

The City Council of the City of Inglewood, California held a regular meeting on Tuesday, June 11, 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 1:02 p.m.

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

Present: Mayor Butts, Council Members Dotson, Padilla, and Morales; and
Absent: Council Member Franklin.

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 Items.

There was no response.

Mayor Butts recessed the City Council at the hour of 1:03 p.m. for Closed Session Item Nos. CS-1 and CS-3.

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 2:07 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 Members Dotson, Padilla, Morales; and
Absent: Council Member/Successor Agency Member/Housing Authority Member/Finance Authority Member/Parking Authority Member/Joint Powers Authority Member Franklin.

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*
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, Finance Authority, Parking Authority, and Joint Powers Authority.

PUBLIC COMMENTS – AGENDA ITEMS. Mayor/Successor Agency Chairman/Housing Authority Chairman/Finance Authority Chairman/Parking 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/Finance Authority/Parking Authority/Joint Powers Authority on any item on the Agenda.

The following persons spoke concerning CI-1, Initiative by Mayor James T. Butts, Jr., recommending the introduction of an Ordinance amending Chapter 8 (Business, Trades, and Professions) of the Inglewood Municipal Code to add a new Article 9 (Housing Protection Initiative) for the regulation of rent increases and just cause evictions for certain covered residential rental units:

Victoria Preciado	Derrick Trulock
Kathy Depy	Fred Sutton
Julia Wallace	Noey Alissa
Hilica Sanchez	Maribel Swantos
Kelly Cliff	Nueva (No last name given)
No name given	Alethea Moses
Ryan Gould	Daniel Lozano
David Hill	Tisha Lewis
Tiffany Wallace	Willie Agee
Name not clear	Patricia Bachelor
Rod Wright	Brice (No last name given)
Deb Theory	Derrick Steele
Felicia Ford	LaRon Smith
David (No last name given)	Ray Davis
Rev. Dr. Harold Lee Kidd	Brett Lyons
Dorothy Egay	Woody (No last name given)
Jelani Hendricks	Djoy Robinson
Chris Estrada	Alexis (Last name not clear)
Alexandria (Last name not clear)	Carolyn Evans
Morris Griffin	Bossie Patten
Ted Brass	Sonya Gray
Eric Holly	Katie McCuen
Malcolm Bennett	Yulana Zeltier
(Name not clear)	Brian Garcia
(Name not clear)	Nia (No last name given)
James Ashford	Rev.
Francis Ramos	Dr. Desire
Doreen Hayward Wilson	Liz Weaver
Pastor Victor	

142.9 **PAYMENT OF WARRANTS AND BILLS.** It was moved by Council Member /Successor Agency Member / Housing Authority Member Morales, and seconded by Council Member/Successor Agency Member/Housing Authority Member Padilla that the demands presented to the City Council/Successor Agency/Housing Authority dated, April 4, 2019, in the amount of \$1,592,457.57, 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, and Mayor/Successor Agency Chairman/Housing Authority Chairman Butts;
Noes: None.
Absent: Council Member/Successor Agency Members/Housing Authority Member Franklin.

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AGREEMENT NO. 19-211 APPROVED – LEXISNEXIS. Staff report dated June 11, 2019, was presented recommending approval of a three-year agreement with LexisNexis to provide the City Attorney’s Office with access to its legal material via the internet.

It was moved by Council Member Dotson, and seconded by Council Member Padilla that the City Council does hereby approve Agreement No. 19-211 in the annual amount of \$8,173.33 (three-year total amount of \$24,520, which includes a contingency of \$1,000). The motion was carried by the following roll call vote:

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

MINUTES. It was moved by Council Member Dotson and seconded by Council Member Padilla that the Minutes for the City Council Meetings held on April 16, 2019, April 23, 2019, April 30, 2019, May 7, 2019, and May 14, 2019, be approved. The motion was carried by the following roll call vote:

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

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AMENDMENT FOUR TO AGREEMENT NO. 18-222 APPROVED – COUNTY OF LOS ANGELES WORKFORCE DEVELOPMENT, AGING AND COMMUNITY SERVICES (WDACS). Staff report dated June 11, 2019, was presented recommending approval of Amendment Four to the Elderly Nutrition Program Services Subaward Number ENP162008 with the County of Los Angeles Workforce Development, Aging and Community Services (WDACS), for the reallocation of \$45,000 in grant funding.

