



CITY OF CARSON
MINUTES
CARSON CITY COUNCIL/
SUCCESSOR AGENCY/HOUSING AUTHORITY
REGULAR MEETING
MAY 21, 2019

5:00 P.M.

CALL TO ORDER:

The meeting was called to order at 5:06 P.M. by Mayor/Agency Chairman/Authority Chairman Albert Robles in the Helen Kawagoe Council Chambers, Carson City Hall, located at 701 E. Carson Street, Carson, California 90745.

ROLL CALL:

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

Council Members/Agency Members/Authority Board Members Present:

Mayor/Agency Chairman/Authority Chairman Albert Robles, Council Member/Agency Member/Authority Board Member Jawane Hilton, and Council Member/Agency Member/Authority Board Member Jim Dear

Council Members/Agency Members/Authority Board Members Absent:

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Cedric Hicks (Arrived after Closed Session), and Council Member/Agency Member/Authority Board Member Lula Davis-Holmes (Arrived after Closed Session)

Other Elected Officials Absent:

Donesia Gause-Aldana, City Clerk/Agency Secretary/Authority Secretary, and Monica Cooper, City/Agency/Authority Treasurer

Also Present:

Sharon Landers, City Manager; Sunny Soltani, City/Agency/Authority Attorney; John Raymond, Assistant City Manager; David Roberts, Assistant City Manager; Maria Williams-Slaughter, Director of Public Works; Saied Naaseh, Director of Community Development; Idris Al-Oboudi, Director of Community Services; Faye Moseley, Director of Human Resources and Risk Management; and Tarik Rahmani, Director of Finance.

CLOSED SESSION (Items 1-4)

ORAL COMMUNICATIONS – CLOSED SESSION ITEMS ONLY - NONE

ANNOUNCEMENT OF CLOSED SESSION ITEMS

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

RECESS INTO CLOSED SESSION

The meeting was recessed at 5:08 P.M. by Mayor/Agency Chairman/Authority Chairman Robles to Closed Session.

RECONVENE TO OPEN SESSION

The meeting was reconvened at 6:16 P.M. by Mayor/Agency Chairman/Authority Chairman Robles.

REPORT ON CLOSED SESSION ACTIONS

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

Item No. 1. 2019-501 CONFERENCE WITH REAL PROPERTY NEGOTIATOR (CITY COUNCIL)

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.8, to enable the City Council to consider negotiations with Prologis, and to give direction to its negotiators, Sharon Landers, City Manager, John Raymond, Assistant City Manager and David Roberts, Assistant City Manager regarding that certain real property known as 18620 S. Broadway Street. The City's real property negotiator will seek direction from the City Council regarding price and terms of payment for the property.

ACTION: No reportable action was taken.

Item No. 2. 2019-502 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) (1), because there is a significant exposure to litigation in 6 cases.

ACTION: No reportable action was taken in Item Nos. 2A and 2B.

At 11:03 P.M. City/Agency/Authority Attorney Soltani reported Item No. 2C was not considered, Item No. 2D direction was given to enter into a settlement agreement, and there was no reportable action taken on Item Nos. 2E and. 2F.

Item No. 3. 2019-503 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: USA Waste v. Carson, Case No. BS172744. Los Angeles Superior Court.

ACTION: At 11:03 P.M. City/Agency/Authority Attorney Soltani reported there was no reportable action taken on Item No. 3.

Item No. 4. 2019-504 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:
Watson Land Company v. City of Carson, Case No. 19STCP01720, filed with the Superior Court of the State of California, County of Los Angeles.

ACTION: At 11:03 P.M. City/Agency/Authority Attorney Soltani reported there was no reportable action taken on Item No. 4.

FLAG SALUTE:

Item No. 5. 2019-498 HAROLD WILLIAMS, TREASURER AND FINANCE AND ADMINISTRATION COMMITTEE CHAIR OF WEST BASIN MUNICIPAL WATER DISTRICT

INVOCATION:

Item No. 6. 2019-328 PASTOR JIMMY ORELLANA, CALVARY CHAPEL OF SOUTH BAY

Council Member Dear offered comments regarding Jimmy Orellana being one of his best students.

INTRODUCTIONS

Item No. 7. 2019-474 REPORT FROM CAPTAIN SKEEN OF CARSON SHERIFF'S STATION

Captain Skeen provided Townhall Meeting updates. He spoke about a candle light vigil with the Foisia family and other families of victims of crime. He announced an upcoming memorial run and the initiation of a traffic program.

Council Member Dear offered comments of gratitude to Captain Skeen for providing updates and his efforts to sustain low crime rates.

