



## **CITY OF CARSON**

### **MINUTES CARSON CITY COUNCIL/ SUCCESSOR AGENCY/HOUSING AUTHORITY REGULAR MEETING DECEMBER 6, 2022 5:00 P.M.**

#### **CALL TO ORDER:**

The meeting was called to order at 5:00 P.M. by Mayor/Agency Chairman/Authority Chairman Lula Davis-Holmes in the Congresswoman Juanita Millender-McDonald Community Center, Hall B, located at 801 E. Carson Street, Carson, California 90745.

#### **ROLL CALL:**

City Clerk/Agency Secretary/Authority Secretary, Dr. Khaleah K. Bradshaw noted the roll:

#### **Council Members/Agency Members/Authority Board Members Present:**

Mayor/Agency Chairman/Authority Chairman Lula Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Jawane Hilton, Council Member/Agency Member/Authority Board Member Jim Dear, Council Member/Agency Member/Authority Board Member Cedric Hicks, and Council Member/Agency Member/Authority Board Member Arleen Rojas

#### **Also Present:**

Monica Cooper, City/Agency/Authority Treasurer; David C. Roberts, Jr., City Manager; Sunny Soltani, City/Agency/Authority Attorney; John Raymond, Assistant City Manager; Robert Lennox, Assistant City Manager; Tarik Rahmani, Deputy City Manager; Saied Naaseh, Director of Community Development; Michael Whittiker, Jr., Director of Community Services; and Crystal Williams, Director of Human Resources

#### **FLAG SALUTE:**

Council Member/Agency Member/Authority Board Member Rojas led the Pledge of Allegiance.

#### **INVOCATION:**

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Jawane Hilton gave the invocation.

#### **REPORT ON ANY PUBLIC COMMENTS ON CLOSED SESSION ITEMS (CITY CLERK) – None.**

**ANNOUNCEMENT OF CLOSED SESSION ITEMS (CITY ATTORNEY)**

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

**RECESS INTO CLOSED SESSION**

The meeting was recessed at 5:03 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes to Closed Session.

**RECONVENE TO OPEN SESSION**

The meeting was reconvened at 6:07 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes with all members previously noted present.

**REPORT ON CLOSED SESSION ACTIONS (CITY ATTORNEY)**

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

**Item No. 1. 2022-948 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) and (e)(1), because there is a significant exposure to litigation in three cases.

ACTION: No reportable action was taken.

**INTRODUCTIONS (MAYOR)**

**Item No. 2. 2022-953 REPORT FROM CAPTAIN JONES OF CARSON SHERIFF'S STATION**

Item No. 2 was heard after Item No. 6.

Captain Jones reported/announced the following:

- Family Assistance Giveaway, on Saturday, December 10, 2022; for assistance email the Carson Community Relations Office at [carsoncomrel@lasd.org](mailto:carsoncomrel@lasd.org)
- Senior Food Box Giveaway
- Explorer Program for youth ages 14 to 18 years
- Four Explorers graduating from the Explorers Academy on Saturday, December 10, 2022
- Commended Sheriff Deputies Andre White, Lois Cisneros, and Christopher Awad who were recognized for their proactive and assertive work in capturing suspects stealing vehicles which prevented other crimes
- Thanked the churches, community groups, Council Member Dear, and Council Member Rojas for the food that was dropped off and support given to the Sheriff Deputies at the Carson Sheriff Station on Thanksgiving Day
- Crime is down in the City

**Item No. 3. 2022-957 REPORT FROM ASSISTANT CHIEF BENNETT OF LOS ANGELES COUNTY FIRE DEPARTMENT**

Assistant Chief Bennett reported/announced the following:

- Chief Daryl Osby retired
- Acting Fire Chief Anthony Marrone
- Toys for Tots at all fire stations and accepting donations
- November statistic calls

Council Member/Agency Member/Authority Board Member Dear requested to meet with staff on a plan of action to accommodate the growth in Carson. Assistant Chief Bennett stated he would coordinate a meeting date. Mayor/Agency Chairman/Authority Chairman Davis-Holmes suggested the report of the plan of action be presented at a future City Council meeting.

Assistant Chief Bennett wished everyone Happy Holidays.

## **PRESENTATIONS**

**Item No. 4. 2022-995 PRESENTATION BY ROBERT FERRANTE, CHIEF ENGINEER & GENERAL MANAGER OF LOS ANGELES COUNTY SANITATION DISTRICT, ON THE STATUS OF DISTRICT PROJECTS WITHIN THE CITY OF CARSON**

Robert Ferrante gave a PowerPoint presentation on the status of District Projects – Recent Sewer Repairs, Progress on New Sewer, Third-Party Audit, Progress on Audit Recommendations, and Pure Water Southern California Update.

**Item No. 5. 2022-997 PROCLAMATION PRESENTATION TO BRIGHTON-BEST INTERNATIONAL**

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton announced Brighton-Best International donated crossing guard vests and raincoats to the Crossing Guards at the 22 schools in Carson and thanked them for their donation. He read and presented the proclamation which was accepted by representative of Brighton-Best International and representative on behalf of Dr. Hempfill and Carson community of schools, who offered words of gratitude.

**Item No. 6. 2022-965 PRESENTATION OF SAFETY AWARD FROM PRISM**

Item No. 6 was heard after Report on Closed Session Actions.

Maria Williams stated she was part of the Member Services Department at Prism, a Risk-Management Joint Powers Authority that the City of Carson has been a member of since 2017. She spoke about their coverage services and background of the EAGLE (Exemplary Achievement in Government Leadership and Enrichment) Award. She announced the City of Carson's innovation and implementation of a best practice safety shoes getting the right fit. She presented the EAGLE Award to Kevin Ybarra, Risk Management Specialist, who developed a program for the safety shoes for all the individual employees of the City and to the City of Carson.

**Item No. 7. 2022-979 PRESENTATION OF PARTICIPANTS IN THE CITY-SPONSORED SMALL BUSINESS GROWTH ACADEMY**

**AT THE CAL STATE DOMINGUEZ HILLS INNOVATION  
INCUBATOR**

Item No. 7 was heard after Item No. 5.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes introduced Professor David Ochi, California State University Dominguez Hills, who spearheaded the City-Sponsored Small Business Growth Academy program. Professor Ochi gave a background of the program.

The Mayor and City Council recognized the first graduating class of the Small Business Growth Academy and presented Certificates of Recognition to those who were present who offered comments and words of gratitude as follows:

- Erika Adams – Brew Life Coffee (received by mother)
- Denine Kirby – Delna Wellness LLC
- Dr. Jimmy Kirby – Delna Wellness LLC
- Jeannette Gonzalez – GBros Inc.
- Ann Branson – Image N You Ultrasound Studio
- Kaneshia Henry – Image N You Ultrasound Studio
- Jaylan Hicks – Omni Scent
- Jason Ra – Walvis Eco Foodservice Products
- Elizabeth Dantus – Clivabeth Photography
- Alixandra Cignoli – European Wax Center Carson

**Item No. 8. 2022-951 PRESENTATION FROM TRANSPORTATION**

Jason Jo, Transportation Manager, gave a PowerPoint presentation on the City's Fixed Route Bus Ridership.

Questions were asked and answered.

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

This item was heard during Item No. 32.

**APPROVAL OF MINUTES:**

**Item No. 9. 2022-955 APPROVAL OF THE FOLLOWING CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY REGULAR MEETING MINUTES: NOVEMBER 15, 2022**

Recommendation: Approve the minutes as listed.

ACTION: It was moved to approve staff recommendation on motion of Dear, seconded by Hicks and unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Dear, Council Member/Agency Member/Authority Board Member Hicks, and Council Member/Agency Member/Authority Board Member Rojas  
Noes: None  
Abstain: None  
Absent: None

**CONSENT: (Items 10 to 29)**

City Manager Roberts, Jr. requested to continue Items No. 18 and 35 to the adjourned regular meeting on December 13, 2022, at 9:00 A.M. via Zoom, with no objection heard.

