



## **CITY OF CARSON**

### **MINUTES CARSON CITY COUNCIL/ SUCCESSOR AGENCY/HOUSING AUTHORITY REGULAR MEETING AUGUST 6, 2019**

**5:00 P.M.**

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

The meeting was called to order at 5:13 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:**

City Clerk/ Agency Secretary/ Authority Secretary Donesia Gause-Aldana 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 Lula Davis-Holmes, 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 during Closed Session)

#### **Also Present:**

Sharon Landers, City Manager; Benjamin Jones, Assistant 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.

#### **Also Absent:**

Sunny Soltani, City/Agency/Authority Attorney

#### **CLOSED SESSION (Item 1)**

#### **ORAL COMMUNICATIONS – CLOSED SESSION ITEMS ONLY - NONE**

**ANNOUNCEMENT OF CLOSED SESSION ITEMS**

Assistant City/Agency/Authority Attorney Jones announced the Closed Session items.

**RECESS INTO CLOSED SESSION**

The meeting was recessed at 5:14 P.M. by Mayor/Agency Chairman/Authority Chairman Robles to Closed Session.

**RECONVENE TO OPEN SESSION**

The meeting was reconvened at 6:09 P.M. by Mayor/Agency Chairman/Authority Chairman Robles.

**REPORT ON CLOSED SESSION ACTIONS**

City Manager Landers provided the Closed Session report as follows:

**Item No. 1. 2019-744 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 the Los Angeles County Sanitation District, with whom the City is negotiating, and to give direction to its negotiators, Sharon Landers, City Manager, John Raymond, Assistant City Manager, and Saied Naaseh, Community Development Director, regarding that certain real property known as 321 W. Sepulveda Blvd (APN: 733-000-8902). The City's real property negotiator will seek direction from the City Council regarding the price and terms of payment for the property.

ACTION: No reportable action was taken.

FLAG SALUTE: **ADRIAN LAMB, 7<sup>TH</sup> GRADER ATTENDING STEPHEN WHITE MIDDLE SCHOOL**

**INVOCATION:**

**Item No. 2. 2019-684 REVEREND DARRYL E. WALKER, SENIOR PASTOR AT NEW PHILADELPHIA A.M.E. CHURCH**

**INTRODUCTIONS**

**Item No. 3. 2019-713 REPORT FROM CAPTAIN SKEEN OF CARSON SHERIFF'S STATION**

Captain Skeen provided a brief staff report. He invited the community to National Community Night Out, the Block Captains Barbecue and the renaming of Scott Park to James Foisia Park. He spoke about efforts to train deputies for emergency preparedness. Captain Skeen introduced Lieutenant Trejo and provided professional background information. Lieutenant Trejo spoke about his interest in the City and why he enjoys serving Carson.

Council Member Dear reiterated the City's support for the Sheriff's Department efforts to train deputies for medical emergency preparedness.

**Item No. 4. 2019-732 PRESENTATION OF A CERTIFICATE TO NICHOLAS ROBLEDO III FOR HIS TITLE WIN AS SOUTHERN CALIFORNIA STATE AMATEUR BOXING CHAMPION**

Mayor and City Council presented Nicholas Robeldo III with a certificate of recognition for his Title win as Southern CA Amateur Boxing Champion.

Nicholas Robeldo III offered words of gratitude to God for his ability to box. He thanked his dad for being his trainer, and the City for their love and support.

**Item No. 5. 2019-728 PRESENTATION TO BRIANNA TAUTALAFUA, UCLA SOFTBALL 2019 COLLEGE WORLD SERIES CHAMP**

Mayor and City Council presented Brianna Tautalafua with a certificate of recognition for her involvement with UCLA Softball 2019 College World Series Championship.

Brianna Tautalafua offered words of gratitude to God for her ability to play softball. She thanked her teachers, mentors, coaches, family and friends for their love and support.

**Item No. 6. 2019-707 RECOGNITION OF ANGELINA AQUINO, A TOP 10 FINALIST IN THE MISS FILIPINA INTERNATIONAL PAGEANT HELD ON JULY 27, 2019 AND RECIPIENT OF AWARDS FOR MISS CONGENIALITY AND MISS TEEN BEST IN EVENING GOWN**

Item Not Heard.

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

Alene Harris, Representative of Los Angeles Congress of Black Women – Non-Agenda Item  
Spoke about vendor fees related to an event she is hosting at the Carson Community Center.