It was moved by Council Member Dotson, and seconded by Council Member Padilla that the City Council does hereby approve Amendment Four to Agreement No. 18-222 with the County of Los Angeles Workforce Development, Aging and Community Services (WDACS). The motion was carried by the following roll call vote:

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

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RESOLUTION NO. 19-70 ADOPTED – AMENDING THE FISCAL YEAR 2018-2019 BUDGET; PAYMENT APPROVED – ABC BUILDERS. Staff report dated June 11, 2019, was presented recommending approval to pay ABC Builders, Inc., for additional unforeseen and necessary public safety related work performed at Ashwood Park in order to complete the renovation project.

It was moved by Council Member Dotson, and seconded by Council Member Padilla that the City Council does hereby: 1) Adopt Resolution No. 19-70 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, AMENDING THE 2018-2019 ANNUAL BUDGET REFLECTING THE TRANSFER OF FUNDS FROM ONE ACCOUNT TO ANOTHER TO PAY FOR SERVICES RELATED TO THE ASHWOOD IMPROVEMENT PROJECT

and; 2) Approve payment in the amount of \$198,742.78. The motion was carried by the following roll call vote:

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

- 132.6 **CLOSED SESSION – ISLAS V. CITY OF INGLEWOOD.** 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: Islas v. City of Inglewood; LASC Case No.: 19TRCV00433.

Discussion Held; Direction given to staff.

- 132.6 **CLOSED SESSION – FURLONG V. CITY OF INGLEWOOD.** 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: Furlong v. City of Inglewood; LASC Case No.: BC166454; Court of Appeal Case No.: B289695.

Discussion Held; Direction given to staff.

- 132.6 **CLOSED SESSION – INFINITY INSURANCE AS SUBROGEE FOR BRITTANY ARMSTRONG.** Closed session – Confidential – Attorney/Client Privileged; City Council Consideration of Liability Claim against the City of Inglewood Pursuant to Government Code Section 54961; Claimant: Infinity Insurance as Subrogee for Brittany Armstrong.

Discussion Held; Direction given to staff.

- 219 **ORAL REPORTS – CITY TREASURER.** City Treasurer, Wanda Brown, asked the Mayor if he would close the meeting in memory of Mr. Kent Taylor, former Superintendent for the Inglewood and Lennox School District.

- 127.2 **COUNCIL INITIATIVE**

Mayor Butts:

Initiative by Mayor James T. Butts, Jr., recommending the introduction of an Ordinance amending Chapter 8 (Business, Trades, and Professions) of the Inglewood Municipal Code to add a new Article 9 (Housing Protection Initiative) for the regulation of rent increases and just cause evictions for certain covered residential rental units.

Mayor Butts commented that the City is experiencing an unprecedented economic prosperity with much more to come. He stated that the City is at a crossroads. He further commented that more Inglewood residents are gainfully employed now than any time in city's history. He stated that although the city's unemployment rate has decreased from 17% to 5.2% in less than 8 years, there are still long term residents that are vulnerable, and at risk of sudden displacement without some form of economic protection. He commented that this community cannot be the city in which prosperity for some comes entirely at the expense of others.

Mayor Butts stated that he believes government does not have the right to arbitrarily decide how private persons operate a business or price their product. He commented, however, that he believes that there are instances in which government does set standards for the public safety, and welfare. He explained that the government requires air bags be built into cars, and fire sprinkler systems to be built into buildings, which increases their cost.

He stated that providing housing is different from selling appliances, clothing, office supplies, or jewelry. He also stated people will purchase these items when they can afford them, or do without them until they can. He reiterated that housing is different. He stated that the demand for housing far exceeds supply. He commented that the sudden displacement of renters can destroy the fabric of a family's life. He also stated that providing housing is a complex endeavor because the owners must maintain the property, mediate disputes between tenants,

collect the rent that is sometimes not paid on time, and to attempt to make a fair return on what in the end is a business.

Mayor Butts stated that the City Council has to protect their residents, but must also be fair to the owners that provide and maintain the most necessary, and precious physical assets in in the community, which is affordable housing. Mayor Butts stated that the City Council is not going to forestall economic opportunity in order to stay stagnant. He commented that part of providing for this community means developing a healthy business tax base, and the City Council wants businesses in the city which includes real estate and property management.