It was moved to approve Consent Items No. 10 to 29, except Item No. 18, on motion of Dear, seconded by Hilton and unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Dear, Council Member/Agency Member/Authority Board Member Hicks, and Council Member/Agency Member/Authority Board Member Rojas  
Noes: None  
Abstain: None  
Absent: None

**Item No. 10. 2022-976 Resolution No. 22-238, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$5,989,292.47, DEMAND CHECK NUMBERS 165094 THROUGH 165429**

ACTION: Item No. 10 was approved on Consent.

**Item No. 11. 2022-956 COVID-19 UPDATE (CITY COUNCIL)**

Recommendation: 1. RECEIVE and FILE.

ACTION: Item No. 11 was approved on Consent.

**Item No. 12. 2022-969 CONSIDER ADOPTING A RESOLUTION RE-AUTHORIZING THE MEETINGS OF THE LEGISLATIVE BODIES OF THE CITY TO BE CONDUCTED VIA REMOTE TELECONFERENCING IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54953(E) FOR A CONTINUED 30-DAY PERIOD (CITY COUNCIL, SUCCESSOR AGENCY, HOUSING AUTHORITY)**

Recommendation: ADOPT Resolution No. 22-250, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, THE CARSON HOUSING AUTHORITY BOARD, AND THE CARSON

SUCCESSOR AGENCY BOARD, MAKING FINDINGS RELATED TO THE CONTINUED EXISTENCE OF A STATE OF EMERGENCY DUE TO COVID-19 AND RE-AUTHORIZING THE MEETINGS OF THE LEGISLATIVE BODIES OF THE CITY OF CARSON, CARSON SUCCESSOR AGENCY AND CARSON HOUSING AUTHORITY TO BE CONDUCTED VIA REMOTE TELECONFERENCING IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54953(e) FOR A CONTINUED 30-DAY PERIOD." (Exhibit No. 1)"

ACTION: Item No. 12 was approved on Consent.

**Item No. 13. 2022-949      CONSIDER CANCELING THE DECEMBER 20, 2022, REGULAR CITY COUNCIL MEETING BY MINUTE ORDER (CITY COUNCIL)**

Recommendation: 1. APPROVE canceling the December 20, 2022, Regular City Council Meeting by minute order.

ACTION: Item No. 13 was approved on Consent.

**Item No. 14. 2022-958      CONSIDER AN UPDATE ON CITY PROJECTS (CITY COUNCIL)**

Recommendation: RECEIVE and FILE this informational update.

ACTION: Item No. 14 was approved on Consent.

**Item No. 15. 2022-963      CONSIDER AN UPDATE ON CITY COMMISSIONS (CITY COUNCIL)**

Recommendation: RECEIVE and FILE this report.

ACTION: Item No. 15 was approved on Consent.

**Item No. 16. 2022-934      FISCAL YEAR 2022-2023 FIRST QUARTER FINANCIAL REPORT (CITY COUNCIL)**

Recommendation: Receive and File.

ACTION: Item No. 16 was approved on Consent.

**Item No. 17. 2022-999      CONSIDER APPROVAL OF THE CALENDAR FOR FISCAL YEAR 2023-2024 BUDGET WORKSHOPS AND PUBLIC HEARING (CITY COUNCIL)**

Recommendation: 1. SCHEDULE budget workshops on March 21, 2023, April 18, 2023, and May 16, 2023.  
2. TENTATIVELY SCHEDULE the public hearing to consider

adoption of the Fiscal Year 2022-2023 budget on June 20, 2023.

ACTION: Item No. 17 was approved on Consent.

**Item No. 18. 2022-972 CONSIDER MULTIPLE RESOLUTIONS AMENDING THE COMPENSATION AND BENEFITS FOR FULL TIME AND PART TIME COUNCIL AIDE CLASSIFICATIONS AND AMENDING BENEFITS FOR THE CHIEF DEPUTY CITY CLERK AND CHIEF DEPUTY CITY TREASURER (CITY COUNCIL)**

Recommendation:

WAIVE further reading and ADOPT the following Resolutions:

1. Resolution No. 22-241, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111, BY AMENDING THE COMPENSATION AND BENEFITS FOR FULL TIME AND PART TIME COUNCIL AIDE CLASSIFICATIONS, AND RESCINDING RESOLUTION NO. 22-107, AND ANY OTHER PRIOR SIMILAR RESOLUTIONS (CITY COUNCIL)".
2. Resolution No. 22-240, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE FISCAL YEAR 2022-23 BUDGET, IN THE CITY MANAGER'S OFFICE, FOR THE ADJUSTMENT OF SALARIES AND BENEFITS OF PERSONNEL RESULTING FROM AMENDMENTS TO THE COMPENSATION AND BENEFITS RESOLUTIONS FOR FULL-TIME TIME AND PART-TIME COUNCIL AIDES AND CHIEF DEPUTY CITY CLERK AND CHIEF DEPUTY CITY TREASURER (CITY COUNCIL)".
3. Resolution No. 22-245, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING AND RESTATING RESOLUTION NO. 19-042 ADJUSTING THE EMPLOYER'S CONTRIBUTION UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT (PEMHCA) AND ESTABLISHING A TUITION EDUCATION REIMBURSEMENT BENEFIT FOR THE CLASSIFICATIONS OF CHIEF DEPUTY CITY CLERK AND CHIEF DEPUTY CITY TREASURER. (CITY COUNCIL)".

ACTION: Mayor/Agency Chairman/Authority Chairman Davis-Holmes continued this item to December 13, 2022, at 9:00 A.M. via Zoom.

**Item No. 19. 2022-967 CONSIDER AN UPDATE TO THE CITY'S EQUITABLE COMMUNITY REVITALIZATION GRANT (ECRG) GRANT APPLICATION AND RATIFYING THE ECRG GRANT AGREEMENT WITH THE STATE OF CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL (DTSC) ALREADY ENTERED INTO BETWEEN THE CITY OF CARSON AND DTSC AND CONSIDER ADOPTING RESOLUTION NO.**

**22-239 AMENDING THE FISCAL YEAR 2022-23 CITY BUDGET TO ACCEPT THE ECRG GRANT AND AUTHORIZE RELATED EXPENDITURES (CITY COUNCIL)**

Recommendation: 1. RATIFY and APPROVE the ECRG Grant Agreement, dated July 1, 2022, and the City Manager's execution of the Agreement; and  
2. WAIVE further reading and ADOPT Resolution No. 22-239, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, AMENDING THE FISCAL YEAR 2022-2023 BUDGET TO ACCEPT A GRANT IN THE AMOUNT OF \$315,000 IN CONNECTION WITH THE STATE OF CALIFORNIA EQUITABLE COMMUNITY REVITALIZATION GRANT (ECRG) PROGRAM."

ACTION: Item No. 19 was approved on Consent.

**Item No. 20. 2022-862 CONSIDER AWARDDING CONTRACT TO NATIONWIDE COST RECOVERY SERVICES (NCRS) FOR CONSULTING AND ADMINISTRATION SERVICES FOR THE FORECLOSURE REGISTRATION PROGRAM (CITY COUNCIL)**

Recommendation: 1. APPROVE the Contract Services Agreement with NCRS for a total not to exceed amount of \$240,000 through June 30, 2027; and  
2. AUTHORIZE the Mayor to execute the Agreement, following approval as to form by the City Attorney.

ACTION: Item No. 20 was approved on Consent.