Mayor Robles inquired whether or not staff mentioned the fees to Ms. Harris prior to last week. In addition, he asked what can be done to address her concerns and adding this issue as a subsequent need item.

Assistant City Attorney Jones noted the criteria to add a subsequent item.

Mr. Hans - Item No. 17

Inquired about district maps and why African Americans are excluded from the participation kit. He was unable to complete the participation kit with the missing information.

Mila Boyer - Item No. 17

Spoke in favor of going to district based elections. She believes it will enable Council Members to concentrate on the district they represent.

City Manager Landers addressed the concern brought up by Mrs. Harris, noting the fees are pursuant to an ordinance. She stated disciplinary action has been given for the late notice and for not charging them in the past.

Council Member Davis-Holmes noted the inability to amend the ordinance to waive the fees.

Council Member Dear inquired about how much scholarship money is being lost.

City Manager Landers noted the fee is \$39 per booth.

Council Member Hilton inquired about optics and is hoping there is something that could be done to address this issue.

Mayor Pro Tem Hicks inquired about booth rental fee versus one day business license fee.

Mayor Robles reiterated his disagreement with the fees imposed on Ms. Harris' vendors two weeks before her event.

Mayor/Agency Chairman/Authority Chairman Robles moved to add a subsequent item, seconded by Council Member/Agency Member/Authority Board Member Hilton. The motion failed for lack of majority by the following vote:

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

Kim Cortado, Parks and Recreation Commissioner

Announced programs at a glance throughout the City. She noted Public Works staff are going above and beyond at the parks for events.

Tommie Williams

Stated no one should get fired because they made a mistake.

**APPROVAL OF MINUTES:**

**Item No. 7. 2019-758 APPROVAL OF THE APRIL 26, 2019 CITY COUNCIL SPECIAL MEETING MINUTES; MAY 14, 2019 (10:00 A.M.) CITY COUNCIL SPECIAL MEETING MINUTES; AND MAY 14, 2019 (4:30 P.M.) CITY COUNCIL SPECIAL 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 8-16)**

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

City Manager Landers referred to Item No. 15 and noted a vendor name change in the staff report and exhibits to American Transportation Systems instead of American Transportation Sightseeing. Copies were provided of the corrected amendment.

Council Member/Agency Member/Authority Board Member Dear requested to pull Item No. 16 for discussion.

The motion to approve Consent Items 8-16, except Item No. 16, 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

**Item No. 8. 2019-750 Resolution No. 19-151, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS, AS FOLLOWS:**

**TOTAL OF \$4,803,980.25 FOR GENERAL DEMANDS, CHECK NUMBERS 146888 THROUGH 147312. TOTAL OF \$21,437.03 FOR CO-OP AGREEMENT DEMANDS, CHECK NUMBERS 1257 THROUGH 1257, WHICH ARE COSTS ASSOCIATED WITH THE CONSTRUCTION OF CAPITAL PROJECTS WITHIN THE FORMER REDEVELOPMENT PROJECT AREA, USING BOND PROCEEDS TRANSFERRED FROM THE SUCCESSOR AGENCY TO THE CITY.**

ACTION: Item No. 8 was approved on Consent.

**Item No. 9. 2019-752 Resolution No. 19-06-CSA, A RESOLUTION OF THE CARSON SUCCESSOR AGENCY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$3,946.50, DEMAND CHECK NUMBERS SA-001793 THROUGH SA-001796**

ACTION: Item No. 9 was approved on Consent.

**Item No. 10. 2019-753 Resolution No. 19-06-CHA, A RESOLUTION OF THE CARSON HOUSING AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$2,640.00, DEMAND CHECK NUMBER HA-001783**

ACTION: Item No. 10 was approved on Consent.

**Item No. 11. 2019-706 CONSIDER RESOLUTION NO. 19-142, 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. 2 OF PROPERTY LOCATED WITHIN THE FUTURE ANNEXATION AREA (21809 AND 21811 FIGUEROA STREET; APN: 7343-020-009 AND 7343-020-010) (CITY COUNCIL)**

Recommendation: TAKE the following actions:  
1. WAIVE further reading and ADOPT Resolution No. 19-142, "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. 2 OF PROPERTY LOCATED WITHIN THE FUTURE ANNEXATION AREA (21809 AND 21811 FIGUEROA STREET; APN: 7343-020-009 AND 7343-020-010)"  
2. RECEIVE and FILE the Unanimous Approval Consent Letter from Real Quest Holding LLC.

