DEPICTION OF THE ALLEY AND MADE PURSUANT TO STREETS & HIGHWAYS CODE SECTIONS 8331, 8334(A), AND 8335 AND GOVERNMENT CODE SECTION 65402(A), ALONG WITH AUTHORIZATION TO THE CITY MANAGER, OR DESIGNEE, TO REPLACE EXHIBITS FROM THE ORIGINAL RESOLUTION NO 18-69 WITH THE EXHIBITS FROM THIS AMENDED AND RESTATED RESOLUTION NO. 18-69 SUBSTITUTING THE ORIGINAL LEGAL DESCRIPTION AND DEPICTION FROM THE ORIGINAL RESOLUTION NO. 18-69 WITH THE LEGAL DESCRIPTION AND DEPICTION AFFIXED HERETO AS EXHIBITS, IF, AS, AND, WHEN APPROPRIATE, NECESSARY, OR REQUIRED, TO FURTHER IMPLEMENT THE ACTION HEREIN

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 – MEKEDA MELAKU V. CITY OF INGLEWOOD.

Closed session – Confidential – Conference with Legal Counsel – Pending Litigation Pursuant to Government Code Section 54956.9(d)(1); Name of Case: Mekeda Melaku v. City of Inglewood, et al; LASC Case No.: BC724066.

Discussion Held; Direction given to staff.

131.8

PUBLIC HEARING HELD – HOUSING PROTECTION INITIATIVE (ORDINANCE NO. 19-07) EMERGENCY ORDINANCE IMPOSING A 45-DAY MORATORIUM; ORDINANCE NO. 19-09 INTRODUCED AND ADOPTED; CITY ATTORNEY DIRECTED TO DRAFT AN ORDINANCE FOR CITY COUNCIL APPROVAL. The City Clerk announced that the next scheduled matter was a public hearing to receive additional information and public comments regarding the Inglewood City Council March 5, 2019, adoption of Housing Protection Initiative - Ordinance No. 19-07 (Emergency Ordinance Imposing a 45-day moratorium (with the option to extend for an additional ten (10) months and 15 days (total of one-year)) limiting rent increases to 5% per year on certain residential properties within the City of Inglewood), and that notice had been given in the time, form and manner as required by law, an affidavit was on file and no communication were received.

Artie Fields, City Manager, presented the staff report dated April 16, 2019.

Mayor James T. Butts, gave a brief oral report.

The report was received and filed.

Mayor Butts inquired if there were any persons present that wished to address the

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City Council.

The following persons spoke in favor of, or against the Public Hearing:

Onesha Steward
Angela Whiteway
Jelani Hendrix
Big Money Griff
John Nemeth
Melissa Barlow
Jorge Rivera
Larron Smith
Julia Wallace
Rod Wright
Derek Truluck
Jim Christensen
Masoud Golbaz
Rogelio Ravanales
Estefany Castaneda
Soledad Padilla
David Hill
Yvonne Figueroa
Omar Morrison
Elliot and Ryan
Nia Taylor
Angela Truluck
Hazarn Price
Jim Demaegt
Freddie Shelby
Tiffany Wallace
Malcom Bennet
Ted Brass
Michael Workman
Ray Davis, 2nd District
Melissa Barlow

Council Member Dotson:

Council Member Dotson commented this issue is a difficult one and the City Council is trying their best to be as fair as possible. He also commented that the Council understands both sides and a fair decision that works best for the City will be made. He thanked the Congresswoman Waters and her husband for coming out.

Council Member Padilla:

Council Member Padilla commented the issue of rent control is a very complex one. He stated at his recent event, many landlords and renters came up to him expressing their concerns. He also stated that he understands both sides, and the City Council will make the right decision for the City of Inglewood. He thanked everyone for coming out.

Council Member Franklin:

Council Member Franklin thanked everyone that came out to express their concerns. He also stated Ms. Marlo comments hits home for him. He liked that she commented that the City Council should look into relocation fees being based on longevity of a tenant. He also commented that he like Mr. Bennett's comment regarding annual inflation adjustments is a critical point particularly when property taxes go up on an average of 2.1%, and he stated that the City Council should weigh in on this. Council Member Franklin also raised concerns regarding Section 8 housing regarding rate increase being passed on by to a tenant (found to

be illegal). Council Member Franklin stated that he also raises concerns regarding the public hearing that might involve Seniors 62 and over, disabled and mental ill individuals and individuals with hardships that states that they need to raise the rent up to 8%, he suggested that the City Council might need staff personnel that will concentrate particularly on housing the phone calls, correspondence that will take place, and the research required before the public hearing take place.