**Item No. 21. 2022-872 CONSIDER AWARDDING A PROFESSIONAL SERVICES CONTRACT TO CHOURA VENUE SERVICES TO PROVIDE ON-CALL CATERING SERVICES AT THE CARSON EVENT CENTER**

Recommendation: TAKE the following actions:  
1. APPROVE the proposed Agreement for Contract Services with Choura Venue Services to provide on-call catering services at the Carson Event Center for an initial three (3) year term, from January 1, 2023, through December 31, 2025, with two (2) optional one-year extensions at City's discretion thereafter (Exhibit No. 1; "Agreement").  
2. AUTHORIZE the Mayor to execute the Agreement, following approval as to form by the City Attorney.

ACTION: Item No. 21 was approved on Consent.

**Item No. 22. 2022-873 CONSIDER AWARDDING A CONTRACT SERVICES AGREEMENT TO MCHUGH PREMIER SERVICES, LLC FOR BUS MAINTENANCE AND REPAIR SERVICES (CITY COUNCIL)**



Recommendation: TAKE the following actions:  
1. APPROVE the proposed Contract Services Agreement with MCHUGH PREMIER SERVICES, LLC for a three-year term with a not-to-exceed contract sum of \$180,000 over the initial term, with the option for two (2) additional one-year extensions (Exhibit No. 2; "Agreement").  
2. AUTHORIZE the Mayor to execute the Agreement, following approval as to form by the City Attorney.

ACTION: Item No. 22 was approved on Consent.

**Item No. 23. 2022-959 CONSIDERATION OF APPROVAL OF CONTRACT AMENDMENT NO. 3 WITH CHARTER COMMUNICATIONS OPERATING, LLC FOR INTERNET AND POINT-TO-POINT DATA CIRCUIT SERVICES FOR THE CITY OF CARSON (CITY COUNCIL)**

Recommendation: TAKE the following actions:  
1. APPROVE Amendment No. 3 to Contract with Charter Communications Operating, LLC, for a two-year extension for an additional amount of \$295,606.80 bringing the total not to exceed contract sum to \$1,101,865.28; and  
2. AUTHORIZE the Mayor to execute Amendment No. 3 upon approval as to form by the City Attorney.

ACTION: Item No. 23 was approved on Consent.

**Item No. 24. 2022-942 CONSIDERATION OF APPROVAL OF AMENDMENT NO. 3 TO SERVICES AGREEMENT WITH MEDIASTAR, INC. FOR AUDIO VIDEO (A/V) SERVICES FOR THE COUNCIL CHAMBERS (CITY COUNCIL)**

Recommendation: TAKE the following actions:  
1. APPROVE Amendment No. 3 to the Mediastar, Inc. Agreement for Contract Services increasing the contract sum by \$49,180 bringing the new contract sum to \$352,180.  
2. AUTHORIZE the Mayor to execute Amendment No. 3 to the Mediastar, Inc. contract after approval as to form by the City Attorney.

ACTION: Item No. 24 was approved on Consent.

**Item No. 25. 2022-939 CONSIDER APPROVING THE PURCHASE OF TABLES FROM MITYLITE FOR USE FOR THE CARSON EVENT CENTER**

Recommendation: TAKE the following action:  
1. AUTHORIZE the Purchasing Manager pursuant to Section 2611 (g) of the CMC to utilize cooperative purchasing to procure the

tables from MityLite for a not-to-exceed sum of \$47,645.52.

ACTION: Item No. 25 was approved on Consent.

**Item No. 26. 2022-940 CONSIDERATION OF RESOLUTION NO. 22-232 AMENDING THE NONPUBLIC UTILITY PIPELINE FRANCHISE WITH TESORO REFINING & MARKETING COMPANY LLC (CITY COUNCIL)**

Recommendation: TAKE the following actions:  
WAIVE further reading and ADOPT RESOLUTION NO. 22-232, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, DELINEATING CERTAIN LOCATIONS FOR THE INSTALLATION AND OPERATION OF PIPELINES OR OTHER FACILITIES IN CONNECTION WITH A NONPUBLIC UTILITY PIPELINE FRANCHISE AWARDED TO TESORO REFINING & MARKETING COMPANY LLC"

ACTION: Item No. 26 was approved on Consent.

**Item No. 27. 2022-973 CONSIDER APPROVAL OF THE PURCHASE OF THREE NEW 2023 JOHN DEERE GATOR TS, ONE NEW 2023 JOHN DEERE GATOR TE, AND FOUR OPEN MARKET CANOPIES FOR TS GATER, FROM STOTZ EQUIPMENT AND CONSIDER AWARDDING PURCHASE ORDER TO COASTLINE EQUIPMENT COMPANY, LONG BEACH, CA, FOR THE PURCHASES OF ONE NEW 2023 JOHN DEERE 26G COMPACT EXCAVATOR FOR THE PUBLIC WORKS LANDSCAPE, BUILDING, AND MAINTENANCE DIVISION (CITY COUNCIL)**

Recommendation: TAKE the following actions:  
1. WAIVE the formal bidding procedures as defined by the Carson Municipal Code, Section 2610; and  
2. AUTHORIZE the Purchasing Manager pursuant to Section 2611 (g) to utilize cooperative purchasing to procure three new 2023 John Deere Gator TS, one new 2023 John Deere Gator TE, and four new Open Market Canopies for TS Gator, through a purchase order to Stotz Equipment, an authorized Deere and Company dealer through Sourcewell Contract #031121-DAC dated 04/30/2021, for an amount not to exceed \$51,120.95 (Exhibit 1); and  
3. WAIVE the formal bidding process defined by the Carson Municipal Code, Section 2607, as allowed by Section 2605 (b) (1) (ii); and  
4. AUTHORIZE the Purchasing Manager to utilize Cooperative Purchasing as allowed by Section 2611(g) for (Coastline Equipment Company) through Sourcewell Contract #032119-JDC dated 05/13/2019 for the purchase of one new 2023 John Deere

26G compact excavator for a total of \$49,916.50 (Exhibit 2).

ACTION: Item No. 27 was approved on Consent.

**Item No. 28. 2022-984 CONSIDER APPROVAL TO AMEND THE BLANKET PURCHASE ORDER FOR CRAFTCO INCORPORATED, INCREASING THE AMOUNT TO \$105,000**

Recommendation: AUTHORIZE the Purchasing Division to amend PO #22300441 for Craftco Incorporated for an amount not to exceed \$105,000.

ACTION: Item No. 28 was approved on Consent.

**Item No. 29. 2022-991 CONSIDERATION OF RESOLUTION NO. 22-249 CONSENTING TO THE ASSIGNMENT OF THE CHEMOIL TERMINALS CORPORATION NONPUBLIC UTILITY PIPELINE FRANCHISE TO OLYMPUS TERMINALS LLC**

Recommendation: TAKE the following actions:  
1. WAIVE further reading and ADOPT RESOLUTION NO. 22-249, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, CONSENTING TO THE ASSIGNMENT OF THE CHEMOIL TERMINALS CORPORATION NONPUBLIC UTILITY PIPELINE FRANCHISE TO OLYMPUS TERMINALS LLC"; and  
2. AUTHORIZE the City Manager to execute the Assignment and Assumption Agreement approved as to form by the City Attorney.

ACTION: Item No. 29 was approved on Consent.

**SPECIAL ORDERS OF THE DAY: (Item 30 to 33)**

**Item No. 30. 2022-974 PUBLIC HEARING TO CONSIDER SUBSTANTIAL AMENDMENTS TO THE 2022-2023 AND 2019-2020 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLANS (CITY COUNCIL)**

Item No. 30 was heard after Item No. 33.

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw gave the Public Hearing Report.

Director Naaseh gave a staff report and PowerPoint presentation.

Council Member/Agency Member/Authority Board Member Hicks requested to keep \$500,000 available to the businesses in the City who still need to receive assistance because of COVID-19.