Item No. 8. 2019-417 PRESENTATION TO CARSON'S BOYS AND GIRLS CLUB, WINNER IN GLOBAL WASTE REDUCTION COMPETITION

Item No. 8 was heard after Item No. 10.

Mayor and City Council presented a proclamation and Certificates of Recognition to the Carson Boys and Girls Club for being winners of the Global Waste Reduction Competition.

Argie Florentino, Adult Lead at the Carson's Boys and Girls Club provided comments regarding the competition.

Mayor Pro Tem Hicks announced Earth Day plans and updates. Mayor and City Council presented Certificates of Appreciation to Earth Day volunteers.

Recreation Program Manager Mike Whittaker offered comments regarding Earth Day festivities.

Item No. 9. 2019-552 A PRESENTATION BY DR. SILVIA PRIETO, REGIONAL HEALTH OFFICER FOR THE DEPARTMENT OF PUBLIC HEALTH ON THE MEASLES OUTBREAK IN LOS ANGELES COUNTY

Item No. 9 was heard after Item No. 14.

Dr. Silvia Prieto provided a presentation, an update regarding a measles outbreak in Los Angeles County and referenced the Los Angeles County website or calling 211 for updates.

City Manager Landers directed staff to include information on the City's website.

Item No. 10. 2019-441 SLIDE SHOW PRESENTATION OF THE NEW PERFORMING ARTS AND MEDIA ACADEMY AT CARSON HIGH SCHOOL, BY RAYMOND BENGSON (AND HIS FELLOW STUDENTS)

Item No.10 heard after Item No. 7

Students from Carson High School's new Performing Arts and Media Academy provided a presentation.

Council Member Dear recommended funding possibilities.

Item No. 11. 2019-527 PRESENTATION OF PROCLAMATION IN RECOGNITION OF SMALL BUSINESS WEEK, MAY 5-11

Item No. 11 was heard after Item No. 12.

Mayor and City Council presented a proclamation to Richard Chang, Carson Chamber of Commerce Chairman of the Board.

Carson Chamber of Commerce Chairman of Board Member Richard Chang offered comments and introduced Vice Chair Lena Whitaker and Vice Chair Mike Stewart.

Item No. 12. 2019-528 PRESENTATION OF PROCLAMATION IN RECOGNITION OF TEACHER'S APPRECIATION WEEK, MAY 6-10

Item No. 12 was heard after Item No. 8.

Mayor and City Council presented a proclamation to a teacher from Dolores Street Elementary School.

Teacher, (name unknown) at Dolores Street Elementary School offered comments of gratitude.

Item No. 13. 2019-529 PRESENTATION OF PROCLAMATION IN RECOGNITION OF NATIONAL NURSES MONTH

Item No. 13 was heard after Item No. 11.

Mayor and City Council presented a proclamation to Perlita Raising and Natividad Nadal for National Nurses Month.

Retired nurses Perlita Raising and Natividad Nadal offered comments of gratitude for being presented with the proclamation.

Item No. 14. 2019-436 PRESENTATION OF PROCLAMATION TO SELA MAMOE DECLARING MAY AS ASIAN PACIFIC ISLANDER MONTH

Mayor and City Council presented a proclamation to Sela Mamoe.

Sela Mamoe offered comments and announced Samoan Flag Day in August.

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

Vivian Hatcher - Item No. 27

Requested to move Item No. 27 up on the agenda

Johnny Atkinson, - Item No. 27

Spoke in opposition of Item No. 27.

Joan Givens – Item No. 27

Referenced the three meetings scheduled regarding Item No. 27. She requested a list of pros and cons be provided at the next meeting.

Linda Johnson – Item No. 27

Inquired about the changing at-large to district voting. Spoke in favor of remaining at large.

Bob Adams, AFSCME District #36 Representative - Item No. 26

Spoke in support of amendment of Item No. 26; thanked staff for working with the union to resolve this matter.

Faye Walton - Item No. 27

Inquired about the specifics of the California Voting Rights Act lawsuit.

Robert Lesley, Carson Coalition Member – Item No. 27

Spoke in opposition of Item No. 27.

William Koons - Item No. 27

Provided a list of pros and cons regarding Item No. 27.

ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC) (LIMITED TO ONE HOUR)

Manuel DaSilva, Veterans Affairs Commissioner

Announced the annual Memorial Day tribute and provided a flyer to the Deputy City Clerk. He thanked staff at Veterans Park for their efforts.

Brian Raber, Chair of Veterans Affairs Commission

Announced the annual Memorial Day tribute and invited everyone to attend.

Vice Chair of Veterans Affairs Commission

Announced Memorial Day tribute celebration and invited everyone to the event.

Joe Zimmerman

Inquired about pothole street repairs and timing of the street lights.

Mayor Robles referred Joe Zimmerman to Director Williams-Slaughter.