ACTION: Item No. 11 was approved on Consent.

**Item No. 12. 2019-712 CONSIDER THE CARSON HOUSING AUTHORITY'S ANNUAL REPORT AS REQUIRED BY STATE SENATE BILL 341 (HOUSING AUTHORITY)**

Recommendation: TAKE the following actions:  
1. RECEIVE and FILE.

ACTION: Item No. 12 was approved on Consent.

**Item No. 13. 2019-716      CONSIDER AWARDING A CONTRACT WITH STRASSBO, INC, FOR COMMUNITY SERVICES DEPARTMENT STAFF UNIFORMS (CITY COUNCIL)**

Recommendation:      TAKE the following actions:  
1. APPROVE the selection of Strassbo, Inc., to provide staff uniforms for the Community Services Department in an amount not-to-exceed \$96,759.96, that the initial order shall not exceed \$72,759.96, and subsequent orders, if any, shall not cumulatively exceed \$24,000 for the term from July 1, 2019 through June 30, 2020 with a one (1) year renewal option.  
  
2. AUTHORIZE the mayor to execute a contract with Strassbo, Inc., following the approval as to form by the City Attorney. (Exhibit No. 3)

ACTION:      Item No. 13 was approved on Consent.

**Item No. 14. 2019-731      CONSIDER APPROVAL OF AMENDMENT NO. 2 TO AN AGREEMENT WITH CHICAGO TITLE COMPANY TO PROVIDE TITLE SERVICES FOR THE CITY'S CDBG-FUNDED NEIGHBORHOOD PRIDE PROGRAM AND THE HOME PROGRAM (CITY COUNCIL)**

Recommendation:      TAKE the following actions:  
1. APPROVE the Amendment No. 2 to an Agreement with Chicago Title Company to extend title services until June 30, 2020 for an additional \$10,000, for a total contract sum not-to-exceed \$30,000.  
2. AUTHORIZE the Mayor to execute Amendment No. 2, following approval as to form by the City Attorney.

ACTION:      Item No. 14 was approved on Consent.

**Item No. 15. 2019-742      CONSIDER APPROVING CONTRACT AMENDMENT NO. 1 WITH AMERICAN TRANSPORTATION SIGHTSEEING FOR CITY-ORGANIZED RECREATION TRIPS (CITY COUNCIL)**

City Manager Landers referred to Item No. 15 during approval of the Consent items and noted a vendor name change in the staff report and exhibits to American Transportation Systems instead of American Transportation Sightseeing. Copies were provided of the corrected amendment.

Recommendation:      APPROVE Contract Amendment No. 1 with American Transportation Sightseeing for City-Organized recreation trips in the amount of \$95,000.

ACTION:      Item No. 15 was approved on Consent.

**Item No. 16. 2019-759      CONSIDER APPROVAL OF AMENDMENT NO. 2 TO CONTRACT SERVICES AGREEMENT WITH CR ASSOCIATES, LLC FOR THE INSTALLATION OF WIFI AT COMMUNITY CENTER AND VETERANS SPORTSCOMPLEX (CITY COUNCIL)**

Item No. 16 was heard after Item No. 23.

Recommendation:            APPROVE Amendment No. 2 to the Contract Services Agreement with CR Associates, LLC, for the installation of WIFI and to increase the contract sum by \$60,000 (not to exceed total contract sum of \$85,000), and  
AUTHORIZE the Mayor to execute the same upon approval as to form by the City Attorney.

ACTION:            It was moved to approve staff recommendations on motion of Dear and seconded by Robles.

During discussion of the motion, Council Member/Agency Member/Authority Board Member Dear thanked staff for their efforts on the item.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hicks noted his concern about other parks not being included in this item.

Kevin Kennedy, IT Manager, noted other parks will have Wi-Fi installed during the second phase which will be in October-November timeframe.

Discussion ensued about Wi-Fi at city parks with gymnasiums.

Council Member/Agency Member/Authority Board Member Hilton noted the importance in Citywide Wi-Fi.

City Manager Landers noted the importance of City Council establishing its Vision, Mission and Strategy. She commended IT Manager Kevin Kennedy with his efforts.