Director Naaseh noted the money that is available for the business assistance program balance is \$233,000 and recommending reallocation of the amount. The funds were unexpended

because the Federal Government has stringent guidelines to qualify for the funds. Businesses have to prove to the City and document that they have actually lost revenue because of COVID-19 compared to when it first started.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton requested to increase the amount to \$500,000 for the business assistance program.

City Manager Roberts, Jr. noted the Small Business Program Grant is separate from this item and will bring back item to increase amount for small businesses on January 3, 2023, with no objection heard.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes declared the public hearing open at 10:11 P.M.

There being no persons wishing to speak, Mayor/Agency Chairman/Authority Chairman Davis-Holmes closed the Public Hearing at 10:11 P.M.

Recommendation: TAKE the following actions:

1. OPEN the Public Hearing, TAKE public testimony, and CLOSE the Public Hearing;
2. APPROVE the submission of Substantial Amendments to the 2022-2023 and 2019-2020 Annual Action Plans to the U. S. Department of Housing and Urban Development;
3. AUTHORIZE the following reallocation of Community Development Block Grant (CDBG) funds within the 2022-2023 Annual Action Plan: \$863,174.38 accumulated unexpended prior years' funds to the Neighborhood Pride Program;
4. AUTHORIZE the following reallocation of Community Development Block Grant-Coronavirus (CDBG-CV) funds within the 2019-2020 Annual Action Plan: \$60,000 to an existing program of Homelessness Prevention Services, and \$173,765.69 to a new COVID-Related Residential Rehabilitation program for mobile homes;
5. WAIVE further reading and ADOPT Resolution No. 22-245, "A Resolution of the City Council of the City of Carson, California, Reallocating Accumulated Unexpended Prior Years' Community Development Block Grant Funds to the Neighborhood Pride Program"; AND
6. WAIVE further reading and ADOPT Resolution No. 22-246, "A Resolution of the City Council of the City of Carson, California, Reallocating Community Development Block Grant-Coronavirus Funds from Local Business Assistance to Homelessness Prevention Services and COVID-Related Residential Rehabilitation".

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

Ayes: Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Dear, Council Member/Agency Member/Authority Board Member Hicks, and Council Member/Agency Member/Authority Board Member Rojas  
Noes: None  
Abstain: None  
Absent: None

**Item No. 31. 2022-975 HEARING TO CONSIDER APPROVAL AND CONFIRMATION OF ABATEMENT COST REPORT FOR RECOVERY OF COSTS RELATED TO PUBLIC NUISANCE ABATEMENT CONDUCTED AT 424 E. 238TH STREET**

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw stated this item is a hearing that is specific to the rights of the property owner to be heard and it is not actually a “public hearing”.

Assistant City Manager Lennox gave an update and staff report.

Recommendation: TAKE the following actions:  
1. OPEN the hearing, hear and pass upon the evidence submitted by staff, together with any objections or protests raised by any of the persons liable to be assessed for the cost of abating the nuisance, and CLOSE the hearing.  
2. APPROVE and CONFIRM the Cost of Abatement Report (Exhibit No. 1).

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

Ayes: Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Dear, Council Member/Agency Member/Authority Board Member Hicks, and Council Member/Agency Member/Authority Board Member Rojas  
Noes: None  
Abstain: None  
Absent: None

**Item No. 32. 2022-982 PUBLIC HEARING TO CONSIDER RESOLUTION NO. 22-242 (1) MAKING, RATIFYING AND AFFIRMING THE CEQA FINDINGS AND ACTIONS OF THE PLANNING COMMISSION RELATED TO CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT (SCH NO. 2021010116) WITH RESPECT TO APPROVAL OF VESTING TENTATIVE TRACT MAP NO. 83157; AND MAKING FINDINGS PURSUANT TO CEQA GUIDELINES SECTIONS 15162-15164, AND (2) MODIFYING, PURSUANT TO CARSON MUNICIPAL CODE SECTION 9173.4(C)(2)(b), THE DECISION OF THE CARSON PLANNING COMMISSION**

**ADOPTING PLANNING COMMISSION RESOLUTION NO. 22-244 WITH RESPECT TO THE CONDITIONS OF APPROVAL OF VESTING TENTATIVE TRACT MAP NO. 83157, RELATED TO A 1,115 UNIT MIXED-USE DEVELOPMENT REFERRED TO AS THE IMPERIAL AVALON MIXED-USE PROJECT**

Item No. 32 and Item No. 33 were heard simultaneously after approval of the Consent items.

At 7:14 P.M., Mayor/Agency Chairman/Authority Chairman Davis-Holmes declared the Public Hearing open.

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw gave the Public Hearing Report.

Director Naaseh gave a PowerPoint presentation regarding the appeal.

Council Member/Agency Member/Authority Board Member Dear inquired in staff's negotiations was the City Attorney's Office and Assistant City Manager Raymond involved and how long were the negotiations.

City/Agency/Authority Attorney Soltani responded Assistant City Manager Raymond was involved minimally.

Director Naaseh responded negotiations took a couple years and discussed the planning process.

Council Member/Agency Member/Authority Board Member Dear asked City/Agency/Authority Attorney Soltani to explain the process to the residents and how is it different from the relocation agreement the City Council approved.

City/Agency/Authority Attorney Soltani clarified the item that is before the City Council this evening is an item that deals with whether the property owner of Imperial Avalon LLC will have an approval on their specific plan, whether the City Council will approve a Development Agreement that then entitles the property to be developed for the uses that is before the City Council's consideration. The issue of the relocation benefits was decided two years ago. There is nothing the City Council can do with respect to the relocation benefits in this process. What is before the City Council is whether the City Council will approve the Development Agreement, the Specific Plan and certify the Environmental Impact Report. She stated it is important to clarify that even if the City Council denies the Development Agreement tonight and denies approving this project, the park will close most likely because the property owner has approval for a park closure. This deals with what will happen with the park after the park closes. The City Council denying this project tonight will not change anything when it comes to the park closure action that was taken two years ago.

Council Member/Agency Member/Authority Board Member Dear inquired what will happen to the property after the park is closed.

City/Agency/Authority Attorney Soltani clarified as part of the Development Agreement there are residential units that are being proposed to be built. If the Development Agreement or project is denied this evening the only impact it may have may be a negative impact on the relocation

benefits that the City Council imposed on the park closure because the sooner that the project can be developed the better it is for the residents who would want to exercise Option C because then they could move back into this development and stay there pursuant to the terms of Option C and their current rate for the rest of their lives.

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw read the written communications received via email from the following:

Rodney Warner

Offered comments in support of the items

Courtney Welch, CaRLA Director of Planning and Investigation, California Renters Legal Advocacy and Education Fund

Offered comments in support of the items

Gayle Kruger

Requested assistance for interim housing in Carson

Valerie Porizek

Asked about the affordable intermediate housing

Karen Avilla

Offered comments in support of the items

V. Porizek

Requested interim housing in Carson that is affordable to seniors and inquired if having a Faring employee appointed into Carson City Council recently a major conflict of interest

Angela Porizek

Requested assistance for seniors who should be able to keep the affordable housing located at the Imperial Avalon Mobile Home Park

Barry Spradling

Recommended the developer put speed bumps on 213<sup>th</sup> Street before every stop sign and signal

Public Testimony

Daniel Hill

Requested assistance for interim housing for the residents.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes requested Darren Embry, applicant/park owner, contact Daniel Hill and his family for any assistance that can be provided.

Will Davis

Inquired about the interim package that the park owner promised the residents related to Option C

Franklin Hill

Requested to reject or place the appeal on hold for the changes until the interim housing has

been resolved

City/Agency/Authority Attorney Soltani noted the applicant is to help identify interim housing after park closure and reminded everyone receipt of a letter on September 9, 2021 which the applicant voluntarily agreed to give enhanced options for interim housing and relocation benefits.