Council Member Davis-Holmes thanked Director Williams-Slaughter for working with three agencies to get potholes repaired near the 91 freeway.

Dianne Thomas

Reported receiving frequent Air Quality Management District email warnings regarding dangerous air quality from Carson refineries.

Council Member Davis-Holmes inquired if City Manager Landers and staff also received the Air Quality Management District notifications.

Director Naaseh stated he receives the Air Quality Management District notifications.

City Manager Landers stated she will look into this issue and report her findings.

Council Member Hilton stated he and Mayor Pro Tem Hicks does not receive the Air Quality Management District notifications and requested to receive them.

Director Naaseh stated he will forward the Air Quality Management District link.

Kenneth Newen

Spoke about inoperable cars parked in driveways. He requested City Council direct code enforcement to enforce code.

Council Member Dear stated the City has an ordinance regarding inoperable cars being parked in driveways.

Council Member Davis-Holmes encouraged residents to report inoperable cars in driveways to code enforcement.

City Manager Landers encouraged residents to report code violations to code enforcement.

Carson Resident –

Reported code enforcement is not enforcing the inoperable car in the driveway ordinance. She stated Waste Resources need to provide better services.

Julie Ruiz-Raber - Carson Women's Club

Spoke about a Carson Women's Club scholarship fundraiser casino trip policy parking issue. She requested Council reconsider the policy citing an inconvenience to seniors.

Kim Cortado – Parks and Recreation Commissioner

Provided three handouts for Mayor and Council pertaining to Parks and Recreation trainings. She announced upcoming events and thanked staff for their efforts at community events.

APPROVAL OF MINUTES:

**Item No. 15. 2019-518 APPROVAL OF THE MARCH 5, 2019 CITY
COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY
REGULAR MEETING MINUTES**

Recommendation: Approve the minutes as listed.

ACTION: The minutes were approved as submitted on motion of Robles, seconded by Dear and unanimously carried by the following vote:

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

Noes: None

Abstain: None

Absent: None

CONSENT: (Items 16-26)

It was moved to approve the Consent items on motion of Robles and seconded by Dear.

Mayor/Agency Chairman/Authority Chairman Robles inquired about Consent Item No. 26 whether amendment is incorporated into the item.

Director Moseley noted Exhibit 1 of Resolution No. 19-110 has updated redlines and the final version of the job specification for the Systems Coordinator. This position was included in the high priority list effective July 1, 2019.

Council Member/Agency Member/Authority Board Member Hicks requested to pull Item No. 23 for discussion.

Mayor/Agency Chairman/Authority Chairman Robles requested to pull Item No. 24 for discussion.

The motion to approve Consent Items 16-26, except Item Nos. 23 and 24, was unanimously carried by the following vote:

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

Noes: None

Abstain: None

Absent: None

It was moved to end the meeting at 11:00 P.M. and items not addressed be carried over to the next meeting on motion of Davis-Holmes, seconded by Hicks and carried by the following vote:

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

Noes: Mayor/Agency Chairman/Authority Chairman Robles

Abstain: None

Absent: None

Item No. 16. 2019-513 **Resolution No. 19-112, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$2,962,776.46, DEMAND CHECK NUMBERS 145951 THROUGH 146166**

ACTION: Item No. 16 was approved on Consent.

Item No. 17. 2019-514 **CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CITY OF CARSON, CARSON HOUSING AUTHORITY, FORMER CARSON SUCCESSOR AGENCY-MONTH ENDING APRIL 2019 (CITY COUNCIL)**

Recommendation: RECEIVE and FILE.

ACTION: Item No. 17 was approved on Consent.

Item No. 18. 2019-476 **CONSIDER APPROVAL OF A LIMITED LICENSE TO ENTER AGREEMENT BY AND BETWEEN THE CITY OF CARSON, CARSON SUCCESSOR AGENCY, AND CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY FOR: (1) TEMPORARY USE OF 20820 MAIN STREET SUCCESSOR AGENCY PROPERTY TO CONDUCT ENVIRONMENTAL SITE ASSESSMENT (PHASE II); AND (2) AUTHORIZATION TO USE OF CITY-COLLECTED DEVELOPMENT IMPACT FEES FOR ENVIRONMENTAL SITE ASSESSMENT (THIS IS A JOINT ITEM BETWEEN CITY COUNCIL AND SUCCESSOR AGENCY)**

Recommendation: TAKE the following actions:

1. APPROVE the Limited License to Enter Agreement between the City of Carson, Carson Successor Agency, and the LA County Fire for temporary access to the property located at 20820 Main Street and the use of City-collected fire impact fees for the environmental site assessment (Phase II).
2. AUTHORIZE the Mayor/Chairman to execute the Limited License to Enter Agreement following approval as to form by the City Attorney/Agency Counsel.

