



CITY OF CARSON

MINUTES CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY REGULAR MEETING JANUARY 19, 2016 5:00 P.M.

CALL TO ORDER:

The meeting was called to order at 5:00 P.M. by Mayor/Agency Chairman/Authority Chairman Albert Robles in the Helen Kawagoe Council Chambers, located at 701 E. Carson Street, Carson, California 90745.

ROLL CALL:

Acting Chief Deputy City Clerk/Chief Deputy Agency Secretary/Chief Deputy Authority Secretary Simarago noted the roll:

Council Members/Agency Members/Authority Board Members Present:

Mayor/Agency Chairman/Authority Chairman Albert Robles, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Elito Santarina, Council Member/Agency Member/Authority Board Member Jawane Hilton, Council Member/Agency Member/Authority Board Member Donesia Gause

Council Members/Agency Members/Authority Members Absent:

Council Member/Agency Member/Authority Board Member Lula Davis-Holmes

Also Present:

Kenneth C. Farfsing, City Manager; Cecil Rhambo, Jr., Assistant City Manager; Cedric Hicks, Director of Community Services; Kathryn Downs, Director of Finance; John Raymond, Director of Community Development; Lisa Berglund, Principal Administrative Analyst; Gilbert Marquez, Principal Civil Engineer/City Engineer; Saied Naaseh, Planning Manager; Boris Sztorch, Revenue Manager; Robert Eggleston, IT Manager; Glenn Turner, Computer Systems Support Technician; Joy Simarago, Acting Chief Deputy City Clerk/Authority Secretary; and Yolanda Chavez, Acting Deputy City Clerk

CLOSED SESSION (5:00 P.M. - 6:00 P.M.) (Items 1-7)

ORAL COMMUNICATIONS – CLOSED SESSION ITEMS ONLY

Dr. Boggs – Item No. 30

- Commented on the future of the mobile home parks

- Commented on the displacement of mobile home residents

ANNOUNCEMENT OF CLOSED SESSION ITEMS

City/Agency/Authority Attorney Soltani announced the Closed Sessions Items.

RECESS:

The meeting was recessed at 5:10 P.M. by Mayor/Agency Chairman/Authority Chairman Robles to Closed Session.

RECONVENE:

The meeting was reconvened after 6:26 P.M. by Mayor/Agency Chairman/Authority Chairman Robles with all members previously noted present. Council Member/Agency Member/Authority Member Davis-Holmes now present.

REPORT ON CLOSED SESSION ACTIONS

City/Agency/Authority Attorney Soltani provided the Closed Session report as follows:

Item No. 1. 2015-992 PLACE HOLDER: CONFERENCE WITH LABOR NEGOTIATOR (CITY COUNCIL)

Recommendation: A closed session will be held, pursuant to Government Code Section 54957.6, with Kenneth C. Farfsing, City Manager, Gail Dixon-McMahon, Human Resources Director and Colin Tanner City Attorney, its negotiators, regarding labor negotiations with AFSCME part time.

ACTION: This item was not yet taken up.

Item No. 2. 2016-003 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (CITY COUNCIL)

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.9 (d)(2) or (d)(3) & (e)(2), because there is a significant exposure to litigation in one case.

ACTION: This item was not yet taken up.

Item No. 3. 2015-1003 CONFERENCE WITH REAL PROPERTY NEGOTIATOR (HOUSING AUTHORITY)

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.8, to enable the Housing Authority to consider negotiations with John Wurster of Affirmed Housing, with whom the Housing Authority is negotiating, and to give direction to its negotiators, Kenneth C. Farfsing, Executive Director and , Director

of Community Development, regarding that certain real property at 401 Sepulveda Blvd in Carson. The Housing Authority's real property negotiator will seek direction from the Housing Authority Board regarding the terms of a development agreement for the property.

ACTION: This item was not yet taken up.

Item No. 4. 2015-1009 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (CITY COUNCIL)

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.9(d)(1), to confer with legal counsel regarding pending litigation to which the City is a party. The title of such litigation is as follows: City of Carson vs. Jim Dear; Case Number BC595892; Los Angeles Superior Court.

ACTION: This item was not yet taken up.

Item No. 5. 2016-030 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (CITY COUNCIL)

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.9(d)(1), to confer with legal counsel regarding pending litigation to which the City is a party. The title of such litigation is as follows: City of Carson vs. The Community Development Center, et al., Los Angeles Superior Court Case No. BC565404.

ACTION: No reportable action was taken.

Item No. 6. 2016-032 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (CITY COUNCIL)

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.9(d)(1), to confer with legal counsel regarding pending litigation to which the City is a party. The title of such litigation is as follows: Colony Cove Properties, LLC vs. City of Carson, et al., United States District Court, Central District of California, CV 14-03242 PSG (PJWx)

ACTION: No reportable action was taken.

Item No. 7. 2016-084 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (CITY COUNCIL)

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.9(d)(1), to confer with legal counsel regarding

pending litigation to which the City is a party. The title of such litigation is as follows: Outfront Media LLC v. City of Carson, et al., Los Angeles Superior Court Case No. BC593880

ACTION: No reportable action was taken.

Mayor/Agency Chairman/Authority Chairman Robles gave statement regarding Item No. 6 Colony Cove Properties vs. City of Carson. He stated that many residents were there based on a deceitful campaign to misinform, miseducate, and deceive them into believing City Council is doing something detrimental to the resident's interest. He asked City/Agency/Authority Attorney Soltani to explain what the case is about and how it benefits the residents.