Darren Embry discussed the relocation efforts.

City/Agency/Authority Attorney Soltani noted there are two sets of independent relocation consultants (RSG and Overland) available for the residents to talk to who work for the City and offered residents to contact her office and Director Naaseh for any assistance and the importance of the residents to understand their specific rights and what option works best for their situation.

**RECESS:**

The meeting was recessed at 8:01 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes.

**RECONVENE:**

The meeting was reconvened at 8:26 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes with all members previously noted present.

Jeff Steiman

Requested to revisit item and to ensure interim housing for the residents.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes asked the City Attorney to address the interim housing issue.

City/Agency/Authority Attorney Soltani clarified that Section 2.6 of the Development Agreement before the City Council clarifies that nothing in the Development Agreement is intended to supersede or negate the benefits committed to the park residents approved through the park relocation which means the park owner has an independent obligation to comply with all the relocation benefits before they can close the park. She discussed the process of the park closure requirements.

Council Member/Agency Member/Authority Board Member Dear reiterated that if the City Council approves the Development Agreement tonight, it does not affect the relocation agreement and the owner of the park is obligated to the residents who live in the park to fulfill the relocation agreement which they publicly pledged to do for the residents to fulfill the obligation to the residents.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes advised the residents that Tara Matthews was available at the meeting should they have any questions.

Jake Antagnoli

Stated his grandmother Leonor Robertson is a resident and requested assistance for interim housing



Monique Fisher

Offered comments in support of the development and asked the developers to do all that they promised and to continue to offer support to the residents who are still there.

Barry Spradling

Stated he lives on Grace Avenue across the street from the Imperial Avalon Mobilehome Park; worried about parking issues on his street; requested speed bumps in front of signal light and stop signs; and requested entrance be visible closer to Javelin to prevent traffic

Donald Garcia

Requested enhanced options and to take care of the interim housing

Rick Pulido

Inquired about the Cesar Chavez portrait that was next to the Martin Luther King portrait and now towards the end; requested that the Carson Reclamation Authority (CRA) be audited and diversity, equity and inclusion is not properly practiced and should be folks other than African Americans; requested mobilehome zoning ordinance; referred to his reform ordinance regarding his removal from the Environmental Commission; thanked City Clerk's Office staff Joy Simarago, Melissa Figueroa, and Sandy Solis for their assistance with his public information request; offered comments in opposition of Items No. 32 and 33; made negative comments towards Community Development staff regarding the Environmental Impact Report.

Peggy Anderson

Offered comments in support of Items No. 32 and 33

Ray Aldridge, Jr.

Offered comments in support of the new project development by Faring

- Recommendation:
1. OPEN the Public Hearing, TAKE public testimony, CLOSE the Public Hearing.
  2. ADOPT Resolution No. 22-242, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA: (1) MAKING, RATIFYING AND AFFIRMING THE CEQA FINDINGS AND ACTIONS OF THE PLANNING COMMISSION RELATED TO CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT (SCH NO. 2021010116) WITH RESPECT TO APPROVAL OF VESTING TENTATIVE TRACT MAP NO. 83157; AND MAKING FINDINGS PURSUANT TO CEQA GUIDELINES SECTIONS 15162-15164, AND (2) MODIFYING, PURSUANT TO CARSON MUNICIPAL CODE SECTION 9173.4(C)(2)(b), THE DECISION OF THE CARSON PLANNING COMMISSION ADOPTING PLANNING COMMISSION RESOLUTION NO. 22-244 WITH RESPECT TO THE CONDITIONS OF APPROVAL OF VESTING TENTATIVE TRACT MAP NO. 83157, RELATED TO A 1,115 UNIT MIXED-USE DEVELOPMENT REFERRED TO AS THE IMPERIAL AVALON MIXED-USE PROJECT".

ACTION: It was moved to 1) Waive further reading and adopt Resolution No. 22-242, as read by title only; 2) Waive further reading and adopt Resolution No. 22-243, as read by title

only; 3) Introduce Ordinance No. 22-2221, as read by title only; and 4) Introduce Ordinance No. 22-2222, as read by title only, on motion of Hilton, seconded by Dear.

During discussion of the motion, Director Naaseh noted to include in the motion to approve the Development Agreement as amended by staff during the slide presentation from staff which was accepted by the maker and seconder of the motion.

Council Member/Agency Member/Authority Board Member Dear noted the developer is obligated to pay development fees to the City where the construction takes place and the fees must be paid before the project can open for business. He requested an outline of how much money is going towards the City in development fees.

Director Naaseh noted the development agreement fee which is a combination of the community facilities district (CFD) and the developer's fees are over \$30 million which is the schedule the developer will be paying during the construction of the project.

The motion, as amended, was unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Dear, Council Member/Agency Member/Authority Board Member Hicks, and Council Member/Agency Member/Authority Board Member Rojas

Noes: None

Abstain: None

Absent: None

Mayor/Agency Chairman/Authority Chairman Davis-Holmes thanked staff, City Attorney, the developers for coming to the City, and everyone who were involved with the project.

Director Naaseh thanked Gena Guisar, consultant, and Assistant City Attorney Ben Jones for their assistance with the project.

Council Member/Agency Member/Authority Board Member Dear requested the primary representative of Faring Company and Imperial Avalon LLC to come to the microphone.

Darren Embry stepped to the microphone and noted Brenden Caller, Chief Investment Officer, was also in attendance at the meeting.

Council Member/Agency Member/Authority Board Member Dear requested Darren Embry to consider the fact that the relocation agreement was approved in 2021 and inflation increased that his company consider increasing some of the interim housing support based on the consumer price index (CPI) inflation.

Darren Embry referred to the September 9, 2021 letter that they made offers to enhance folks benefits based on need and there have been folks who have visited them and RSG income qualified and there have been additional funds provided to them. They have been an open-door policy from day one and will schedule another meeting with the residents to make sure they are current and have a full understanding what the options are for them.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes asked the developer to negotiate extra benefits and for the City Attorney to address them.

City/Agency/Authority Attorney Soltani noted she has been in negotiations with the developer for the past few months to assess whether the park owner is willing to voluntarily provide free rents to the residents and is happy to report that the park owner has agreed to start a free rent program starting January 1, 2023. Therefore, starting on January 1, 2023, everyone can stay in their unit free of rent. The park owner wants the residents to pay that rent but would hold it in a separate escrow and once they reach an agreement and upon vacating the park, they would get the money that they paid for the rent during that time period back. Originally tried to convince the park owner to just waive the rent but their concern is that if they just rent it then it really does not incentivize anyone to ever leave the park so they have agreed to abate the rent space that program starts on January 1, 2023. But once they issue their notice of intent to close the park, then it is only extended for six more months. If January 1, 2023 they issue the notice of intent then residents gets free rent for six months. If they issue the notice of intent in March then residents get nine months of free rent. They have also agreed to provide three months of free rent in the new project if any resident chooses Option C and moves back and they would give them three additional months of free rent.

Darren Embry confirmed the City Attorney's statements and stated he would put it in a certified letter to the residents in the coming first months of 2023.

City/Agency/Authority Attorney Soltani stated it would be wise for the City Council to hold another workshop for the residents to explain the new additional benefits and to incorporate the \$1,000 and \$1,600 interim housing subsidy commitments are increased by CPI from 2021.

Darren Embry stated he would reissue the September 9, 2021 enhanced benefits letter and make account for the increase.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes thanked Darren Embry for the enhancements, youth sports programs, and for the \$30 million that will be paid. She appreciated him attending the meeting, working with the City and staff on the project, and is excited about the project.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton urged the residents to reach out to Darren Embry and Tara Mathews for assistance. He is excited about all the infrastructure that is coming to District 1 and congratulated Darren Embry on the approval of his project.