ACTION: Item No. 18 was approved on Consent.

Item No. 19. 2019-003 **CONSIDER RESOLUTION NO. 19-008, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF THE CITY OF CARSON COMMUNITY FACILITIES DISTRICT NO. 2018-01 (MAINTENANCE AND SERVICES) APPROVING ANNEXATION NO. 1 OF PROPERTY LOCATED WITHIN THE FUTURE ANNEXATION AREA (21900 AND 21930 S. WILMINGTON STREET AND 2061 E. 220TH STREET (APN: 7316-025-061,**

**7316-025-062, 7316-025-097, 7316-025-812, AND 7316-025-814)
(CITY COUNCIL)**

Recommendation: TAKE the following actions:

1. WAIVE further reading and ADOPT Resolution No. 19-008, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF THE CITY OF CARSON COMMUNITY FACILITIES DISTRICT NO. 2018-01 (MAINTENANCE AND SERVICES) APPROVING ANNEXATION NO. 1 OF PROPERTY LOCATED WITHIN THE FUTURE ANNEXATION AREA (21900 AND 21930 S. WILMINGTON STREET AND 2061 E. 220TH STREET (APN: 7316-025-061, 7316-025-062, 7316-025-097, 7316-025-812, AND 7316-025-814)"
2. RECEIVE and FILE the Unanimous Approval Consent Letter from AL2 LLC (formerly Alpert and Alpert Iron and Metal Co.)

ACTION: Item No. 19 was approved on Consent.

Item No. 20. 2019-466 CONSIDER APPROVING A GRANT AGREEMENT WITH THE LA84 FOUNDATION TO SUPPORT THE SUMMER SPLASH PROGRAM IN THE AMOUNT OF \$10,000.00, AND RESOLUTION NO. 19-111 AMENDING THE FISCAL YEAR 2018-19 BUDGET (CITY COUNCIL)

Recommendation: TAKE the following actions:

1. APPROVE Grant Agreement with the LA84 Foundation in the amount of \$10,000.00 to support the Summer Splash Program.
2. WAIVE further reading and ADOPT Resolution No. 19-111, "A RESOLUTION OF THE CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2018-19 BUDGET TO ACCEPT THE LA84 FOUNDATION GRANT THAT WILL SUPPORT THE SUMMER SPLASH PROGRAM."
3. AUTHORIZE Mayor to execute the grant agreement and resolution, following approval as to form by City Attorney.

ACTION: Item No. 20 was approved on Consent.

Item No. 21. 2019-500 CITY CONTRACTS \$25,000 AND BELOW AND THE PURPOSE OF EACH CONTRACT (CITY COUNCIL)

Recommendation: RECEIVE and FILE.

ACTION: Item No. 21 was approved on Consent.

Item No. 22. 2019-497 **CONSIDER APPROVAL OF THE SUBORDINATION AGREEMENT BY AND BETWEEN THE CARSON SUCCESSOR AGENCY WIN CHEVROLET PROPERTIES, LLC, AND WIN CHEVROLET, INC. SUBORDINATING THE AGENCY NOTE TO BANK OF AMERICA, N.A. IN CONNECTION WITH THE WIN CHEVROLET DEALERSHIP PROPERTY LOCATED AT 2201 E. 223RD STREET (SUCCESSOR AGENCY)**

Recommendation:

TAKE the following actions:

1. APPROVE the Subordination Agreement, and DIRECT staff to bring the matter to the County Oversight Board for consideration.
2. After receiving County Oversight Board approval, AUTHORIZE the Chairman to execute the Subordination Agreement and any other documents reasonably required to consummate the transaction and deliver same to the Agency Counsel for conditional delivery to the Senior Lender upon satisfaction of the following requirements:
 - a. Evidence satisfactory to the Executive Director and Agency Counsel is provided by WIN to evidence that the additional advance under the Amended Senior Loan is equivalent to amounts previously paid by WIN or its owners for improvements to the Property.
 - b. Recordation of both a statutory Request for Notice (CC 2924b) and Request for Notice of Delinquency (CC 2924d) for the Amended Senior Loan.
 - c. The Agency Loan Policy is updated or appropriate endorsements are issued insuring the Agency Trust Deed in second lien position junior to the Amended Senior Trust Deed at WIN's cost.
 - d. The Senior Lender covenants to deliver executed copies of all the Amended Senior Loan documents to the Agency.

ACTION: Item No. 22 was approved on Consent.