Mayor Butts commented that because of this, everyone has to give a little so that in return the residents and investors could all share in the abundance that is coming to the City of Inglewood. Mayor Butts made the following motions based upon the input that the City Council has received from the community and to clean up some things that were not included in the final ordinance. It was moved by Mayor Butts, and seconded by Council Member Padilla that the City Council does hereby amend the Ordinance as follows:

1. Exclude properties located at 435 W. Regent and 621 E. 99th Street, as the owner has previously entered into an agreement with the City.
2. Allow rental increases up to 5% per year (or the CPI whichever is greater) with no relocation allowance.
3. Allow up to 8% rent increase per annum for up to 2 consecutive years to amortize repairs in excess of \$10,000. Estimate documentation to be presented to the Housing Commission. The inspection will be conducted by the Building Department or a contractor of the City's choice to verify the estimated scope of work. The increase will be approved only upon inspection and verification of completed work by Building Department personnel and a vote of the Housing Commission.
4. The City will establish an online application process for apartment owners to apply for an up to 8% increase exemption to the 5% or CPI cap on rent increases.
5. Units renting for less than 80% of the average rent for a similar unit configuration according to RENTCafe shall be allowed up to an 8% increase in a 12-month period, with no relocation allowance required, until they reach 81% of the aforementioned average market value according to RENTCafe.
6. Any landlord that offers a relocation allowance to any tenant for a voluntary relocation shall be bound by the minimum allowances established in this ordinance. The landlord at their discretion may offer more than the established relocation minimums.
7. Relocation will be paid to any tenant removed through No-Fault Eviction if that tenant has been a resident for 2 years or more.
8. The rental increase application panel shall consist of members of the Housing Commission appointed by the City Council. The panel shall consist of at least two renters and two apartment owners.

Council Member Morales:

Council Member Morales stated that he supports the motions made by Mayor Butts. He also made a friendly motion to include when it comes to creating a Housing Board Commission for owners to request an increase up to 8%, that the Board be made up of 2 renters, 2 owners, and a homeowner that are citizens of Inglewood, and selected by District.

Council Member Dotson:

Council Member Dotson stated that he would like to applaud Mayor Butts, and the rest of the City Council for their hard work regarding this matter. He stated that this Ordinance needed to be done, in order to protect the tenants. He also stated that this Moratorium will make most of the residents happy, but the City Council won't be able to please everyone. He stated there will need to be some give and take, but hopefully it pleases most of the people.

Council Member Padilla:

Council Member Padilla commented he appreciates everyone who came out to the City Council meeting today (Tenants and Owners). He expressed how he shared with his family how this issue really wears on you, because you realize it will impact so many. He also stated that when folks come out to the Council meetings to express their concerns, the City Council is listening to their stories about being displaced or homeless. He assured property owners that the City Council is also working to help them keep their investments, and their legacy, so that they can continue to have their investments and legacy for their families. Council Member Padilla stated that the City Council had to find a medium, and he hopes people will embrace the Rent Stabilization Ordinance. He thanked the Mayor for his leadership, wisdom and for reaching out to the others who helped the City Council put this Moratorium together. Lastly, he thanked everyone again for coming out.

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

Thereupon, Ordinance No. 19-11 entitled:

AN ORDINANCE OF THE CITY OF INGLEWOOD, CALIFORNIA ADDING A NEW ARTICLE 9 "HOUSING PROTECTION INITIATIVE" TO CHAPTER 8 OF THE INGLEWOOD MUNICIPAL CODE TO REGULATE RENT INCREASES AND JUST CAUSE EVICTIONS FOR CERTAIN COVERED RESIDENTIAL RENTAL UNITS

was introduced as amended by Mayor Butts.

City Attorney Ken Campos:

City Attorney, Ken Campos inquired to Mayor Butts if it will be possible for the City Council to bring back an urgency ordinance to cover the lapse in time until an ordinance becomes effective.

Mayor Butts affirmed.

City Attorney Ken Campos also asked for a write-up of the amendments made to the Ordinance.

Mayor Butts commented he will be sure to get the amendments to the City Attorney and City Clerk.

It was moved by Mayor Butts, and seconded by Council Member Morales that the City Council does hereby add that a greater relocation fee can be offered. The motion was carried by the following roll call vote:

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

June 11, 2019

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.

Brandon Myers commended the City Council for making tough decisions and doing what is best for the City.

Ray Davis commented he is pleased with how the City is moving.

There being no further business to be presented, Mayor Butts declared the meeting adjourned in memory of Kent Taylor, former Inglewood and Lennox School Superintendent at the hour of 5:36 p.m.

Approved this 16th day of July, 2019

Yvonne Horton, City Clerk

James Butts, Jr., Mayor