Council Member/Agency Member/Authority Board Member Rojas thanked and congratulated Darren Embry and look forward to the project and to remember the pet friendly restaurants.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes inquired if the Union South Bay apartments are 98% occupied and retail is still vacant which Darren Embry confirmed. The Evolve South Bay apartments on Del Amo Boulevard are 96% occupied.

Council Member/Agency Member/Authority Board Member Hicks congratulated Darren Embry on his project and to keep in mind the residents who are being displaced and urged them to

contact the City Attorney if not receiving the right services and look forward to the project.

**Item No. 33. 2022-983 A PUBLIC HEARING TO CONSIDER MAKING, RATIFYING AND AFFIRMING THE CEQA FINDINGS AND ACTIONS OF THE PLANNING COMMISSION RELATED TO CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT (SCH NO. 2021010116) WITH RESPECT TO ORDINANCE NO. 22-2221, APPROVING THE IMPERIAL AVALON SPECIFIC PLAN (SP NO. 21-19), AND ZONE CHANGE NO. 188-19 CHANGING THE PROJECT SITE'S ZONING FROM COMMERCIAL AUTOMOTIVE AND RM-8-D TO SPECIFIC PLAN; ORDINANCE NO. 22-2222, APPROVING DEVELOPMENT AGREEMENT NO. 23-19 BETWEEN THE CITY OF CARSON AND IMPERIAL AVALON LLC; AND RESOLUTION 22-243, ADOPTING GENERAL PLAN AMENDMENT NO. 105-19 FOR A 1,115 UNIT MIXED-USE DEVELOPMENT REFERRED TO AS THE IMPERIAL AVALON MIXED-USE PROJECT (CITY COUNCIL)**

Item No. 32 and Item No. 33 were heard simultaneously after approval of the Consent items.

At 7:15 P.M., Mayor/Agency Chairman/Authority Chairman Davis-Holmes declared the Public Hearing open.

After Ray Aldridge's comment, Director Naaseh gave a continuation of his PowerPoint presentation of the Imperial Avalon Mixed-Use Project. He noted there were changes to the Schedule of Payments in the Development Agreement (DA) presented in the slides compared to what was distributed in the agenda packet and requested City Council approve staff recommendations with amendments to the DA in their motion.

Questions were asked and answered regarding public art, entry statement off the 405 freeway, entrance to the apartment complex, and solar panels.

Darren Embry offered comments regarding relocation of the residents and pledge to fulfill the requirements of the resolution including improvements to the offramp at the 405 freeway, relocation of the entrance to Javelin Street, and additional rooftop solar panels if needed.

At 9:34 P.M., Mayor/Agency Chairman/Authority Chairman Davis-Holmes closed the Public Hearings.

Recommendation: TAKE the following actions:  
1. OPEN the Public Hearing, TAKE public testimony, and CLOSE the Public Hearing.  
2. WAIVE FURTHER READING AND ADOPT RESOLUTION NO. 22-243, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA:, (1) MAKING, RATIFYING AND AFFIRMING THE CEQA FINDINGS AND ACTIONS OF THE PLANNING COMMISSION RELATED TO CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT (SCH NO. 2021010116) WITH RESPECT TO APPROVAL OF GENERAL PLAN

AMENDMENT NO. 105-19; AND (2) APPROVING GENERAL PLAN AMENDMENT NO. 105-19 TO CHANGE TO PROJECT SITE'S GENERAL PLAN LAND USE DESIGNATION FROM REGIONAL COMMERCIAL AND LOW DENSITY RESIDENTIAL TO URBAN RESIDENTIAL, FOR A 1,115 UNIT MIXED-USE DEVELOPMENT REFERRED TO AS THE IMPERIAL AVALON MIXED-USE PROJECT."; AND

3. INTRODUCE for first reading, by title only and with full reading waived, of ORDINANCE NO. 22-2221, "AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA:, (1) MAKING, RATIFYING AND AFFIRMING THE CEQA FINDINGS AND ACTIONS OF THE PLANNING COMMISSION RELATED TO CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT (SCH NO. 2021010116) WITH RESPECT TO APPROVAL OF SPECIFIC PLAN NO. 21-19 (IMPERIAL AVALON SPECIFIC PLAN) AND ZONE CHANGE NO. 188-19; (2) APPROVING THE IMPERIAL AVALON SPECIFIC PLAN (SP NO. 21-19) SUBJECT TO CONDITIONS OF APPROVAL; AND (3) APPROVING ZONE CHANGE NO. 188-19, AND CHANGING THE PROJECT SITE'S ZONING FROM COMMERCIAL AUTOMOTIVE AND RM-8-D TO SPECIFIC PLAN (IMPERIAL AVALON SPECIFIC PLAN) ZONING, FOR A 1,115 UNIT MIXED USE DEVELOPMENT REFERRED TO AS THE IMPERIAL AVALON PROJECT."; AND

4. INTRODUCE for first reading, by title only and with full reading waived, of "ORDINANCE 22-2222, "AN UNCODIFIED ORDINANCE OF THE CITY OF CARSON, CALIFORNIA:, (1) MAKING, RATIFYING AND AFFIRMING THE CEQA FINDINGS AND ACTIONS OF THE PLANNING COMMISSION RELATED TO CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT (SCH NO. 2021010116) WITH RESPECT TO APPROVAL OF DEVELOPMENT AGREEMENT NO. 23-19; AND (2) APPROVING DEVELOPMENT AGREEMENT NO. 23-19 BETWEEN THE CITY OF CARSON AND IMPERIAL AVALON LLC FOR A PROPOSED MIXED-USE PROJECT AT 21207 S. AVALON BLVD."

ACTION: It was moved to 1) Waive further reading and adopt Resolution No. 22-242, as read by title only; 2) Waive further reading and adopt Resolution No. 22-243, as read by title only; 3) Introduce Ordinance No. 22-2221, as read by title only; and 4) Introduce Ordinance No. 22-2222, as read by title only, on motion of Hilton, seconded by Dear.

During discussion of the motion, Director Naaseh noted to include in the motion to approve the Development Agreement as amended by staff during the slide presentation from staff which was accepted by the maker and seconder of the motion.

Council Member/Agency Member/Authority Board Member Dear noted the developer is obligated to pay development fees to the City where the construction takes place and the fees must be paid before the project can open for business. He requested an outline of how much money is going towards the City in development fees.

Director Naaseh noted the development agreement fee which is a combination of the community facilities district (CFD) and the developer's fees are over \$30 million which is the schedule the developer will be paying during the construction of the project.

The motion, as amended, was unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Dear, Council Member/Agency Member/Authority Board Member Hicks, and Council Member/Agency Member/Authority Board Member Rojas

Noes: None

Abstain: None

Absent: None

Mayor/Agency Chairman/Authority Chairman Davis-Holmes thanked staff, City Attorney, the developers for coming to the City, and everyone who were involved with the project.

Director Naaseh thanked Gena Guisar, consultant, and Assistant City Attorney Ben Jones for their assistance with the project.

Council Member/Agency Member/Authority Board Member Dear requested the primary representative of Faring Company and Imperial Avalon LLC to come to the microphone.

Darren Embry stepped to the microphone and noted Brenden Caller, Chief Investment Officer, was also in attendance at the meeting.

Council Member/Agency Member/Authority Board Member Dear requested Darren Embry to consider the fact that the relocation agreement was approved in 2021 and inflation increased that his company consider increasing some of the interim housing support based on the consumer price index (CPI) inflation.

Darren Embry referred to the September 9, 2021 letter that they made offers to enhance folks benefits based on need and there have been folks who have visited them and RSG income qualified and there have been additional funds provided to them. They have been an open door policy from day one and will schedule another meeting with the residents to make sure they are current and have a full understanding what the options are for them.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes asked the developer to negotiate extra benefits and for the City Attorney to address them.