The motion 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



**SPECIAL ORDERS OF THE DAY: (Items 17-20)**

**Item No. 17. 2019-734 PUBLIC HEARING NO. 4 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)**

Mayor/Agency Chairman/Authority Chairman Robles declared the public hearing open.

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana 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. She noted receipt of five maps that were submitted during the proposal phase.

Assistant City Manager Raymond gave a brief staff report. In addition, he demonstrated how the participation kit works.

David Ely, Demographer, noted a second version of the participation kit was uploaded to the City's website to correct the African American citizen voting age breakdown. He stated there was a hidden field in the spreadsheet. In addition, he gave a Powerpoint presentation.

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

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

Public Testimony

Hans Hoogendam

Spoke about equal ethnic representation in each category

Faye Walton

Spoke about her disappointment with the demographer's presentation excluding the African American voting population.

Linda Johnson

Spoke in opposition of changing to voting districts.

Bill Koons

Spoke about the specifics related to maps he submitted.

Tommie Williams

Spoke in opposition of changing to voting districts.

Del Huff

Spoke in opposition of changing to voting districts.

Discussion ensued about the drafting of maps.

Recommendation: TAKE the following actions:

1. OPEN the public hearing, and
2. CHANGE the August 10, 2019 public hearing date to August 17, 2019, and
3. REVIEW AND CONSIDER preliminary Council district maps prepared by the demographer, and further DISCUSS the process of moving towards a voting by-district system and
4. TAKE public testimony and
5. CONTINUE the public hearing to August 17, 2019.

ACTION: Mayor/Agency Chairman/Authority Chairman Robles noted the Public Hearing on August 10, 2017 has been rescheduled. He continued this evening's public hearing to August 17, 2019 at 9:30 A.M. to be held at the Congresswoman Juanita Millender-McDonald Community Center located at 801 E. Carson Street, Carson, California 90745, with no objections heard.

**Item No. 18. 2019-746 PUBLIC HEARING TO CONSIDER ADOPTION OF RESOLUTION NO. 19-145 OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA APPROVING MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, AND ADOPTING SPECIFIC PLAN NO. 4-93 AMENDMENT 4, FOR DEVELOPMENT OF A 175-UNIT RESIDENTIAL CONDOMINIUM PROJECT LOCATED AT THE NORTHEAST CORNER OF CENTRAL AVENUE AND VICTORIA STREET (CITY COUNCIL)**

Mayor/Agency Chairman/Authority Chairman Robles declared the public hearing open.

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

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana 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 Hilton reentered the meeting.)

Director Naaseh gave a Powerpoint presentation.

Evan Knapp, Principal of Integral Communities (Developer)

Introduced himself and noted he had members of his technical team available for any questions. He thanked Director Saied Naaseh and Contract Planner Leila Carver for their assistance with the project. He stated the marketing name was deficient and would provide five names for the community to select.

## Public Testimony

### Robert Lesley

Inquired about the negative impact and health studies related to the project.

### Del Huff

Clarified the density of the project; concern of traffic; pleaded to the City Council to consider residents on the north end of the city; in addition to how the quality of life will be affected.

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

The Mayor and City Council inquired about the following items which were addressed by the developer:

- Traffic signal at Aspen Hill given that the entrances to Dominguez Hills Village and the new development does not align; and, if a left turn signal will be provided

Director Naaseh spoke about specifics of the developer installing the traffic signal versus City staff.

Developer noted they are working with the City to award a bid for the traffic signal installer.

- Egress and Noise Mitigation
- Gym facility
- Homeowner's association (HOA)
- Parking
- Landscaping

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

Recommendation:

TAKE the following actions:

1. OPEN the Public Hearing, TAKE public testimony, CLOSE the Public Hearing; AND
2. ADOPT Resolution No. 19-145, entitled "A Resolution of the City Council of the City of Carson, California approving Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and adopting Specific Plan No. 4-93 Amendment 4, for development of a 175-unit residential condominium project located at the Northeast corner of Central Avenue and Victoria Street; AND
3. APPROVE Fee Credit/Reimbursement Agreement with the Carson Project Owner, LLC, a Delaware limited liability company corporation for installation of a traffic signal at Central Avenue and Aspen Hill Road in exchange for a dollar-for-dollar credit against the City's established Development Impact Fees with the installation of the traffic signal being a categorically exempt project from CEQA pursuant to CEQA Guidelines Section 15303, Class 3 for New Construction of Small Structures; AND

4. AUTHORIZE the Mayor to execute the Agreement, following approval as to form by the City Attorney.

ACTION: It was moved to 1) Adopt Resolution No. 19-145, as read by title only; 2) Approve staff recommendation no. 3; and 3) Approve staff recommendation no. 4, on motion of Dear and seconded by Hilton.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hicks directed staff to aggressively seek a super market for the north end of the city.