Item No. 23. 2019-506 **CONSIDER THE 2018 CARSON HOUSING ELEMENT ANNUAL PROGRESS REPORT (CITY COUNCIL)**

Recommendation:

TAKE the following actions:

1. Review Carson's Annual Housing Element Progress Report.
2. RECEIVE and FILE.

ACTION: Item No. 23 was not discussed.

Item No. 24. 2019-507 **CONSIDERATION OF RESOLUTION NO. 19-092 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, REPEALING IN ITS ENTIRETY**

RESOLUTION NO. 09-018 ESTABLISHING THE CERTIFIED SUPER USER STATUS AND SYSTEMS SUPER USER SPECIAL PAY (CITY COUNCIL)

Recommendation: WAIVE further reading and ADOPT Resolution No. 19-092, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, REPEALING IN ITS ENTIRETY RESOLUTION NO. 09-018 ESTABLISHING THE CERTIFIED SUPER USER STATUS AND SYSTEMS SUPER USER SPECIAL PAY."

ACTION: Item No. 24 was not discussed.

Item No. 25. 2019-532 ANNUAL REPORT - REGISTERED LOBBYISTS (CITY COUNCIL)

Recommendation: RECEIVE and FILE.

ACTION: Item No. 25 was approved on Consent.

Item No. 26. 2019-526 CONSIDERATION OF RESOLUTION NO. 19-110, AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111, BY ADOPTING NEW OR REVISED CLASSIFICATION SPECIFICATIONS FOR THE SYSTEMS COORDINATOR (CITY COUNCIL)

Recommendation: WAIVE further reading and ADOPT Resolution No. 19-110, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111. BY ADOPTING REVISED CLASSIFICATION SPECIFICATION FOR THE SYSTEMS COORDINATOR AND THE RECLASSIFICATION OF THE DIVISION SECRETARY - INFORMATION TECHNOLOGY."

ACTION: Item No. 26 was approved on Consent.

SPECIAL ORDERS OF THE DAY: (Items 27-29)

Item No. 27. 2019-517 PUBLIC HEARING NO. 1 RELATED TO CHANGING FROM AN AT-LARGE TO A BY-DISTRICT SYSTEM FOR ELECTION OF CITY COUNCIL MEMBERS, PURSUANT TO THE CALIFORNIA VOTING RIGHTS ACT (CITY COUNCIL)

Item No. 27 was heard after approval of the Consent items.

Council Member/Agency Member/Authority Board Member Davis-Holmes noted the ordinance in place limiting Council Members comments to five minutes per item.

Council Member/Agency Member/Authority Board Member Dear referred to page 6 of Item No. 19 there is a typographical error in the description of the item of the staff report, Wilmington Street should read Wilmington Avenue.

(Council Member/Agency Member/Authority Board Member Davis-Holmes exited the meeting.)

Mayor/Agency Chairman/Authority Chairman Robles presented the public hearing

Deputy City Clerk Simarago reported the Notice of Public Hearing and postings have been given pursuant to applicable law. Other mailings, as requested, were provided to individuals and organizations. The affidavits attesting to mailing such notice are on file in the City Clerk's Office. No written communications were received.

City Manager Landers introduced Demographer Dave Ely.

Upon request by Mayor/Agency Chairman/Authority Chairman Robles, City/Agency/Authority Attorney Soltani discussed the threat of litigation brought by the Shenkman group. He noted the Voting Rights Act is a State law; there is a process that must be followed before a City Council can decide whether or not if they wish to go from at large elections to district elections. He stated the copy of the lawsuit is available in the City Clerk's Office for public viewing.

(Council Member/Agency Member/Authority Board Member Davis-Holmes reentered the meeting.)

Dave Ely, President of Compass Demographics, introduced himself and discussed the process mandated by State law. He gave a Powerpoint presentation.

(Mayor/Agency Chairman/Authority Chairman Robles exited and reentered the meeting.)

Public Testimony

The following individuals spoke in opposition to the item:

Robert Lesley

Speaker

Jaime Monteclaro

Laronda Brown

Norma Bates

Vivian Hatcher

Harry Wilson

Dianne Thomas

The following individual spoke in support of the item:

William Koons

There being no other persons wishing to speak, Mayor/Agency Chairman/Authority Chairman Robles concluded the Public Testimony portion of the public hearing.

Discussion ensued between the Council Members and Demographer regarding City Council representation by districts and census block.

Discussion ensued between Council Members and City Attorney regarding the lawsuit and process to place item on the ballot.

Recommendation:

1. OPEN the Public Hearing and Receive Testimony.
2. CLOSE the Public Hearing.

ACTION: It was moved to release the Demographer report to the public on motion of Robles and seconded by Hilton.

(Council Member/Agency Member/Authority Board Member Dear exited the meeting.)