Council Member Morales:

Council Member Morales thanked the property owners for coming out and stated that the Council understands that some property owners have sacrificed to get a property for their family, and it is appreciated. He also stated that the Mayor put together a fair proposal, and no one will be 100% happy when it's all done, but the City Council will do their best to come up with a fair decision. He commented that some things he heard today from the public did stand out and should be taken into consideration. He stated that if a landlord is charging below 80% of Market value they can appeal to go up 8% with no trigger to offer a relocation fee; which was well thought out, the single family homes and unit below 4 unit apartments that were left out are things that are starting to look more reasonable. He also commented that he hopes the Mayor considers the issue of major repairs or major remodeling to an apartment building, and how it will be feasible, but allowing it to trigger a reasonable increase so that the residents can benefit from the remodeling. Council Member Morales stated an owner commented that it seems like the rent stabilization is taking from the owners with nothing in return but it isn't true because the increase value that has happened in the last four of five years to property is the specific benefit that was taking by the City of Inglewood, its residents, and every economic boost that the city has had and the owners are the biggest benefactors of it. He also commented that he appreciates the fact that the Mayor included an additional amount to disabled renters as well as seniors. He stated that the Mayor had a well thought out process because even if the City Council does a sliding scale based on a trigger that is for disabled tenants and seniors to benefit another boost. He commented that he supports the Mayor by moving forward to the City Attorney's office but he would like to do it with the expectation that the City Council's comments be thought through and included.

Mayor Butts:

Mayor Butts commented that he agrees with the comments made by Council Member Morales, and Council Member Padilla. He commented that the Moratorium is not all one way for tenants. He stated that there are some properties that have gone up 150% in the last seven years. He stated that the reason for the increase on property is because the Council has stabilized the finances for the city, infrastructure has been renewed, streets residential and boulevard are different, tree trimming which helps to increase the value of the property, and it's the tax dollars that do that. He also stated that there is a definite benefit for people who own property here. He also stated that a property owners building is worth what the city is worth, and collectively the Council has done a good job renewing the city. Mayor Butts stated when it comes down to those that rent, the reality is when rent gets too high, you have to find somewhere else to rent (if you choose to rent). He also stated that the Council has to modify their thinking when it comes to that. Mayor Butts stated that there's a social cost to raising the rent unreasonably and he doesn't believe that any of the landlords sitting in the audience raises rent unreasonably. He stated that Public meetings are being held such as this one, and there has been plenty participation. He also stated that he and Melanie are going to go back and look into amortization cost because the City of Los Angeles allows a landlord that has to, for example, place a roof on their property, a temporary surcharge is allowed to put on the rent to amortize 50% of the cost which is fair however, the city doesn't want to become the arbitrator. Mayor Butts commented that the city is trying to draft something that is rule based. He stated that he heard the landlord when they said 9 months

may be too soon to get a 100% relocation allowance, and the City Council will consider that.

It was moved by Mayor Butts, and seconded by Council Member Morales that the City Council does hereby extend the Moratorium for 60 more days to allow him and his assistant and the City

Attorney to fine tune the Ordinance. The motion was carried by the following roll call vote:

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

It was moved by Mayor Butts, and seconded by Council Member Morales that the City Council does hereby authorize the Mayor to work with the City Attorney to work on behalf of the City Council bearing in mind the Brown Act would preclude a number of the City Council being involved and to bring back a final Ordinance within the 60 days if possible, and if they are unable to finish the Ordinance within 60 days to consider extending the Moratorium even further; but the objective is to come back in 60 days with an Ordinance, for the City Council to vote up or down. The motion was carried by the following roll call vote:

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

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.

Ray Davis, 2nd District, commented he would like to see the City Council, landlords, and tenants come to the table and get the situation resolved.

Stuart Bailey commented he hopes to see everyone at Earth Day and Council Member Padilla’s event.

Mayor Butts reopened PH-1 to take obtain a motion to waive further reading and it being introduced.

It was moved by Council Member Franklin, and seconded by Council Member Morales that the City Council waive further reading. The motion was carried by the following roll call vote:

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

Thereupon, Ordinance No. 19-09 entitled:

EXTENSION OF URGENCY INTERIM ORDINANCE NO. 19-07 OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, FOR AN ADDITIONAL 60 DAYS, LIMITING CERTAIN RESIDENTIAL RENT INCREASES TO NO MORE THAN 5% AND REQUIRING JUST CAUSE FOR EVICTIONS

was introduced by Council Member Franklin.

Mayor Butts recessed the City Council at the hour of 4:20 p.m.

Mayor Butts reconvened the City Council at the hour of 4:30 p.m.

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Interviews were conducted, and the City Manager to make selection of Assistant City Manager, and notify candidates.

There being no further business to be presented, Mayor Butts declared the meeting adjourned at 4:30 p.m.

Approved this 11th day of June, 2019

Yvonne Horton, City Clerk

James Butts, Jr., Mayor