City/Agency/Authority Attorney Soltani explained that Richard Close, attorney representing Goldstein, is litigious and is the park owner that initiated conversion of parks. The city had a huge victory where the Court of Appeals agreed with the city that the conversion of the parks will not happen and will be subject to the city's rent control ordinance. Close went to the Daily Breeze and said he would consider park closure as an option, either Carson Harbor Village or Colony Cove – he is not clear about which park. A new Park Owner has purchased Laco and Carson Gardens – interest in closing parks for another use. City Council put in a moratorium to stop park owners from closing parks.

Mayor/Agency Chairman/Authority Chairman Robles hoped the explanation puts residents at ease.

FLAG SALUTE:

Item No. 8. 2015-1004 NIA IMANI NYABILO, STUDENT AT CARLSON HOME HOSPITAL SCHOOL

INVOCATION:

Item No. 9. 2015-1005 MINISTER SHANNON N. STEWART OF SHANNON STEWART MINISTRIES

INTRODUCTIONS

Item No. 10. 2016-118 REPORT ON NFL STADIUM DEVELOPMENT

City Manager Farsfing reported the new LA stadium will not be in Carson but in Inglewood. He extended congratulations and well wishes to the City of Inglewood. Chargers and Raiders organizations sent letters of appreciation to Mayor and Council Members.

City Manager Farsfing announced the city will have control over the land in April. The city has formed a Reclamation Authority for the former landfill.

Item No. 11. 2015-1006 REPORT FROM CAPTAIN MARKS OF CARSON SHERIFF'S STATION

Captain Marks announced/reported the following:

- Los Angeles County Explorer Academy graduated over 100 men and women
- Carson Station has 4 new explorers

Item No. 12. 2015-1007 INTRODUCTION OF CITY EMPLOYEES - KATHRYN DOWNS, FINANCE DIRECTOR

Kathryn Downs was introduced.

Item No. 13. 2016-037 INTRODUCTION OF REPRESENTATIVE BRANDON STANSELL FROM THE OFFICE OF SENATOR ISADORE HALL, III TO PRESENT A RESOLUTION RECOGNIZING LARRY ITLIONG AS WELL AS CERTIFICATES TO COUNCILWOMAN DAVIS-HOLMES AND COUNCILWOMAN GAUSE

Council Member/Agency Member/Authority Board Member Gause recognized as being appointed to Carson City Council.

Council Member/Agency Member/Authority Board Member Davis-Holmes recognized as the 2015 Franklin and Eleanor Roosevelt Democrat of the Year.

Item No. 14. 2016-115 RECOGNITION OF THE NARBONNE HIGH SCHOOL VARSITY FOOTBALL TEAM FOR THEIR VICTORY AS THE CIF STATE DIVISION 1A TITLE CHAMPIONS

A certificate was presented to the team, coaches, and school staff.

ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC) (LIMITED TO ONE HOUR)

Dr. Rita Boggs – Item No. 30

- Commented on the moratorium

Harry Digs – Item No. 30

- Commented on the moratorium

Mayor/Agency Chairman/Authority Chairman Robles addressed concerns over moratorium. He explained its benefits to the residents as previously stated by City/Agency/Authority Attorney Soltani.

Mayor/Agency Chairman/Authority Chairman Robles explained that the City of Carson did not spend any money with regards to the football stadium – all reimbursed by the Chargers and Raiders organizations.

Bijan Ratnia – Item No. 31

- Requested an existing business exemption

Teri Foresight – Item No. 30

- Offered comments on the moratorium

Speaker – Item No. 30

- Questioned the effects of mobilehome park low-priced rent once the moratorium end

Speaker – Item No. 19

- Mobile home interference question

City Manager Farfsing answered it is only in place to renew the contract to continue reimbursement for the work.

Joesph Tag

- Commented on negative consequences of the stadium moratorium

Speaker – Item No. 30

- Questioned the effects low-income resident will face during the moratorium?

Speaker – Item No. 27

- Commented on the budget approval reallocation

Robert Leslie – Item No. 34

- Asked City to have a more profound direction regarding addressing the public and conducting business.

Speaker – Item No. 30

- Commented on the pressures residents face due to the moratorium

Speaker

- Offered comments on a supermarket for areas North of the 405 and the recall election

City/Agency/Authority Attorney Soltani reported all election rules were followed by the independent election official.

APPROVAL OF MINUTES: NONE

CONSENT: (Items 15-28)

It was moved to approve Consent Items No. 15 to 28 on motion of Robles, seconded by Hilton.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Santarina requested to pull Item No. 28, Council Member/Agency Member/Authority Board Member Hilton requested to pull Item No. 27 for discussion.

Council Member/Agency Member/Authority Board Member Davis-Holmes requested to continue Item No. 20 to the next meeting with no objection heard.

The motion to approve Consent Items No. 15 to 28, except Items No. 20, 27, and 28 was

unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro
Tempore/Agency Vice Chairman/Authority Vice Chairman
Santarina, Council Member/Agency Member/Authority Board
Member Hilton, Council Member/Agency Member/Authority Board
Member Gause, Council Member/Agency Member/ Authority
Board Member Davis-Holmes

Noes: None

Abstain: None

Absent: None

Item No. 15. 2016-100 Resolution No. 16-001, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$4,374,521.54, DEMAND CHECK NUMBERS 127038 THROUGH 127565

ACTION: Item No. 15 was approved on Consent.