The motion 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

**Item No. 19. 2019-714 PUBLIC HEARING INTRODUCING ORDINANCE NO. 19-1933, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING MUNICIPAL CODE, ARTICLE V (SANITATION AND HEALTH), CHAPTER 9 (RESIDENTIAL PROPERTY REPORT) REPEALING THE RESIDENTIAL PROPERTY REPORT (RPR) REQUIREMENT FOR ALL RESIDENTIAL REAL PROPERTY SALES (CITY COUNCIL)**

Mayor/Agency Chairman/Authority Chairman Robles declared the public hearing open.

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana 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. One written communication was received.

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

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

Public Testimony

Susan Avery

Spoke in support of repealing the residential property report.

Director Naaseh gave a brief staff report.

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

Discussion ensued about meeting dates and when City Council are dark.

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

Speaker

Requested staff provide him with documentation that the program has been repealed so that he may submit to the escrow company.

Director Naaseh noted he will work with speaker(s) to address their escrow issues.

There being no other person(s) wishing to speak, Mayor/Agency Chairman/Authority Chairman Robles closed the public testimony portion of the public hearing.

Mayor/Agency Chairman/Authority Chairman Robles noted that Council Member/Agency Member/Authority Board Member Hilton recused himself out of an abundance of caution that he may have a conflict of interest.

Recommendation: TAKE the following actions:  
1.OPEN the Public Hearing, TAKE public testimony, and CLOSE the Public Hearing;  
2. INTRODUCE for the first reading, by title only and with further reading waived, Ordinance 19-1933 to amend Municipal Code, Article V (Sanitation and Health), Chapter 9 (Residential Property Report) to repeal the Residential Property Report (RPR) requirement for all residential real property sales; AND  
3. DIRECT staff to remove of RPR notices on a request basis, by parties involved in real estate transactions, at a cost of \$8.00 per property.

ACTION: It was moved to 1) Introduce for first reading Ordinance No. 19-1933, as read by title only, and 2) Approve staff recommendation no. 3, on motion of Dear, seconded by Hicks and 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, and Council Member/Agency Member/Authority Board Member Dear

Noes: None

Abstain: None

Absent: None

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

**Item No. 20. 2019-727 PUBLIC HEARING TO CONSIDER ADOPTING ORDINANCE NO. 19-1932: AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, TO GRANT A NONPUBLIC UTILITY PIPELINE FRANCHISE TO PRAXAIR, INC. (CITY COUNCIL)**

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

Mayor/Agency Chairman/Authority Chairman Robles declared the public hearing open.

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana 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 Williams-Slaughter gave a brief staff report.

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

Recommendation: TAKE the following actions  
1. OPEN THE Public Hearing, TAKE public testimony, and CLOSE Public Hearing; AND  
2. INTRODUCE for first reading, "ORDINANCE NO. 19-1932, AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, GRANTING A NONPUBLIC UTILITY PIPELINE FRANCHISE TO PRAXAIR, INC."

ACTION: It was moved to Introduce for first reading Ordinance No. 19-1932, as read by title only, 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

**DISCUSSION: (Items 21-27)**

**Item No. 21. 2019-721 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, TO APPROVE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, CERTIFYING THE NATURE OF THE EMPLOYMENT OF VALERIE H. OTA PURSUANT TO GOVERNMENT CODE SECTIONS 7522.56 AND 21224 REGARDING THE 180-DAY CALPERS WAIT PERIOD FOR EMPLOYMENT OF A RETIRED**

**PERSON OVER THE 180 DAY WAIT PERIOD EXCEPTION WITH CALPERS G.C. SECTIONS 7522.56 & 21224 FOR VALERIE H. OTA (CITY COUNCIL)**

City Manager Landers gave a brief staff report.