City/Agency/Authority Attorney Soltani noted she has been in negotiations with the developer for the past few months to assess whether the park owner is willing to voluntarily provide free rents to the residents and is happy to report that the park owner has agreed to start a free rent program starting January 1, 2023. Therefore, starting on January 1, 2023, everyone can stay in their unit free of rent. The park owner wants the residents to pay that rent but would hold it in a separate escrow and once they reach an agreement and upon vacating the park, they would get the money that they paid for the rent during that time period back. Originally tried to convince

the park owner to just waive the rent but their concern is that if they just rent it then it really does not incentivize anyone to ever leave the park so they have agreed to abate the rent space that program starts on January 1, 2023. But once they issue their notice of intent to close the park, then it is only extended for six more months. If January 1, 2023 they issue the notice of intent then residents gets free rent for six months. If they issue the notice of intent in March then residents get nine months of free rent. They have also agreed to provide three months of free rent in the new project if any resident chooses Option C and moves back and they would give them three additional months of free rent.

Darren Embry confirmed the City Attorney's statements and stated he would put it in a certified letter to the residents in the coming first months of 2023.

City/Agency/Authority Attorney Soltani stated it would be wise for the City Council to hold another workshop for the residents to explain the new additional benefits and to incorporate the \$1,000 and \$1,600 interim housing subsidy commitments are increased by CPI from 2021.

Darren Embry stated he would reissue the September 9, 2021 enhanced benefits letter and make account for the increase.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes thanked Darren Embry for the enhancements, youth sports programs, and for the \$30 million that will be paid. She appreciated him attending the meeting, working with the City and staff on the project, and is excited about the project.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton urged the residents to reach out to Darren Embry and Tara Mathews for assistance. He is excited about all the infrastructure that is coming to District 1 and congratulated Darren Embry on the approval of his project.

Council Member/Agency Member/Authority Board Member Rojas thanked and congratulated Darren Embry and look forward to the project and to remember the pet friendly restaurants.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes inquired if the Union South Bay apartments are 98% occupied and retail is still vacant which Darren Embry confirmed. The Evolve South Bay apartments on Del Amo Boulevard are 96% occupied.

Council Member/Agency Member/Authority Board Member Hicks congratulated Darren Embry on his project and to keep in mind the residents who are being displaced and urged them to contact the City Attorney if not receiving the right services and look forward to the project.

#### **DISCUSSION: (Items 34 to 35)**

#### **Item No. 34. 2022-954      CONSIDERATION OF ONLY LOCAL UNCONTESTED APPOINTMENTS TO THE CITY'S COMMISSIONS AND CITY'S BOARDS BY MAYOR AND CITY COUNCIL (CITY COUNCIL)**

Item No. 34 was heard after Item No. 35.

Recommendation:                      TAKE the following actions:

1. CONSIDER and only APPOINT uncontested members to the City Commissions and City Boards; and
2. DIRECT the City Clerk to notify all affected appointments of this action in writing;
3. IF APPLICABLE, DIRECT the City Clerk to post and publish in accordance with the Maddy Act.

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

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton requested to continue his uncontested appointments to the next meeting.

#### Economic Development Commission

Mayor/Agency Chairman/Authority Chairman Davis-Holmes appointed Ray Aldridge, Jr. as her uncontested appointment to the Economic Development Commission for the term ending November 30, 2024.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton appointed Katie Pandolfo as his uncontested appointment to the Economic Development Commission for the term ending November 30, 2024.

Council Member/Agency Member/Authority Board Member Hicks appointed Christopher Childers as his uncontested appointment to the Economic Development Commission for the term ending November 30, 2024.

Council Member/Agency Member/Authority Board Member Rojas appointed Trini Jimenez as her uncontested appointment to the Economic Development Commission for the term ending November 30, 2024.

#### Environmental Commission

Mayor/Agency Chairman/Authority Chairman Davis-Holmes appointed Lillian Hopson as her uncontested appointment to the Environmental Commission for the term ending November 30, 2024.

Council Member/Agency Member/Authority Board Member Hicks appointed Hourie Taylor as his uncontested appointment to the Environmental Commission for the term ending November 30, 2024.

Council Member/Agency Member/Authority Board Member Rojas appointed Roye Love as her uncontested appointment to the Environmental Commission for the term ending November 30, 2024.

#### Human Relations Commission

Mayor/Agency Chairman/Authority Chairman Davis-Holmes appointed Kelvin Brown as her uncontested appointment to the Human Relations Commission for the term ending November 30, 2024.



Council Member/Agency Member/Authority Board Member Hicks appointed Cassandra Reed as his uncontested appointment to the Human Relations Commission for the term ending November 30, 2024.

Council Member/Agency Member/Authority Board Member Rojas appointed Jill Calhoun as her uncontested appointment to the Human Relations Commission for the term ending November 30, 2024.

#### Parks, Recreation and Cultural Arts Commission

Council Member/Agency Member/Authority Board Member Hicks appointed Alex Cainglet as his uncontested appointment to the Parks, Recreation and Cultural Arts Commission for the term ending November 30, 2024.

Council Member/Agency Member/Authority Board Member Rojas appointed Edwina Hunter as her uncontested appointment to the Parks, Recreation and Cultural Arts Commission for the term ending November 30, 2024.

#### Planning Commission

Mayor/Agency Chairman/Authority Chairman Davis-Holmes appointed Frederick Docdocil as her uncontested appointment to the Planning Commission for the term ending November 30, 2024.

Council Member/Agency Member/Authority Board Member Hicks appointed Dianne Thomas as his uncontested appointment to the Planning Commission for the term ending November 30, 2024.

Council Member/Agency Member/Authority Board Member Rojas appointed Richard Hernandez as her uncontested appointment to the Planning Commission for the term ending November 30, 2024.

#### Public Relations Commission

Mayor/Agency Chairman/Authority Chairman Davis-Holmes appointed Freddie Gomez, Community Representative, as her uncontested appointment to the Public Relations Commission for the term ending November 30, 2024.

Council Member/Agency Member/Authority Board Member Hicks appointed Jacqui Stewart, Public Relations Specialist, as his uncontested appointment to the Public Relations Commission for the term ending November 30, 2024.

Council Member/Agency Member/Authority Board Member Rojas appointed Paz Velasquez, Community Representative, as her uncontested appointment to the Public Relations Commission for the term ending November 30, 2024.

### Public Safety Commission

Mayor/Agency Chairman/Authority Chairman Davis-Holmes appointed Heidi Romero as her uncontested appointment to the Public Safety Commission for the term ending November 30, 2024.

Council Member/Agency Member/Authority Board Member Hicks appointed Donnie Dorsey as his uncontested appointment to the Public Safety Commission for the term ending November 30, 2024.

Council Member/Agency Member/Authority Board Member Rojas appointed Louis Cogut as her uncontested appointment to the Public Safety Commission for the term ending November 30, 2024.

### Public Works Commission

Mayor/Agency Chairman/Authority Chairman Davis-Holmes appointed Jack Fernandez as her uncontested appointment to the Public Works Commission for the term ending November 30, 2024.

Council Member/Agency Member/Authority Board Member Hicks appointed James Murphy as his uncontested appointment to the Public Works Commission for the term ending November 30, 2024.

Council Member/Agency Member/Authority Board Member Rojas appointed Kevin Baddeley as her uncontested appointment to the Public Works Commission for the term ending November 30, 2024.

### Senior Citizens Advisory Commission

Mayor/Agency Chairman/Authority Chairman Davis-Holmes appointed Rosemary Becerril as her uncontested appointment to the Senior Citizens Advisory Commission for the term ending November 30, 2024.

Council Member/Agency Member/Authority Board Member Hicks appointed Julie Ruiz-Raber as his uncontested appointment to the Senior Citizens Advisory Commission for the term ending November 30, 2024.