Item No. 16. 2016-106 Resolution No. 16-01-CSA, A RESOLUTION OF THE CARSON SUCCESSOR AGENCY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$2,249,507.24, DEMAND CHECK NUMBERS SA-001626 THROUGH SA-001643

ACTION: Item No. 16 was approved on Consent.

Item No. 17. 2016-107 Resolution No. 16-01-CHA, A RESOLUTION OF THE CARSON HOUSING AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$22,570.20, DEMAND CHECK NUMBERS HA-001524 THROUGH HA-001532

ACTION: Item No. 17 was approved on Consent.

Item No. 18. 2016-020 CONSIDER APPROVAL OF A CONSULTANT RETAINER AGREEMENT WITH BARR & CLARK, INC., TO PROVIDE LEAD-BASED PAINT AND ASBESTOS TESTING AND CONSULTING SERVICES FOR THE CITY'S RESIDENTIAL REHABILITATION PROGRAMS (CITY COUNCIL)

Recommendation: TAKE the following actions:

1. APPROVE a consultant retainer agreement with Barr & Clark, Inc., for a period of three years, in an amount not to exceed \$50,000.00 per year, with the option to extend the agreement for an additional one-year period at the discretion of the City.
2. AUTHORIZE the Mayor to execute the agreement following approval as to form by the City Attorney.

ACTION: Item No. 18 was approved on Consent.

Item No. 19. 2016-026 CONSIDER APPROVAL OF AMENDMENT NO. 4 TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY AND THE CITY OF CARSON FOR PROJECT 919: WILMINGTON AVENUE INTERCHANGE MODIFICATION AT THE I-405 FREEWAY (CITY COUNCIL)

Recommendation: TAKE the following actions:
1. APPROVE Amendment No. 4 to the Memorandum of Understanding between Los Angeles County Metropolitan Transportation Authority and the City of Carson for Project No. 919: Wilmington Avenue Interchange Modification at the I-405 Freeway.
2. AUTHORIZE the Mayor to execute Amendment No. 4 to the Memorandum of Understanding between the Los Angeles County Metropolitan Transportation Authority and the City of Carson following approval as to form by the City Attorney.

ACTION: Item No. 19 was approved on Consent.

Item No. 20. 2016-029 ADOPTION OF RESOLUTION NO. 16-002 APPROVING THE TENTATIVE AGREEMENT FOR A SUCCESSOR MEMORANDUM OF UNDERSTANDING (DEAL POINTS) AND THE MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY OF CARSON AND THE CARSON PROFESSIONALS AND SUPERVISORS ASSOCIATION (CPSA) AND THE ASSOCIATION OF MANAGEMENT EMPLOYEES (AME) FOR THE PERIOD OF JULY 1, 2015 THROUGH JUNE 30, 2016 (CITY COUNCIL)

Recommendation: WAIVE further reading and Adopt Resolution No. 16-002, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING THE TENTATIVE AGREEMENT FOR A SUCCESSOR MEMORANDUM OF UNDERSTANDING (DEAL POINTS) AND THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF CARSON AND THE CARSON PROFESSIONALS AND SUPERVISORS ASSOCIATION (CPSA) AND THE ASSOCIATION OF MANAGEMENT EMPLOYEES (AME) FOR THE PERIOD OF JULY 1, 2015 THROUGH JUNE 30, 2016."

ACTION: Item No. 20 was pulled on Consent.

Item No. 21. 2016-031 CONSIDERATION OF RESOLUTION NO. 16-008, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON REPEALING AND REPLACING RESOLUTION NO. 90-067, PURSUANT TO THE AUTHORITY OF SECTION 935.4 AND TITLE 1, DIVISION 3.6, PART 4, CHAPTER 2 OF THE

GOVERNMENT CODE, SUCH THAT THE SETTLEMENT AUTHORITY OF THE RISK MANAGER TO SETTLE CLAIMS IS INCREASED FROM \$5,000 TO \$10,000; THE SETTLEMENT AUTHORITY (UPON DELEGATION FROM THE RISK MANAGER) OF THE CITY CLAIMS ADJUSTOR TO SETTLE CLAIMS IS INCREASED FROM \$2,500 TO \$5,000; THE SETTLEMENT AUTHORITY OF THE CITY ATTORNEY TO SETTLE LITIGATION IS INCREASED FROM \$5,000 TO \$10,000; THE SETTLEMENT AUTHORITY OF THE CITY MANAGER (WITH THE CONCURRENCE OF THE CITY ATTORNEY) IS INCREASED FROM THE RANGE OF \$5,000-\$20,000 TO \$10,000-\$25,000; AND, REAFFIRMING THE AUTHORITY OF THE CITY CLAIMS ADJUSTOR TO REJECT CLAIMS ON BEHALF OF THE CITY (CITY COUNCIL)

Recommendation:

TAKE the following actions:

WAIVE further reading by the City Council and
ADOPT RESOLUTION NO. 16-008, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON REPEALING AND REPLACING RESOLUTION NO. 90-067, PURSUANT TO THE AUTHORITY OF SECTION 935.4 AND TITLE 1, DIVISION 3.6, PART 4, CHAPTER 2 OF THE GOVERNMENT CODE, SUCH THAT THE SETTLEMENT AUTHORITY OF THE RISK MANAGER TO SETTLE CLAIMS IS INCREASED FROM \$5,000 TO \$10,000; THE SETTLEMENT AUTHORITY (UPON DELEGATION FROM THE RISK MANAGER) OF THE CITY CLAIMS ADJUSTOR TO SETTLE CLAIMS IS INCREASED FROM \$2,500 TO \$5,000; THE SETTLEMENT AUTHORITY OF THE CITY ATTORNEY TO SETTLE LITIGATION IS INCREASED FROM \$5,000 TO \$10,000; THE SETTLEMENT AUTHORITY OF THE CITY MANAGER (WITH THE CONCURRENCE OF THE CITY ATTORNEY) IS INCREASED FROM THE RANGE OF \$5,000-\$20,000 TO \$10,000-\$25,000; AND, REAFFIRMING THE AUTHORITY OF THE CITY CLAIMS ADJUSTOR TO REJECT CLAIMS ON BEHALF OF THE CITY.