The motion failed to carry by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles and Council Member/Agency Member/Authority Board Member Dear

Noes: Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hicks and Council Member/Agency Member/Authority Board Member Davis-Holmes

Abstain: None

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

Mayor/Agency Chairman/Authority Chairman Robles closed the public hearing.

He noted the next public hearing will be held on June 13, 2019 at 6:00 P.M. at the Congresswoman Juanita Millender-McDonald Community Center.

Item No. 28. 2019-478 PUBLIC HEARING TO CONSIDER A SUBSTANTIAL AMENDMENT TO THE 2018-2019 ANNUAL ACTION PLAN (CITY COUNCIL)

Mayor/Agency Chairman/Authority Chairman Robles opened the public hearing.

Deputy City Clerk Simarago reported the Notice of Public Hearing and postings have been given pursuant to applicable law. Other mailings, as requested, were provided to individuals and organizations. The affidavits attesting to mailing such notice are on file in the City Clerk's Office. No written communications were received.

(Council Member/Agency Member/Authority Board Member Davis-Holmes exited the meeting.)

(Council Member/Agency Member/Authority Board Member Dear exited the meeting.)

Director Naaseh gave the staff report.

(Council Member/Agency Member/Authority Board Member Dear reentered the meeting.)

(Council Member/Agency Member/Authority Board Member Hilton exited the meeting.)

There being no person wishing to speak, Mayor/Agency Chairman/Authority Chairman Robles concluded the public testimony portion of the public hearing.

(Council Member/Agency Member/Authority Board Member Davis-Holmes reentered the meeting.)

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hicks inquired about the decrease in commercial loans, grant program, and assistance to small business owners.

Director Naaseh noted two projects to be completed for this year's budget and there are certain areas CDBG did not qualify citywide.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hicks inquired if there were funds available for the Youth Diversion Program.

(Council Member/Agency Member/Authority Board Member Hilton reentered the meeting.)

Housing Analyst Keith Bennett and Assistant City Manager Raymond noted the Youth Diversion Program is not funded through CDBG.

City Manager Landers requested Director Al-Oboudi look into whether funds could be allocated for the Youth Diversion Program.

Council Member/Agency Member/Authority Board Member Davis-Holmes referred to the \$485,000 for Scott Park improvements and inquired if there is money from a different funding source to complete the project.

Director Naaseh noted capital projects has to be shovel ready. Scott Park is not ready and funds were taken away due to other funding sources for improvements.

Council Member/Agency Member/Authority Board Member Davis-Holmes inquired if it will be brought back for appropriations.

Director Naaseh noted when ready to bid the Scott Park project then will come back to Council to approve a contract and allocate the funds at that time.

Council Member/Agency Member/Authority Board Member Davis-Holmes inquired why Avalon Gardens Housing improvements did not make recommendations to fund.

Assistant City Manager Raymond provided explanation for funding. He noted Carson Terrace allocation for next fiscal year 2019/2020.

(Council Member/Agency Member/Authority Board Member Dear reentered the meeting.)

Mayor/Agency Chairman/Authority Chairman Robles closed the public hearing.

Recommendation: TAKE the following actions:

1. OPEN the Public Hearing, TAKE public testimony, and CLOSE the Public Hearing.
2. APPROVE the submission of a Substantial Amendment to the 2018-2019 Annual Action Plan to the U. S. Department of Housing and Urban Development.
3. AUTHORIZE the following reallocations of Community Development Block Grant funds, in the 2018-2019 Annual Action Plan budget:
 - A. Increase the allocation for the Neighborhood Pride Program from \$374,568 to \$611,894.
 - B. Reduce the allocation for Commercial Loans and Grants (Commercial Rehabilitation) from \$250,000 to \$190,000.
 - C. Reduce the allocation for Architectural Services from \$50,000 to 0.
 - D. Reduce the allocation for Scott Park (Foisia Park) Improvements from \$485,000 to \$0.
 - E. Reduce the allocation for the Los Angeles County Sheriff's Department Carson Gang Diversion Team from \$15,863 to \$0.

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

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

Noes: None

Abstain: None

Absent: None

Mayor/Agency Chairman/Authority Chairman Robles closed the public hearing.

Item No. 29. 2019-479 PUBLIC HEARING TO CONSIDER THE PROPOSED ALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR FISCAL YEAR 2018-2019, AND ADOPTION OF THE 2019-2020 ANNUAL ACTION PLAN (CITY COUNCIL)

Deputy City Clerk Simarago reported the Notice of Public Hearing and postings have been given pursuant to applicable law. Other mailings, as requested, were provided to individuals and organizations. The affidavits attesting to mailing such notice are on file in the City Clerk's Office. No written communications were received.

Director Naaseh gave the staff report.

