



## **CITY OF CARSON**

### **MINUTES CARSON CITY COUNCIL/ SUCCESSOR AGENCY/HOUSING AUTHORITY ADJOURNED MEETING DECEMBER 28, 2023 2:00 P.M.**

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

The meeting was called to order at 2:00 P.M. by Mayor/Agency Chairman/Authority Chairman Lula Davis-Holmes in the Helen Kawagoe Council Chambers, located at 701 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, Dr. 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 Dr.; Tarik Rahmani, Deputy City Manager; Saied Naaseh, Director of Community Development; Arlington Rogers, Director of Public Works; Gary Carter, Director of Information Technology and Security; and William Jefferson, Director of Finance

#### **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, Dr. Hilton gave the invocation.

#### **CLOSED SESSION (None)**

#### **INTRODUCTIONS (MAYOR) – None.**

**PRESENTATIONS** – None.

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

The following individuals offered comments in support of Item No. 2:

Ernesto Medrano  
Tommy Fa'avae

Mayor/Agency Chairman/Authority Chairman Davis-Holmes informed Tommy Fa'avae she would like staff to schedule a meeting with the City Manager and City Attorney to discuss items.

Frank Garcia  
Eric Rincon  
Louie Diaz  
Maricela Gonzalez Cantero

Council Member/Agency Member/Authority Board Member Dear referred to the Project Labor Agreement (PLA) and wanted to ensure it is utilized on building the road since the speakers seem to be under the impression that there is a Project Labor Agreement already in place. He asked the City Attorney to address the PLA.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes asked the City Attorney to address Council Member Dear's question during Item No. 2.

**APPROVAL OF MINUTES** – None.

**CONSENT: (Item 1)**

**Item No. 1. 2023-0960 CONSIDER RESCINDING RESOLUTION NO. 23-201, A RESOLUTION OF THE CITY OF CARSON AMENDING THE CITY'S BUDGET FOR FISCAL YEAR 2023-2024 AND APPROVING RESOLUTION NO. 23-203, AMENDING THE CITY'S BUDGET FOR FISCAL YEAR 2023-2024 IN THE AMOUNT OF \$26,000,000**

Assistant City Manager Raymond provided a substitute resolution which changed the receiving account number and distributed copies to the Mayor, City Council, and staff.

Recommendation:

1. RESCIND Resolution No. 23-201, A RESOLUTION OF THE CITY OF CARSON AMENDING THE FISCAL YEAR 2023-24 BUDGET IN THE AMOUNT OF \$26,000,000.
2. APPROVE Resolution No. 23-203, A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY AMENDING THE FISCAL YEAR 2023-24 BUDGET IN THE AMOUNT OF \$26,000,000.

3. AUTHORIZE the Chair to execute the resolution in a form acceptable to the City Attorney.

**ACTION:** It was moved to approve staff recommendations, as amended by Assistant City Manager Raymond changing the receiving account number, on motion of Hicks, seconded by Hilton.

During discussion of the motion, Council Member/Agency Member/Authority Board Member Dear expressed concern transferring \$26 million from the General Fund to the Carson Reclamation Authority (CRA) for the purpose of building the road. He wants the public to understand the City Council advocates the building of an outlet mall in Carson which will create jobs and revenue. He inquired what amount of money is CAM-Carson giving toward the project.

City/Agency/Authority Attorney Soltani clarified the budget amount of \$26 million.

The motion was unanimously carried by the following vote:

**Ayes:** Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. 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

**SPECIAL ORDERS OF THE DAY: (None)**

**DISCUSSION: (None)**

**ORDINANCE SECOND READING: (Item 2)**

**Item No. 2. 2023-0955 ADOPTION OF ORDINANCE NO. 23-2311, AN ECONOMIC DEVELOPMENT BENEFIT AGREEMENT WITH THE CARSON RECLAMATION AUTHORITY, A CALIFORNIA JOINT POWERS AUTHORITY, AND CAM-CARSON, LLC, A LIMITED LIABILITY COMPANY, TO PROVIDE AN ECONOMIC DEVELOPMENT SUBSIDY FOR THE DEVELOPMENT OF A PORTION OF THE FORMER CAL-COMPACT LANDFILL, 20400 SOUTH MAIN STREET, CARSON**

**Recommendation:** CONDUCT a Second Reading by title only and with further reading waived and ADOPT Ordinance No. 23-2311 "AN ECONOMIC DEVELOPMENT BENEFIT AGREEMENT WITH THE CARSON RECLAMATION AUTHORITY, A CALIFORNIA JOINT POWERS AUTHORITY, AND CAM-CARSON, LLC, A LIMITED LIABILITY COMPANY, TO PROVIDE AN ECONOMIC DEVELOPMENT SUBSIDY FOR THE DEVELOPMENT OF A PORTION OF THE FORMER CAL-COMPACT LANDFILL, 20400 SOUTH MAIN

STREET, CARSON."

**ACTION:** It was moved to waive further reading and adopt Ordinance No. 23-2311, as read by title only, on motion of Hilton, seconded by Davis-Holmes.

During discussion of the motion, Council Member/Agency Member/Authority Board Member Dear asked City/Agency/Authority Attorney Soltani about the PLA.

City/Agency/Authority Attorney Soltani stated the project is excluded from the city's PLA. She referred to and read Section 2.5 under Exclusions of the PLA. However, the developer intends for this to be an all-labor project; prevailing wages will be paid and another PLA will be negotiated in full scope of the work. Therefore, it will be a PLA and labor project but will be a separate agreement. She looks forward to working with the trades on this project.

Council Member/Agency Member/Authority Board Member Dear referred to Measure R and Measure M and inquired if the amount of \$21 million is being allocated for the project. City/Agency/Authority Attorney Soltani responded that the allocation was already done last year.

The motion was unanimously carried by the following vote:

**Ayes:** Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. 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

**MEMORIAL ADJOURNMENTS – None.**

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

Sherri Hodges

Stated she did not receive notice that there was a meeting today; she was not notified since she last spoke to Director Naaseh and was told he would contact her and only received one message; requested Mayor to speak louder during the meetings; support item for jobs but not at the expense of residents and removing mobilehomes; caution to not have developers take over where residents are at risk

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

**ORAL COMMUNICATIONS (COUNCIL MEMBERS) – None.**

## ADJOURNMENT

The meeting was adjourned at 2:32 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes.

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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

APPROVED BY CARSON CITY COUNCIL/SUCCESSOR AGENCY/ HOUSING AUTHORITY	
01-23-2024	
Approved as Submitted.	CH/JH 5/0