ACTION: Item No. 21 was approved on Consent.

Item No. 22. 2016-034 CONSIDER ACKNOWLEDGING RESOLUTION NO. 14-001 PROCLAIMING JANUARY 15TH AS DR. MARTIN L. KING, JR DAY IN THE CITY OF CARSON (CITY COUNCIL)

Recommendation: RECEIVE and FILE.

ACTION: Item No. 22 was approved on Consent.

Item No. 23. 2016-043 APPOINTMENT OF THE CHAIR OF THE ECONOMIC DEVELOPMENT COMMISSION, RAY ALDRIDGE, TO THE

**BOARD OF THE CARSON RECLAMATION AUTHORITY
(HOUSING AUTHORITY)**

Recommendation: APPOINT the Chair of the Economic Development Commission, Ray Aldridge, to the Board of the Carson Reclamation Authority.

ACTION: Item No. 23 was approved on Consent.

Item No. 24. 2016-058 AMENDMENT TO THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE GRANT, OUTDOOR FITNESS ZONES (CITY COUNCIL)

Recommendation: RECEIVE and FILE report.

ACTION: Item No. 24 was approved on Consent.

Item No. 25. 2016-064 CONSIDER ACCEPTING THE PREVENTION AND AFTERCARE GRANT FROM THE SOUTH BAY CENTER FOR COUNSELING (CITY COUNCIL)

Recommendation: TAKE the following actions:

1. ACCEPT the \$60,000.00 grant from the South Bay Center for Counseling for the Prevention and Aftercare Program.
2. AUTHORIZE the Mayor to execute the Prevention and Aftercare Program contract, following approval as to form by the City Attorney.
3. INCREASE the FY 2016/17 revenue projection in the Family Support Grant Fund by \$60,000.00.
4. APPROPRIATE \$60,000.00 to account no. 10-90-999-621 to be used to fund the activities of this program.

ACTION: Item No. 25 was approved on Consent.

Item No. 26. 2016-066 CONSIDER APPROVAL OF A SETTLEMENT AGREEMENT AND RELEASE OF ALL CLAIMS WITH NATHAN KLIEWER

Recommendation: APPROVE the terms and conditions in the attached SETTLEMENT AGREEMENT & RELEASE OF ALL CLAIMS with NATHAN KLIEWER and AUTHORIZE THE MAYOR TO EXECUTE THE SAME following approval as to form by the City Attorney.

ACTION: Item No. 26 was approved on Consent.

Item No. 27. 2016-095 CONSIDER APPROVING THE FISCAL YEAR 2015/16 CULTURAL ARTS CONTRACTS (CITY COUNCIL)

Recommendation: TAKE the following actions:

1. APPROVE a six-month contract with the Mariachi Academy of

- Carson (ACSB) for an amount not to exceed \$28,036.00.
2. APPROVE a six-month contract with Vivian McClure Theatre Productions for an amount not to exceed \$20,336.00.
 3. APPROVE a six-month contract with the Carson Symphony, Inc. for an amount not to exceed \$26,836.00.
 4. APPROVE a six-month contract with Alexey Steele - Carson Based Individual Artist for an amount not to exceed \$10,536.00.
 5. APPROVE a six-month contract with Sophisticated Dance, Inc. for an amount not to exceed \$27,036.00.
 6. APPROVE a six-month contract for the Francisco Martinez Dance theatre for an amount not to exceed \$15,536.00.
 7. APPROVE a six-month contract with the International Printing Museum for an amount not to exceed \$10,000.00.
 8. APPROVE a six-month contract with Rockin' Blues Entertainment an amount not to exceed \$13,336.00.
 9. APPROVE a six-month contract with Club C.A.R.S.O.N. for an amount not to exceed \$13,036.00.
 10. AUTHORIZE the City Manager to execute each contract following approval as to form by the City Attorney.

ACTION: It was moved to approve staff recommendations on motion of Davis-Holmes, seconded by Robles and carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Santarina, Council Member/Agency Member/Authority Board Member Gause, Council Member/Agency Member/ Authority Board Member Davis-Holmes

Noes: None

Abstain: Council Member/Agency Member/Authority Board Member Hilton

Absent: None

Item No. 28. 2016-112 CONSIDERATION OF RESOLUTION NO. 16-009DECLARING JANUARY 2016 AS HOMEOWNERS' EXEMPTION AWARENESS MONTH IN THE CITY OF CARSON (CITY COUNCIL)

Recommendation: TAKE the following actions:

1. WAIVE further reading and adopt Resolution No. 16-009, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, DECLARING JANUARY 2016 AS HOMEOWNERS' EXEMPTION AWARENESS MONTH IN THE CITY OF CARSON "; and
2. DIRECT staff to transmit an executed copy of the Resolution to the Los Angeles County Office of the Assessor Jeffrey Prang at Kenneth Hahn Hall of Administration, 500 W. Temple Street, Room #225, Los Angeles, CA 90012-2770.

