

The City Council of the City of Inglewood, California held a regular meeting on Tuesday, June 18, 2019, in the Council Chambers in City Hall of said City.

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 Finance Authority at the hour of 2:01 p.m.

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

Present: Mayor/Successor Agency Chairman/Housing Authority Chairman/Finance Authority Chairman Butts, Council Members/Successor Agency Members/Housing Authority Members/Finance 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 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, 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/Finance Authority on any item on the Agenda.

The following persons spoke concerning Agenda Item CI-2, 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.

Felicia Ford
No name given
No name given
Fred Sutton
Morris “Big Money” Griffin
Malcolm Bennet
Willie Agee
O’ Ryan Gould
Ray Davis, 2nd District
Pamela McThamon

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, June 13, 2019, in the amount of \$4,306,747.10, 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.

132 **CLAIMS DENIED.** Letters from the Office of the City Attorney recommending denial of the following claims:

- a) Dawn Goodwin for alleged property damage on February 23, 2019.
- b) Evan Hightower for alleged property damage on February 2, 2019.
- c) Lori McCloud for alleged property damage on December 4, 2018.
- d) Tanya Shuemaker for alleged personal injury on October 25, 2018.
- e) Brian Statler, Sr., for alleged personal injury on March 27, 2019.

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

MINUTES. It was moved by Council Member Morales, and seconded by Council Member Franklin that the Minutes for the City Council Meeting held on June 4, 2019, 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.

101 **RESOLUTION NO. 19-71 ADOPTED – AMENDING FISCAL YEAR 2018-2019 BUDGET FOR CITY HALL SECURITY UPGRADES.** Staff report dated June 18, 2019, was presented recommending adoption of a resolution amending the Fiscal Year 2018-2019 budget to allocate funds for critical City Hall Security Upgrades and the development of the new City-wide Emergency Operations Plan.

It was moved by Council Member Morales, and seconded by Council Member Franklin that Resolution No. 19-71 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
INGLEWOOD, CALIFORNIA, AMENDING THE 2018-2019 FISCAL
YEAR BUDGET

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

171 **ACCESSION APPROVED – PUBLIC ART MURAL BY RICHARDO DUFFY.** Staff report dated June 18, 2019, was presented recommending approval to accession Cosmic Fusion, the public art mural by Ricardo Duffy, into the City of Inglewood Public Art Collection, making it eligible for maintenance and conservation through the Public Art Fund.

It was moved by Council Member Morales, and seconded by Council Member Franklin that the City Council does hereby approve accession. The motion was carried by the following roll call vote:
Ayes: Council Members Dotson, Padilla, Morales, Franklin and Mayor Butts; and
Noes: None.

183 **PAYMENT OF OUTSTANDSING INVOICE AUTHORIZED – DEL REY PARTY RENTALS.** Staff report dated June 18, 2019, was presented recommending authorization to pay an outstanding invoice submitted by Del Rey Party Rentals for supplies provided for the City of Inglewood’s Earth Day Music Festival and Environmental Awareness event held April 20, 2019.

It was moved by Council Member Morales, and seconded by Council Member Franklin that the City Council does hereby authorize payment of invoice in the amount of \$9,070.92. The motion was carried by the following roll call vote:

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

Noes: None.

183 **CONTRACT AWARDED AND AGREEMENT NO. 19-215 APPROVED – PALP, INC., DBA EXCEL PAVING COMPANY.** Staff report dated June 18, 2019, was presented recommending award of contract and approval of an agreement with PALP, Inc., dba Excel Paving Company, for the Van Ness Avenue Improvement Project per Bid No. CB-19-08.

It was moved by Council Member Morales, and seconded by Council Member Franklin that the City Council does hereby award contract and approve Agreement No. 19-215 in the amount of \$922,680 (includes a 10% project contingency in the amount of \$83,880). 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 **RESOLUTION NO. 19-72 ADOPTED – ADOPTING THE FISCAL YEAR 2019-2020 CITIZEN PARTICIPATION PLAN FOR THE CONSOLIDATED PLAN AND ANNUAL ACTION PLAN; RESOLUTION NO. 19-73 ADOPTING THE CITIZEN PARTICIPATION PLAN FOR THE ANNUAL ACTION PLAN PROCESS; PUBLIC HEARING SET FOR JULY 9, 2019, – DRAFT FY 2019-2020 ANNUAL ACTION PLAN; PUBLIC HEARING SET - DRAFT FY 2018-2019 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT.** Staff report dated June 18, 2019, was presented recommending adoption of a resolution to adopt the Fiscal Year 2019-202 Citizen Participation Plan, and set public hearings for Fiscal Year 2019-2020 the Consolidated Plan Process.

It was moved by Council Member Morales, and seconded by Council Member Franklin that the City Council does hereby: 1) Adopt Resolution No. 19-72 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA ADOPTING THE FY2019-2020 CITIZEN PARTICIPATION PLAN FOR THE CONSOLIDATED PLAN AND ANNUAL ACTION PLAN

2) Adopt Resolution No. 19-73 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, ADOPTING THE CITIZEN PARTICIPATION PLAN FOR THE ANNUAL ACTION PLAN PROCESS

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 ordered the Public Hearing set for July 9, 2019, at 2:00 p.m., to receive public comments on the Draft FY2019-2020 Annual Action Plan.