There being no person wishing to speak Mayor/Agency Chairman/Authority Chairman Robles concluded the public testimony portion of the public hearing.

Council Member/Agency Member/Authority Board Member Davis-Holmes referred to the Housing Rights Center, aka Southern California Housing on Wilshire, if eligible to give funds for mobilehome park refurbishment.

Director Naaseh gave the history of the allocations. He recommended considerations for use of funds on other services.

Recommendation:

1. OPEN the Public Hearing, TAKE public testimony, and CLOSE the Public Hearing;
2. ALLOCATE CDBG public service funding for FY 2019-20 (PY 2019) as designated by City Council;
3. AUTHORIZE the Mayor to execute agreements with the public service providers as designated by City Council following negotiation and approval as to form by the City Attorney;
4. APPROVE the proposed FY 2019-20 (PY 2019) CDBG budget; and
5. APPROVE the submission of the City's 2019-2020 Annual Action Plan to the U. S. Department of Housing and Urban Development.

ACTION: It was moved to roll back to 2016 budget and allocate the remaining for the mobilehome park improvements and seconded by Dear.

During discussion of the motion, Director Naaseh noted funding from the 2016/2017 budget from other sources.

City/Agency/Authority Attorney Soltani noted the funds are highly regulated and recommended staff ensures compliance.

City Manager Landers noted concerns for actions related to timing taken tonight. Staff to look at certain funding sources that may be moved and appropriated.

Director Naaseh noted an action is required tonight and recommend approval of the decrease in funding.

City Manager Landers noted to add the amount to the item as Council Member/Agency Member/Authority Board Member Davis-Holmes requested conditionally subject to use.

Assistant City Manager Raymond suggested to reduce the allocation for fair housing to \$24,000 or \$25,000 and remainder to go to an approved program; direct staff to do legal research that would be necessary to ensure compliance; come back with an amendment to the annual plan or report back if could not do at all. Therefore, the amount reduced for contract and money is reallocated to a capital project and come back with a report if can assist mobilehome park residents.

Council Member/Agency Member/Authority Board Member Davis-Holmes accepted the amended motion as stated by Assistant City Manager Raymond and Dear accepted the friendly amendment to the motion.

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

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

Noes: None

Abstain: None

Absent: None

Mayor/Agency Chairman/Authority Chairman Robles closed the public hearing.

DISCUSSION: (Items 30-36)

Item No. 30. 2019-515 FISCAL YEAR 2019-2020 BUDGET WORKSHOP #3 (CITY COUNCIL)

Recommendation: PROVIDE direction for each budget policy question, which will be used to build the draft budget.

ACTION: Item No. 30 was not discussed.

Item No. 31. 2019-435 **CONSIDER RESOLUTION NO. 19-114 OF THE CITY COUNCIL OF THE CITY OF CARSON PURSUANT TO CALIFORNIA GOVERNMENT CODE § 37421 ET. SEQ. SETTING A DATE FOR THE PUBLIC HEARING FOR THE POSSIBLE SALE OF CITY PROPERTY AT 2400 EAST DOMINGUEZ STREET TO PROLOGIS TARGETED U.S. LOGISTICS FUND, L.P. UNDER AN EXCHANGE AGREEMENT (CITY COUNCIL)**

Recommendation: WAIVE further reading and ADOPT Resolution No. 19-114, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, PURSUANT TO CALIFORNIA GOVERNMENT CODE § 37421 ET. SEQ. SETTING A DATE FOR THE PUBLIC HEARING FOR THE POSSIBLE SALE OF CITY OWNED PROPERTY AT 2400 EAST DOMINGUEZ STREET TO PROLOGIS TARGETED U.S. LOGISTICS FUND, L.P."

ACTION: Mayor/Agency Chairman/Authority Chairman Robles continued this item to the next Council meeting as requested by staff with no objections heard.

Item No. 32. 2019-516 **CONSIDER AN UPDATE ON THE INLAND STAR PROJECT**

City/Agency/Authority Attorney Soltani gave the staff report.

(Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hicks exited and reentered the meeting.)

Mayor/Agency Chairman/Authority Chairman Robles reiterated all of the helpful suggestions provided in the Attorney General's letter and suggested staff incorporate each one into the final resolution and take into account the city process and move expeditiously to ensure all the mitigated efforts are incorporated into the final conditional use permit that is going to be provided. He noted the city's concerns with the Attorney General the priority is the safety and protection of the residents.

Recommendation: Receive and File.

ACTION: Mayor/Agency Chairman/Authority Chairman Robles ordered this item received and filed with no objections heard.