ACTION: It was moved to approve on motion of Santarina with the suggestion of notifications for public, seconded by Robles No. 28 and carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro
Tempore/Agency Vice Chairman/Authority Vice Chairman
Santarina, Council Member/Agency Member/Authority Board
Member Hilton

Noes: None

Abstain: None

Absent: Council Member/Agency Member/ Authority Board Member Davis-Holmes, Council
Member/Agency Member/ Authority Board Member Gause

SPECIAL ORDERS OF THE DAY: (Items 29-33)

**Item No. 29. 2016-041 A PUBLIC HEARING TO CONSIDER ADOPTING INTERIM
URGENCY ORDINANCE NO. 16-1578U EXTENDING A
MORATORIUM ON NEW DEVELOPMENT AND EXPANSION
OR MODIFICATION OF EXISTING BUILDINGS OR SITES IN SIX
PLANNING AREAS WITHIN THE CITY FOR 10 MONTHS AND
15 DAYS (CITY COUNCIL)**

Mayor/Agency Chairman/Authority Chairman Robles declared Public Hearing open.

City Manager Farfsing gave the Public Hearing report.

Director Naaseh recommended extending the moratorium based on reports from staff.

Alan Seltzer

- Reiterated contents of letter that is a part of the record.

Lauren Miles

- Moratorium fails legally and without substantial evidence to support the action.

Serena Josell

- Opposed the scope of the moratorium.

Mayor/Agency Chairman/Authority Chairman Robles declared Public Hearing closed.

City/Agency/Authority Attorney Soltani introduced new language for tenant improvements in Item No. 29.

Director Naaseh wanted Council to consider an exemption for future large projects.

Mayor/Agency Chairman/Authority Chairman Robles opened to Council discussion.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Santarina inquired about the residents' satisfaction and clarified language with regards to exemptions.

Council Member/Agency Member/ Authority Board Member Gause proposed to staff to bring about a complete moratorium with all exceptions for clarity.

Mayor/Agency Chairman/Authority Chairman Robles clarified the rules on approving or disapproving the moratorium.

Recommendation: WAIVE further reading and ADOPT Interim Urgency Ordinance No. 16-1578U, "AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, EXTENDING A MORATORIUM ON NEW DEVELOPMENT AND EXPANSION OR MODIFICATION OF EXISTING BUILDINGS OR SITES IN SIX PLANNING AREAS WITHIN THE CITY FOR 10 MONTHS AND 15 DAYS."

ACTION: It was moved to approve staff recommendations on motion of Robles, seconded by Hilton and carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Council Member/Agency Member/Authority Board Member Hilton, Council Member/Agency Member/Authority Board Member Gause, Council Member/Agency Member/ Authority Board Member Davis-Holmes

Noes: None.

Abstain: Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Santarina

Absent: None

Item No. 30. 2016-042 A PUBLIC HEARING TO CONSIDER INTERIM URGENCY ORDINANCE NO. 16-1579U EXTENDING A TEMPORARY MORATORIUM ON THE CLOSURE OF MOBILEHOME PARKS PENDING THE REVIEW AND POSSIBLE AMENDMENT OF REGULATIONS APPLICABLE TO SUCH CLOSURES WITHIN THE CITY FOR 10 MONTHS AND 15 DAYS (CITY COUNCIL)

City Manager Farfsing gave report on notice of postings. He noted that there were not any written notifications and stated per the direction of the Council that a courtesy letter was sent to all mobile home park residents.

City/Agency/Authority Attorney Soltani gave staff report.

Mayor/Agency Chairman/Authority Chairman Robles declared Public Hearing open.

Speaker

- Concerned with notices not being given out in a timely manner.

Paul Randle—President of Carson Harbor Village HOA

- Supported comprehensive review only and new documentation should be vetted.\

Janice Schaffer

- Believed disingenuous to say that the city wanted mobile home park residents to be involved when they were not invited to any of prior meetings – only met with stakeholders of parks

Mayor/Agency Chairman/Authority Chairman Robles explained that Carson's mobile home ordinance is strong and respected.

Jared Gonzalez, Rep. from Western Manufactured Housing Association

- Inquired about when a meeting will be held with stakeholders to discuss changes or review of current ordinance

Teri Foresight

- Thanked Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Elito Santarina for sending notices out to homeowners and not landowners as the two are different

Speaker

- Believed there is misinformation regarding signing leases and sending notices to mobile homeowners

Speaker

- Questioned the end result of the moratorium and mobile home parks

City/Agency/Authority Attorney Soltani clarified that there are no applications to close any parks currently—Council is taking preemptive measures.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Santarina inquired about the moratorium.

Council Member/Agency Member/ Authority Board Member Davis-Holmes stated that Council is committed to solving this problem.

Council Member/Agency Member/Authority Board Member Gause suggested a question-and-answer flyer and town hall meetings at the mobile home parks occur.

Council Member/Agency Member/Authority Board Member Hilton expressed that the moratorium is to protect the residents and emphasized a united front.

Mayor/Agency Chairman/Authority Chairman Robles concluded public hearing.