Mayor Butts ordered the Public Hearing set for December 10, 2019, at 2:00 p.m. to receive public comments on the Draft FY2018-2019 Consolidated Annual Performance Evaluation Report (CAPER).

219 **ORAL REPORTS – CITY TREASURER.** City Treasurer, Wanda Brown, stated that USA Today (June 13, 2019) had a great article regarding Reverse Mortgages, and how they end in foreclosure economic news.

City Clerk, Yvonne Horton left the Council Chambers at the hour of 2:31 p.m.

127.2 **COUNCIL INITIATIVES:**

Mayor Butts:

Initiative by Mayor James T. Butts, Jr., recommending the introduction and adoption of the second extension of Urgency Interim Ordinance No. 19-07, limiting rent increases to 5% per year on certain residential properties within the City of Inglewood, for an additional 180 days.

It was moved by Council Member Morales, and seconded by Council Member Dotson 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;
- Noes: None; and
- Abstain: Council Member Franklin.

Thereupon, it was moved by Council Member Morales, and seconded by Council Member Dotson that Ordinance No. 19-12 entitled:

SECOND EXTENSION OF URGENCY INTRERIM
ORDINANCE NO. 19-07 OF THE CITY COUNCIL OF THE
CITY OF INGLEWOOD, FOR AN ADDITIONAL 180 DAYS
COMMENCING FROM JUNE 18, 2019, LIMITING CERTAIN
RESIDENTIAL RENT INCREASES TO NO MORE THAN 5%
AND REQUIRING JUST CAUSE FOR EVICTIONS

was introduced by Mayor Butts.

Furthermore, it was moved by Mayor Butts, and seconded by Council Member Dotson that the City Council does hereby adopt Emergency Ordinance No. 19-12 entitled:

SECOND EXTENSION OF URGENCY INTRERIM
ORDINANCE NO. 19-07 OF THE CITY COUNCIL OF THE
CITY OF INGLEWOOD, FOR AN ADDITIONAL 180 DAYS
COMMENCING FROM JUNE 18, 2019, LIMITING CERTAIN
RESIDENTIAL RENT INCREASES TO NO MORE THAN 5%
AND REQUIRING JUST CAUSE FOR EVICTIONS

The motion was carried by the following roll call vote:

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

127.2 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.

It was moved By Mayor Butts, and seconded by Council Member Morales that the following amendments be made to Ordinance No. 19-13:

- 1) Residential rental units located at 435 W. Regent Street or 621 E. 99th Street whose property owners voluntarily provided relocation fee assistance or alternative residential rental housing, until April 1, 2020.
- 2) Remove 1st Page 6, due to two (2) page numbers 6 included in the agenda packet. Prior to printing, Section D (Capital Improvement Rent Increases), Line 15, was amended to read “applied for more than once in a five-year period.”
- 3) On Page 6, Section 8-122 (Evictions and Relocation Fees) has been stricken in its entirety and replaced with a new Section 8-122 entitled: “Just Cause for Eviction required for Covered Rental Units. This amendment establishes the Just Cause Eviction policy and removes termination of tenancy without cause, and adds Section 8-122.8 (Owner Move-In), and 8-122.9 (Permanent withdrawal of Covered rental unit from rental market) into the definition of Just Cause.
- 4) Section 8-123 (Actions to Recover Possession Compliance with Article) has been changed to section 8-124, and the new section 8-123 is entitled: Relocation Fees. Renumbered the section to include verbiage on when tenants are eligible for relocation fees and the amounts (evictions pursuant to Section 8-122.8 (Owner Move-In), and 8-122.9 (Permanent Withdrawal of Covered Rental Unit from Rental Market).
- 5) The remaining sections formerly numbered as 8-123 (Actions to Recover Possession Compliance with Article), 8-124 (Civil Remedies), 8-125 (Retaliation Prohibited), 8-126 (Enforcement Procedures), 8-127 (Landlord’s Rights), have been renumbered to correspond sequentially. With the new amendments, the sequence of section numbers has been changed.
- 6) No relocation fee offered for a Just Cause eviction.
- 7) This Ordinance will comply with the Ellis Act.
- 8) Noticing requirements for this Ordinance to be reconciled with the State of California requirements.

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 Council Member Morales, 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, Franklin and Mayor Butts;
and

Noes: None.

Thereupon, Ordinance No. 19-13 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 AND AMENDING CHAPTER 2 ARTICLE 3 TO ADD A RENTAL HOUSING BOARD

was introduced as amended by Mayor Butts.

June 18, 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.

No name given advised residents to pay attention to who they have doing contractor work. He congratulated the City Council for doing a great job.

Mr. Bravo complained that the City over charged him for waste services.

Johnathon Joseph inquired about turning in his CDBG paperwork.

No name given inquired where she could find the motions made for Ordinance No. 19-13. She also inquired where she could find a hard copy of the city's budget.

Erick Holly invited the City Council and residents to the Inglewood Chambers of Commerce Business Networking Mixer on Thursday, June 20, 2019, at 5:30 p.m.

Ray Davis, 2nd District, informed the public to not believe the hype.

Morris Griffin thanked the Inglewood Police Department for their quick response to a 911 call he made.

Willie Agee made a comment about being invaded.

There being no further business to be presented, Mayor Butts declared the meeting adjourned at the hour of 3:08 p.m.

Approved this 16th day of July, 2019

Yvonne Horton, City Clerk

James Butts, Jr., Mayor