Council Member/Agency Member/Authority Board Member Rojas appointed Dan Cole as her uncontested appointment to the Senior Citizens Advisory Commission for the term ending November 30, 2024.

### Veterans Affairs Commission

Mayor/Agency Chairman/Authority Chairman Davis-Holmes appointed Art Batucal as her uncontested appointment to the Veterans Affairs Commission for the term ending November 30, 2024.

Council Member/Agency Member/Authority Board Member Hicks appointed Brian Raber as his uncontested appointment to the Veterans Affairs Commission for the term ending November 30, 2024.

Council Member/Agency Member/Authority Board Member Rojas appointed Karl Wilvert as her uncontested appointment to the Veterans Affairs Commission for the term ending November 30, 2024.

### Women's Issues Commission

Mayor/Agency Chairman/Authority Chairman Davis-Holmes appointed Dr. Leandrea Fields-Robinson as her uncontested appointment to the Women's Issues Commission for the term ending November 30, 2024.

Council Member/Agency Member/Authority Board Member Hicks appointed Precious Robinson as his uncontested appointment to the Women's Issues Commission for the term ending November 30, 2024.

Council Member/Agency Member/Authority Board Member Rojas appointed Dr. Greta Price as her uncontested appointment to the Women's Issues Commission for the term ending November 30, 2024.

### Youth Commission

Council Member/Agency Member/Authority Board Member Hicks appointed Felicia Jordan as his uncontested appointment to the Youth Commission for the term ending June 30, 2023.

Council Member/Agency Member/Authority Board Member Rojas appointed Irene Rosales as her uncontested appointment to the Youth Commission for the term ending June 30, 2023.

Council Member/Agency Member/Authority Board Member Dear requested to continue his uncontested appointments to the next meeting.

**Item No. 35. 2022-992      CONSIDERATION OF RESOLUTION NO. 22-248; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, RECITING THE FACT OF THE GENERAL MUNICIPAL ELECTION HELD ON NOVEMBER 8, 2022, THE RESULTS FOR CONTEST OF THE CITY COUNCIL DISTRICT 2, CITY COUNCIL DISTRICT 4, CITY CLERK, CITY TREASURER, AND BALLOT MEASURE (UTILITY USERS' TAX) AND SUCH OTHER MATTERS AS PROVIDED BY LAW.**

Item No. 35 was heard after Item No. 31.

Recommendation:                      1. WAIVE further reading and ADOPT Resolution No. 22-248, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, RECITING THE FACT OF THE GENERAL MUNICIPAL ELECTION HELD ON NOVEMBER 8, 2022, THE RESULTS FOR CONTEST OF CITY COUNCIL

DISTRICT 2, CITY COUNCIL DISTRICT 4, CITY CLERK, CITY TREASURER, AND BALLOT MEASURE (UTILITY USERS' TAX) AND SUCH OTHER MATTERS AS PROVIDED BY LAW." AND 2. Ordinance No. 22-2214, "AN ORDINANCE OF THE PEOPLE OF THE CITY OF CARSON AMENDING CHAPTER 11 OF ARTICLE IV OF THE CARSON MUNICIPAL CODE, THEREBY CONTINUING THE CITY'S 2% UTILITY USERS' TAX ON GAS AND ELECTRIC UTILITIES, WHICH IS A GENERAL TAX, UNTIL IT IS ENDED BY VOTERS"

**ACTION:** Mayor/Agency Chairman/Authority Chairman Davis-Holmes continued this item to December 13, 2022, at 9:00 A.M. via Zoom.

**ORDINANCE SECOND READING – None.**

### **MEMORIAL ADJOURNMENTS**

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw presented the following Memorial Adjournment Requests:

Carlos Bonilla, Jr.  
Elisapeta Ieriko “Liz” Foisia  
Ihudiya Bridget Ogo Egbeogu  
Walter Raymond Winbush  
Anthony January

City Manager Roberts, Jr. requested to add Ken McKay’s mother to the Memorial Adjournment Requests.

Council Member/Agency Member/Authority Board Member Hicks requested to add Liddy Marie Burgette to the Memorial Adjournment Requests.

Council Member/Agency Member/Authority Board Member Dear requested to add Dr. Jenny Batongmalaque’s son to the Memorial Adjournment Requests.

**ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC) – None.**

### **COUNCIL MEMBER REQUESTS TO ADD ITEMS TO FUTURE AGENDAS**

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton requested to add the following item to a future agenda:

- City to partner with Afterschool Tutoring Program to assist children who may have fell behind during the COVID-19 pandemic

Mayor/Agency Chairman/Authority Chairman Davis-Holmes noted partnership with retired school teachers in the past called the After School Read Program who taught reading and math at City parks. There is partnership with California State University Dominguez Hills students who

volunteer and receive credit for tutoring and reading to children.

Council Member/Agency Member/Authority Board Member Dear noted two companies called Kumon that are useful for tutoring in Carson.

Council Member/Agency Member/Authority Board Member Dear requested to add the following items to a future agenda:

- Alter the agenda ordinance with an ordinance
- Mobilehome Park Zoning Ordinance

Mayor/Agency Chairman/Authority Chairman Davis-Holmes inquired when the General Plan will be presented to the City Council.

Director Naaseh stated he plans to present the General Plan to the Planning Commission in January and bring to the City Council in March with the Mobilehome Park Zoning Ordinance.

### **ORAL COMMUNICATIONS (COUNCIL MEMBERS)**

Council Member/Agency Member/Authority Board Member Dear offered the following comments:

- Wished everyone Merry Christmas, Happy Holidays, and Happy New Year
- Look forward to the new year and new good things happening in Carson

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton announced/offered the following comments:

- Wished everyone Happy Holidays
- Sneaker Ball on Saturday, December 10, 2022

Council Member/Agency Member/Authority Board Member Rojas announced/offered the following comments:

- Wished everyone Happy Holidays
- Swearing-In Ceremony on Tuesday, December 13, 2022, at 6:00 P.M. at the Congresswoman Juanita Millender McDonald Community Center
- Carson High School Sixth Annual Christmas in Carson, on Saturday, December 10, 2022, from 1:00 P.M. to 4:00 P.M., hosted by the Carson High School Alumni Association; free admission for ages 5-10

Council Member/Agency Member/Authority Board Member Hicks offered/announced the following comments:

- Wished everyone Merry Christmas and Happy New Year
- Stay safe until 2023

Mayor/Agency Chairman/Authority Chairman Davis-Holmes announced/offered the following comments:

- Thanked all the volunteers for assisting at her 14<sup>th</sup> Annual Turkey Giveaway
- Toy Giveaway with Santa on December 15, 2022 in the atrium area at the Congresswoman Juanita Millender-McDonald Community Center, for ages 3-10 (Carson residents)
- Inquired about the Memorandum of Understanding for SR 47 which staff stated they would follow up

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton announced the Winter Wonderland event on Saturday, December 10, 2022, from 12:00 P.M. to 4:00 P.M. at Veterans Park.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes wished everyone Merry Christmas and Happy New Year.

**ANNOUNCEMENT OF UNFINISHED OR CONTINUED CLOSED SESSION ITEMS (AS NECESSARY) – None.**

**RECESS TO CLOSED SESSION – None.**

**RECONVENE TO OPEN SESSION – None.**

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

**ADJOURNMENT**

The meeting was adjourned at 10:32 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes to an adjourned regular meeting to be held on Tuesday, December 13, 2022, at 9:00 A.M. via Zoom teleconference with no objection heard.

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Lula Davis-Holmes  
Mayor/Agency Chairman/Authority Chairman

ATTEST:

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Dr. Khaleah K. Bradshaw  
City Clerk/Agency Secretary/Authority Secretary