Recommendation: WAIVE further reading and ADOPT an Interim Urgency Ordinance No. 16-1579U, "AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, EXTENDING A MORATORIUM ON THE CLOSURE OF MOBILEHOME PARKS WITHIN THE CITY FOR 10 MONTHS AND 15 DAYS.

ACTION: It was moved to approve staff recommendations on motion of Robles, seconded by Davis-Holmes and carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Council Member/Agency Member/Authority Board Member Hilton, Council Member/Agency Member/Authority Board Member Gause, Council Member/Agency Member/ Authority Board Member Davis-Holmes

Noes: Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Santarina

Abstain: None

Absent: None

Item No. 31. 2016-039 A PUBLIC HEARING TO CONSIDER ADOPTING INTERIM URGENCY NO. 16-1577U EXTENDING A CITYWIDE MORATORIUM ON THE ESTABLISHMENT OR EXPANSION OF CONVENIENCE STORES WITH ASSOCIATED GASOLINE SALES FOR 10 MONTHS AND 15 DAYS (CITY COUNCIL)

Mayor/Agency Chairman/Authority Chairman Robles declared Public Hearing open.

City Manager Farfsing gave the Public Hearing report.

Representative from ANS Engineering

- Requested approval for exemption of ordinance being applied to site.

Director Raymond responded to the testimony raised by the representative.

Mayor/Agency Chairman/Authority Chairman Robles closed Public Hearing and opened to Council discussion.

Council Member/Agency Member/ Authority Board Member Davis-Holmes inquired about addition and locations of car washes at gas stations.

Council Member/Agency Member/Authority Board Member Hilton questioned the location choice of car wash.

Council Member/Agency Member/Authority Board Member Gause also concerned about location and logistics.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Santarina commented on locations.

City/Agency/Authority Attorney Soltani changed the language of the moratorium.

Recommendation: WAIVE further reading and ADOPT Interim Urgency Ordinance No. 16-1577U, "AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, EXTENDING A CITYWIDE MORATORIUM ON THE ESTABLISHMENT OR EXPANSION OF CONVENIENCE

STORES WITH ASSOCIATED WITH GASOLINE SALES FOR 10 MONTHS AND 15 DAYS."

ACTION: It was moved to modify the language of the moratorium to provide exceptions on motion of Davis-Holmes, seconded by Santarina and unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Santarina, Council Member/Agency Member/Authority Board Member Hilton, Council Member/Agency Member/Authority Board Member Gause, Council Member/Agency Member/ Authority Board Member Davis-Holmes

Noes: None

Abstain: None

Absent: None

Item No. 32. 2016-040 A PUBLIC HEARING TO CONSIDER ADOPTING INTERIM URGENCY ORDINANCE NO. 16-1576U FOR A MORATORIUM ON THE ESTABLISHMENT OF SINGLE-PRICE OVERSTOCK/DISCOUNT STORES FOR 10 MONTHS AND 15 DAYS (CITY COUNCIL)

Mayor/Agency Chairman/Authority Chairman Robles declared Public Hearing open.

City Manager Farfsing gave the Public Hearing report.

Mayor/Agency Chairman/Authority Chairman Robles closed Public Hearing and opened to Council discussion.

Council Member/Agency Member/Authority Board Member Hilton motioned to approve Item No. 32 followed by clarification from Director Naaseh.

Council Member/Agency Member/ Authority Board Member Davis-Holmes raised concern over the lack of grocery stores.

Council Member/Agency Member/Authority Board Member Gause questioned permits and business licenses.

Recommendation: WAIVE further reading and ADOPT Interim Urgency Ordinance No. 16-1576U, "AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, EXTENDING A CITYWIDE MORATORIUM ON THE ESTABLISHMENT OF SINGLE-PRICE OVERSTOCK/DISCOUNT STORES WITHIN THE CITY OF CARSON FOR A PERIOD OF 10 MONTHS AND FIFTEEN DAYS."

ACTION: It was moved to approve staff recommendations on motion of Hilton, seconded by Davis-Holmes and unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Santarina, Council Member/Agency Member/Authority Board Member Hilton, Council Member/Agency Member/Authority Board Member Gause, Council Member/Agency Member/ Authority Board Member Davis-Holmes

Noes: None

Abstain: None

Absent: None

Item No. 33. 2016-038 A CONTINUED PUBLIC HEARING TO CONSIDER RESOLUTION NO. 16-011, ADOPTING THE 2016 UNIFORM COMPREHENSIVE SCHEDULE OF FEES (CITY COUNCIL)

Recommendation: TAKE the following actions:
1. OPEN Public Hearing, TAKE public testimony and CLOSE Public Hearing.
2. WAIVE further reading and ADOPT Resolution No. 16-011, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, ESTABLISHING A UNIFORM COMPREHENSIVE SCHEDULE OF FEES AND REPEALING RESOLUTION NO 15-091."

ACTION: Item No. 33 was continued without objection.

DISCUSSION: (Items 34-40)

Item No. 34. 2016-119 CONSIDERATION OF OPTIONS FOR ADDRESSING CITY CLERK'S SALARY AND PENSION INCREASE

Recommendation: TAKE the following actions:
1. Direct the City Manager to request that the Los Angeles County District Attorney's Public Integrity Division examine any and all criminal violations based on the City Clerk's actions and his own statements that he ran for office to increase his pay and to spike his pension.
2. Direct the City Attorney to request an investigation by CalPERS attorneys of any misconduct regarding Mr. Dear's pension increase.
3. Direct the City Manager and the City Attorney to work with Assembly member Mike Gipson on CalPERS reform legislation that would serve as a "back stop" should either the District Attorney or CalPERS conclude that there is no statutory authority to reverse the City Clerk's pension spike. Such legislation could, for example, enable CalPERS to reverse a pension spike when there is evidence that the CalPERS member deliberately spiked his or her pension and that such actions resulted in an increase of over 5% of his or her annual pension when he or she

had no intention of remaining in the elected position for its full term.