Recommendation: WAIVE further reading and ADOPT RESOLUTION NO. 19-140, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, CERTIFYING THE NATURE OF THE EMPLOYMENT OF VALERIE H. OTA PURSUANT TO GOVERNMENT CODE SECTIONS 7522.56 AND 21224 REGARDING THE 180-DAY CALPERS WAIT PERIOD FOR EMPLOYMENT OF A RETIRED PERSON."

ACTION: It was moved to Waive further reading and Adopt Resolution No. 19-140, as read by title only, on motion of Robles, seconded by Hicks 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. 22. 2019-730 CONSIDERATION OF RESOLUTION NO. 19-146 TO ESTABLISH THE 4TH MONDAY OF EVERY MONTH FOR PRESENTATIONS FROM THE CITY COUNCIL TO THE MEMBERS OF THE CARSON COMMUNITY (CITY COUNCIL)**

Mayor/Agency Chairman/Authority Chairman Robles noted his justification for requesting this item be placed on the agenda citing City Business being provided by City Council.

He asked the City Clerk to work with City Council to determine which day is generally available for everyone.

Recommendation: WAIVE further reading and ADOPT Resolution NO. 19-146 "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, ALLOWING FOR INDEPENDENT MEETINGS FOR CEREMONIAL MATTERS ONLY, ONCE A MONTH, TO BE HELD INDEPENDENTLY FROM REGULARLY SCHEDULED CITY COUNCIL MEETINGS.

ACTION: It was moved to direct the City Manager to come back with recommendations on how to proceed with ceremonial presentations in lieu of having a special meeting on motion of Davis-Holmes and seconded by Hicks.

During discussion of the motion, Council Member/Agency Member/Authority Board Member Dear noted past practice of ceremonial presentations and would prefer options as oppose to a date certain.

The motion was 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. 23. 2019-748 CONSIDER APPROVAL OF A MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF CARSON AND THE COUNTY OF LOS ANGELES DEPARTMENT OF PARKS AND RECREATION REGARDING THE DESIGN, CONSTRUCTION AND OPERATION OF THE CAROL KIMMELMAN ATHLETIC AND ACADEMIC CAMPUS LOCATED ON THE NORTHERLY PORTION OF VICTORIA GOLF COURSE ON APPROXIMATELY 80 ACRES (CITY COUNCIL)**

Item No. 23 was heard after approval of the Consent items.

Director Naaseh gave brief a Powerpoint presentation on the Kimmel Athletic project.

Mayor/Agency Chairman/Authority Chairman Robles inquired about cost for street lights.

Director Naaseh answered the Mayor's inquiry citing the cost.

Mayor/Agency Chairman/Authority Chairman Robles noted his disappointment with Los Angeles County for the lack of communication.

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

Council Member/Agency Member/Authority Board Member Dear inquired about the public safety provision of the MOU, and, if all the traffic mitigation efforts are paid for by the Kimmelman Foundation, by the County or by Carson residents.

Danny Aleshire, Deputy City Attorney, noted Los Angeles County is responsible for mitigation cost in the event the Foundation does not pay.

Discussion ensued regarding the specifics of the agreement as it relates to traffic mitigation and the security plan.



Mayor/Agency Chairman/Authority Chairman Robles asked for clarification of provisions stated in the staff report.

Danny Aleshire, Deputy City Attorney, noted the clarification.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hicks asked for clarification on base road construction which staff clarified. In addition, he inquired about the curbs and adequate drainage.

Discussion ensued about the street plans and landscaping plans.

Council Member/Agency Member/Authority Board Member Davis-Holmes noted the City received most of their requests during negotiations. She commended staff for their efforts. She inquired about the Public Use days allotted to the city. Deputy Attorney Aleshire confirmed the MOU allows nine days exclusive to the City.

Council Member/Agency Member/Authority Board Member Hilton spoke positively about the project citing more restaurants and open space. He commended staff for their efforts. In addition, he directed staff to draft a city press release highlighting the positive attributes of this project.

Recommendation: TAKE the following action:  
AUTHORIZE the Mayor to execute the Memorandum of Agreement with the County of Los Angeles Department of Parks and Recreation regarding the design, construction and operation of the Carol Kimmelman Athletic and Academic Campus.