Item No. 33. 2019-447 **CONSIDER APPROVAL OF CARSON REFINERY PERIMETER BEAUTIFICATION AGREEMENT BETWEEN THE CITY OF CARSON AND TESORO/MARATHON REFINING AND MARKETING COMPANY, LLC (CITY COUNCIL)**

Director Naaseh gave the staff report.

Recommendation: TAKE the following actions:

1. APPROVE Carson Refinery Perimeter Beautification Agreement by and between the City of Carson and Tesoro Refining and Marketing Company, LLC; and
2. AUTHORIZE the Mayor to execute the Carson Refinery Perimeter Beautification Agreement.

ACTION: It was moved to approve staff recommendation nos. 1 and 2 on motion of Dear, seconded by Hilton and unanimously carried by the following vote:

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

Noes: None

Abstain: None

Absent: None

Item No. 34. 2019-508 CONSIDER GENERAL FEE STUDY TO PROVIDE A DETAILED ANALYSIS OF THE COSTS THE CITY INCURS FROM PROVIDING SERVICES AND PROVIDE DIRECTION TO STAFF PRIOR TO BRINGING FORWARD AN UPDATED FEE STRUCTURE FOR ADOPTION (CITY COUNCIL)

City Manager Landers gave the staff report.

Director Rahmani offered additional information to the staff report.

Recommendation: RECEIVE staff report and provide direction to staff prior to bringing forward a complete General Fee Study proposal.

ACTION: Mayor/Agency Chairman/Authority Chairman Robles directed staff to proceed and bring back with no objections heard.

Item No. 35. 2019-509 CONSIDER RESOLUTION NO. 19-089, FORMALLY AUTHORIZING ADDITIONAL FUNDING FOR SELECT CITY OF CARSON SPECIAL EVENTS (CITY COUNCIL)

Director Al-Oboudi gave the staff report

City Manager Landers noted to correct steps to not bring forward after the fact.

Council Member/Agency Member/Authority Board Member Davis-Holmes inquired about Unity Day.

Director Al-Oboudi noted on December 4, 2019, the City Council approved the funding of Unity Day which will be held on August 16, 2019 in collaboration with Dignity Health.

Council Member/Agency Member/Authority Board Member Hilton noted he was working with Dignity Health Sports Park in conjunction with CSUDH and Human Services.

Recommendation: WAIVE further reading and ADOPT Resolution No. 19-089, "A RESOLUTION OF THE CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2018-19 BUDGETS FOR CINCO DE MAYO, THE YOUTH CONFERENCE, PHILIPPINE INDEPENDENCE DAY, AND THE JUNETEENTH CELEBRATION, AND ESTABLISHING A BUDGET FOR THE DAY OF UNITY EVENT."

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

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

Item No. 36. 2019-537 STATUS REPORT ON THE EXISTING RECRUITMENT FROM THE CURRENT RECRUITMENT LIST FOR THE VACANT SENIOR PLANNER POSITION (CITY COUNCIL)

Director Moseley gave the staff report.

Recommendation: ALLOW the current recruitment to move forward as scheduled.

ACTION: It was moved to table this item and staff to report back with an update on motion of Davis-Holmes, seconded by Dear and carried by the following vote:

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

(Council Member/Agency Member/Authority Board Member Hilton exited and reentered the meeting.)

ORDINANCE SECOND READING: (None)

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

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

ORAL COMMUNICATIONS (COUNCIL MEMBERS)

Deputy City Clerk/Deputy Agency Secretary/Deputy Authority Secretary Simarago

Offered prayers and condolences to the families who lost their loved ones and requested that this meeting be adjourned in memory of the following individuals:

Exodus Joseph Foisia
Steve Swartz
Helen Gonzalez
Maxine Milner

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 10:24 P.M. by Mayor/Agency Chairman/Authority Chairman Robles to Closed Session.

RECONVENE TO OPEN SESSION

The meeting was reconvened at 11:03 P.M. by Mayor/Agency Chairman/Authority Chairman Robles with all members previously noted present.

REPORT OF ACTIONS ON UNFINISHED OR CONTINUED CLOSED SESSION ITEMS

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

Council Item No. 2C

Item was not considered.

Council Item No. 2D, 2E and 2F

No reportable action taken.

Council Item No. 3

No reportable action taken.

Council Item No. 4

No reportable action taken.

ADJOURNMENT

The meeting was adjourned at 11:04 P.M. by Mayor/Agency Chairman/Authority Chairman Robles.

Mayor/Agency Chairman/Authority Chairman
Albert Robles

ATTEST:

City Clerk/Agency Secretary/Authority Secretary
Donesia Gause-Aldana

APPROVED BY CARSON CITY COUNCIL/SUCCESSOR AGENCY/ HOUSING AUTHORITY	
<u>08-20-2019</u>	
Approved as Submitted.	AR/JD 5/0