ACTION: Item No. 34 was continued without objection.

Item No. 35. 2015-241 CONSIDER ADOPTING RESOLUTION NO. 16-004 DECLARING A FISCAL EMERGENCY, RESOLUTION NO. 16-012 CALLING FOR A SPECIAL ELECTION AND REQUESTING ELECTION CONSOLIDATION, RESOLUTION NO. 16-013 SETTING PRIORITIES FOR WRITTEN ARGUMENTS AND REQUESTING IMPARTIAL ANALYSIS, AND RESOLUTION NO. 16-014 AUTHORIZING REBUTTALS, REGARDING A BALLOT MEASURE TO EXTEND BY SEVEN YEARS THE EXPIRATION DATE OF THE CURRENT CARSON UTILITY USERS TAX FROM JUNE 30, 2016 TO JUNE 30, 2023

Recommendation: CONSIDER and PROVIDE direction.

ACTION: Resolution 16-004 was approved on motion by Robles, seconded by Santarina and carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Santarina, Council Member/Agency Member/Authority Board Member Hilton

Noes: None

Abstain: Council Member/Agency Member/ Authority Board Member Davis-Holmes

Absent: Council Member/Agency Member/ Authority Board Member Gause

Resolution No. 16-012 was approved on motion by Robles, seconded by Hilton and carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Santarina, Council Member/Agency Member/Authority Board Member Hilton

Noes: None

Abstain: Council Member/Agency Member/ Authority Board Member Davis-Holmes

Absent: Council Member/Agency Member/ Authority Board Member Gause

Resolution No.16-013 was approved on motion by Robles, seconded by Santarina and carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Santarina, Council Member/Agency Member/Authority Board Member Hilton

Noes: None

Abstain: Council Member/Agency Member/ Authority Board Member Davis-Holmes

Absent: Council Member/Agency Member/ Authority Board Member Gause

Resolution No. 16-014 was approved on motion by Robles, seconded by Hilton and carried by

the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Santarina, Council Member/Agency Member/Authority Board Member Hilton
Noes: None
Abstain: Council Member/Agency Member/ Authority Board Member Davis-Holmes
Absent: Council Member/Agency Member/ Authority Board Member Gause

Item No. 36. 2016-102 CONSIDER STATUS REPORT ON THE REGIONAL WATER QUALITY CONTROL BOARD ENVIRONMENTAL INVESTIGATION AND CARSON DECLARATION OF THE EXISTENCE OF A LOCAL EMERGENCY WITHIN THE CAROUSEL TRACT (CITY COUNCIL)

Recommendation: CONSIDER and DISCUSS.

ACTION: Item No. 36 continued without objection.

Item No. 37. 2016-015 CONSIDER APPROVING A CONTRACT AMENDMENT, FOR AN EXTENSION OF TERM AND INCREASE IN FUNDS BETWEEN THE CITY OF CARSON AND SUE HERBERS, CMC TO CONTINUE TO SERVE AS THE PERMANENT ELECTIONS OFFICIAL FOR THE RECALL OF CITY CLERK JIM DEAR AND CONSIDER APPROVING A CONTRACT BETWEEN THE CITY OF CARSON AND SUE HERBERS, CMC TO SERVE AS THE TEMPORARY ELECTIONS OFFICIAL FOR THE ELECTION TO CONSIDER A UTILITY USERS TAX IN CARSON (CITY COUNCIL)

Recommendation: TAKE the following actions:
1. ADOPT Resolution No. 16-010 appointing Sue Herbers, CMC as the temporary elections official for a proposed extension to a Utility Users' Tax measure until such time that the City Council appoints a new temporary or permanent elections official; and
2. APPROVE an amendment to the consultant services agreement between the City of Carson and Sue Herbers, CMC to continue to serve as the permanent Elections Official for the Recall of City Clerk Jim Dear and to be the temporary elections official for the proposed extension of the Utility Users' Tax to be approved as to form by the City Attorney; and
3. APPROPRIATE \$25,000.00 from the unassigned fund balance and transfer those funds to 01-30-000-003-6018 to complete the services as Elections Official for the Recall Election of City Clerk Jim Dear; and
4. APPROPRIATE \$1,000.00 from the unassigned fund balance and transfer those funds to 01-30-000-003-6018 for services related to the duties of the temporary Elections Official for the

proposed extension of the Utility Users Tax ballot initiative.

1.

ACTION: It was moved to approve staff recommendations on motion by Robles, seconded by Hilton and carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Santarina, Council Member/Agency Member/Authority Board Member Hilton

Noes: None

Abstain: Council Member/Agency Member/ Authority Board Member Davis-Holmes

Absent: Council Member/Agency Member/ Authority Board Member Gause

Item No. 38. 2016-055 CONSIDERATION OF AN AGREEMENT FOR ELECTIONS SERVICES WITH MARTIN & CHAPMAN COMPANY RELATED TO THE FEBRUARY 23, 2016 CITY CLERK RECALL ELECTION (CITY COUNCIL)

Recommendation: TAKE the following actions:

1. APPROVE the agreement for contract services between the City of Carson and Martin & Chapman Company, Inc. for elections services related to the February 23, 2016 recall election of City Clerk Jim Dear.
2. AUTHORIZE the Mayor to execute the agreement for contract services between the City of Carson and Martin & Chapman Company, Inc. for elections services related to the February 23, 2016 recall election of City Clerk Jim Dear following approval as to form by the City Attorney and approval of Exhibit C-1 by the City Manager and the City Attorney.