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. 24. 2019-736 CONSIDER CO-SPONSORSHIP OF THE AMERICAN CANCER SOCIETY RELAY FOR LIFE EVENT SCHEDULED FOR JULY 26-27, 2019 (CITY COUNCIL)**

Item No. 24 was heard after Item No. 22.

Assistant City Manager Raymond gave a brief staff report.

Recommendation: CONSIDER and PROVIDE direction.

**ACTION:** It was moved to table Item No. 24 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, and Council Member/Agency Member/Authority Board Member Dear  
**Noes:** Mayor/Agency Chairman/Authority Chairman Robles  
**Abstain:** Council Member/Agency Member/Authority Board Member Hilton  
**Absent:** None

**Item No. 25. 2019-737 CONSIDER AND UPDATE SMP 1.67 FEE WAIVERS FOR CITY ASSOCIATED SPECIAL EVENTS (CITY COUNCIL)**

Assistant City Manager Raymond gave a brief staff report.

Mayor/Agency Chairman/Authority Chairman Robles noted this item removes a layer of transparency by giving the approval of fee waivers under the City Manager purview.

**Recommendation:** TAKE the following action:  
CONSIDER and PROVIDE direction on draft policy 01.01.07.

**ACTION:** It was moved to table this item 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, 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

**Item No. 26. 2019-738 CONSIDER FEE WAIVER FOR SOPHISTICATED DANCE STUDIO FOR FISCAL YEAR 2019/2020 (CITY COUNCIL)**

Assistant City Manager Raymond gave a brief staff report.

Mayor/Agency Chairman/Authority Chairman Robles inquired about the expiration date of fee waivers. City Manager Landers noted that Sophisticated Dance received a grant to carry the cost for room rental until the end of the calendar year.

Director Al-Oboudi provided additional information regarding the city exploring a partnership with the contractor.

Mike Whittiker, Human Services Manager, noted Sophisticated Dance chose not to pursue an application for a cultural arts grant.

Discussion ensued about fee waivers and cultural arts grants.

Recommendation: DISCUSS and PROVIDE direction regarding a fee waiver for Sophisticated Dance.

ACTION: It was moved to table this item 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, 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

**Item No. 27. 2019-739 CONSIDER AND DISCUSS A PROCESS FOR GROUNDBREAKING AND RIBBON CUTTING CEREMONIES (CITY COUNCIL)**

Assistant City Manager Raymond gave a brief staff report.

Recommendation: CONSIDER and PROVIDE direction.

ACTION: Item was discussed.

**ORDINANCE SECOND READING: (None)**

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

Tommie Williams

Spoke about landscaping and the need for paint at Broadacres and Annalee Elementary School. She requested City Council do something about the upkeep and providing resources to the schools.

Wendy Johnson

Requested the timing on the traffic signal at Victoria Street and Central Avenue be changed.

Mayor Robles directed staff to investigate Ms. Johnson's request.

Martin Saldana, - Item No. 23

Noted the County's concerns with the City and the Dominguez Water Channel area. He spoke about the City's history of issues with water and new developments in the City.

## **COUNCIL MEMBER REQUESTS TO ADD ITEMS TO FUTURE AGENDAS - NONE**

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

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

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:

Bobby E. Johnson  
Darren Parker  
Margie N. Garrett  
Mary Olivia McCoy  
Mardrue D. Bunton, Jr.  
Darrell Lamar Smith  
Innocent Victims of the El Paso, Texas Mass Shooting  
Innocent Victims of the Dayton, Ohio Mass Shooting  
Innocent Victims of the Baton Rouge, Louisiana Mass Shooting

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

Announced All About Me Women's Health Conference and the backpack give away at the South Bay Pavillion. She noted she will continue to request special meetings in the event items she request are not placed on the agenda

#### Council Member/Agency Member/Authority Board Member Hilton

Announced a Day of Unity event at Dignity Health Complex and the State of Education Workshop to be held at the Community Center. He wants the City Council to move the City forward in unity.

#### Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hicks

Requested a status report on the Dominquez Park Bridge. He is concerned about students in that area having access to the bridge. He noted how he can assist with getting new paint, carpet, restroom repairs and insect abatement at Annalee and Broadacres Elementary School.

Discussion ensued regarding support to schools in the City.

Council Member Dear noted the bridge is under construction.

**ADJOURNMENT**

The meeting was adjourned at 10:39 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>10-01-2019</u>		
Approved as Submitted.	AR/JD	4/0/JH/0