ACTION: It was moved to approve staff recommendations on motion by Hilton, seconded by Robles and carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Santarina, Council Member/Agency Member/Authority Board Member Hilton, Council Member/Agency Member/ Authority Board Member Davis-Holmes

Noes: None

Abstain: None

Absent: Council Member/Agency Member/ Authority Board Member Gause

Item No. 39. 2016-059 DRAFT FISCAL YEAR 2016-17 BUDGET CALENDAR (CITY COUNCIL)

Recommendation: TAKE the following actions:

1. SCHEDULE April 6, 2016 and May 18, 2016 (6:00-8:00p.m. both dates) for City Council budget workshop meetings.
2. RECEIVE and FILE the Draft FY 2016-17 Budget Calendar.

ACTION: Item No. 39 continued without objection.

Item No. 40. 2016-113 CONSIDER APPOINTMENTS BY MAYOR ROBLES, TO, AND/OR REMOVAL FROM, COMMISSIONS, COMMITTEES, AND BOARDS BY MAYOR AND CITY COUNCIL (CITY COUNCIL)

Recommendation: TAKE the following actions:

1. Mayor to CONSIDER, APPOINT, or REAPPOINT members to the Commissions, Committees, and Boards (Exhibit No. 1) in accordance with Ordinance No. 13-1516 regarding the number and composition of various commissions (Exhibit No. 2); Ordinance No. 13-1519 regarding the number of members of various commissions (Exhibit No. 3); Ordinance No. 13-1520 regarding the composition of various commissions (Exhibit No. 4); and Resolution No. 13-046 regarding the composition of the Carson Utility Users Tax Citizens Budget Oversight Committee (Exhibit No. 5);
2. Mayor and City Council to CONSIDER REMOVAL, if desired, of members to the Commissions, Committees, and Boards in accordance with Ordinance No. 13-1523 regarding the process of removal from various commissions (Exhibit No. 6), with the approval of a majority of the entire City Council present.

ACTION: The Mayor and City Council took the following actions:

Mayor/Agency Chairman/ Authority Chairman Robles nominated Camille Dimatulac for appointment to the Youth Commission. Robles moved Alternate No. 3, Sheila Tresvant, to first vacancy in Women's Commission and noted there are two vacancies. Robles nominated Marco Aguilera in the vacancy for Cultural Arts Commission. Robles nominated Jarrito Morales in the vacancy for the Parks and Recreation Commission. Robles declared vacancy in the Environmental Commission. Robles stated Dr. Newcomb submitted resignation for Planning Commission. Vacancy declared in the Planning Commission. Veterans Affairs Commission has vacancy in alternate position.

It was moved to ratify the Mayor's appointments in the Youth Commission, Women's Commission, Cultural arts Commission, and Parks and Recreation Commission moved by Robles, seconded by Santarina and carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Santarina, Council Member/Agency Member/Authority Board Member Hilton, Council Member/Agency Member/ Authority Board Member Davis-Holmes

Noes: None

Abstain: None

Absent: Council Member/Agency Member/ Authority Board Member Gause

ORDINANCE SECOND READING: (NONE)

ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)

This item was heard after Item No. 31 without objection.

The speaker thanked Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Santarina and Council Member/Agency Member/ Authority Board Member Davis-Holmes for the spotlight on 223rd St.

COUNCIL MEMBER REQUESTS TO ADD ITEMS TO FUTURE AGENDAS – None.

ORAL COMMUNICATIONS (COUNCIL MEMBERS)

Council Member/Agency Member/Authority Board Member Hilton asked to keep people of Flint, Michigan in prayers.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Santarina presented the following Memorial Adjournment Requests:

Vera Labarinto
Marvin Clayton
Aaron Lewis Custer
Joesph Embolden
Mildred Sampson Winbush
Gilbert Nickerson, Sr.
Alfred Tabunang
Difor Chu
Rev. Laurant
Abraham Thomas
Willard McCrumby
Bridget General
Dominidor Ventura
Clara Thompson
William Trees
Sharon Hatcher
Danny Scott McDonald

ANNOUNCEMENT OF UNFINISHED OR CONTINUED CLOSED SESSION ITEMS (AS NECESSARY)

City/Agency/Authority Attorney Soltani announced the Closed Session items earlier in the meeting.

RECESS TO CLOSED SESSION

The meeting was recessed at 11:50 P.M. by Mayor/Agency Chairman/Authority Chairman Robles to a continued Closed Session.

RECONVENE TO OPEN SESSION

The meeting was reconvened at 12:56 A.M. by Mayor/Agency Chairman/Authority Chairman Robles with all members previously noted present.

REPORT OF ACTIONS ON UNFINISHED OR CONTINUED CLOSED SESSION ITEMS – None.

ADJOURNMENT

The meeting was adjourned at 1:13 A.M. by Mayor/Agency Chairman/Authority Chairman Robles.

Albert Robles
Mayor/Agency Chairman/Authority Chairman

ATTEST:

Jim Dear
City Clerk/Agency Secretary/Authority Secretary