



CITY OF CARSON
MINUTES
CARSON CITY COUNCIL/
SUCCESSOR AGENCY/HOUSING AUTHORITY
REGULAR MEETING
DECEMBER 1, 2020
5:00 P.M.

CALL TO ORDER:

The meeting was called to order at 5:03 P.M. by Mayor/Agency Chairman/Authority Chairman Albert Robles via Zoom Teleconference.

ROLL CALL:

City Clerk/Agency Secretary/Authority Secretary Donesia Gause-Aldana noted the roll:

Council Members/Agency Members/Authority Board Members Present via Zoom Teleconference:

Mayor/Agency Chairman/Authority Chairman Albert Robles, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Jim Dear, 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 Cedric Hicks

Also Present via Zoom Teleconference Telephone:

Monica Cooper, City/Agency/Authority Treasurer; Sharon Landers, City Manager; Sunny Soltani, City/Agency/Authority Attorney; David Roberts, Assistant City Manager; John Raymond, Assistant City Manager; Saied Naaseh, Director of Community Development; Robert Lennox, Director of Community Services; Faye Moseley, Director of Human Resources and Risk Management; and Tarik Rahmani, Director of Finance

CLOSED SESSION (5:00 P.M. - 6:00 P.M.) (Items 1-3)

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 5:05 P.M. by Mayor/Agency Chairman/Authority Chairman Robles to Closed Session.

RECONVENE TO OPEN SESSION

The meeting was reconvened at 6:14 P.M. by Mayor/Agency Chairman/Authority Chairman Robles with all members previously noted present.

REPORT ON CLOSED SESSION ACTIONS

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

Item No. 1. 2020-809 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) & (e1) because there is a significant exposure to litigation in 2 cases.

ACTION: No reportable action was taken.

Item No. 2. 2020-814 CONFERENCE WITH LABOR NEGOTIATOR (CITY COUNCIL)

Recommendation: A closed session will be held, pursuant to Government Code Section 54957.6, with Sharon Landers, City Manager and Faye Moseley, Director of Human Resources & Risk Management, its negotiators, regarding labor negotiations with AFSCME Local 809.

ACTION: No reportable action was taken.

Item No. 3. 2020-815 CONFERENCE WITH LABOR NEGOTIATOR (CITY COUNCIL)

Recommendation: A closed session will be held, pursuant to Government Code Section 54957.6, with Sharon Landers, City Manager and Faye Moseley, Director of Human Resources & Risk Management, its negotiators, regarding labor negotiations with AFSCME Local 1017.

ACTION: No reportable action was taken.

FLAG SALUTE:

Council Member/Agency Member/Authority Board Member Hicks lead the Pledge of Allegiance.

INVOCATION:

Council Member/Agency Member/Authority Board Member Hilton gave the invocation.

INTRODUCTIONS

Item No. 4. 2020-774 REPORT FROM LIEUTENANT TREJO OF CARSON SHERIFF'S STATION

Lieutenant Trejo reported on the following:

- Low crime rate
- Additional patrols at the mall during the holiday season
- Introduced new Law Enforcement Technician (911 Operator) Farica Sharif who offered comments.

EMPLOYEE INTRODUCTIONS

Item No. 5. 2020-802 STEFANIE EDMONDSON, SENIOR PLANNER – Not present.

PRESENTATIONS

Item No. 6. 2020-801 PRESENTATION BY GINA GOODHILL OF CLEAN POWER ALLIANCE

Gina Goodhill, Policy Director for Clean Power Alliance, gave a PowerPoint presentation.

Council Member/Agency Member/Authority Board Member Hilton inquired about the benefit of being a part of the Clean Power Alliance in the community moving towards renewable energy. Ms. Goodhill responded to his inquiry.

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

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana presented the following public comments:

Anonymous Comment will not be read but will be made part of the record.

Bob Adams, Business Representative with AFSCME Local 809 - Website Public Comment
Received December 1, 2020 – Item No. 12

Requested item be removed from tonight's Consent calendar. The Meet and Confer process was not completed as more discussion is needed regarding the educational requirements for this entry level position.

Rusty Shackleferg - Website Public Comment Received November 17, 2020 – Non-Agendized
Reported he has seen the Sheriff's participating in drive by birthday celebrations and think it is a waste of time, money, and City's resources. There is plenty of crime in the City for them to spend their time addressing.

APPROVAL OF MINUTES:

**Item No. 7. 2020-803 APPROVAL OF THE JULY 7, 2020 CITY
COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY
REGULAR MEETING MINUTES**

Recommendation: Approve the minutes as listed.

ACTION: It was moved to approve staff recommendation 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 Dear, 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 Hicks

Noes: None

Abstain: None

Absent: None

CONSENT: (Items 8-17)

It was moved to approve the Consent items on motion of Robles, seconded by Hicks.

Mayor/Agency Chairman/Authority Chairman Robles requested to remove Items No. 12 and 16 for discussion.

Council Member/Agency Member/Authority Board Member Davis-Holmes requested to remove Item No. 14 for discussion.

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana referred to Item No. 10 and clarified Resolution No. 20-13-CHA is a typographical error and should be corrected as Resolution No. 20-14-CHA.

The motion to approve Consent Items 8-17, except Items No. 12, 14, 16 and correction of Item No. 10 (Resolution No. 20-14-CHA), was unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Dear, 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 Hicks

Noes: None

Abstain: None

Absent: None

Item No. 8. 2020-811 Resolution No. 20-181, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$1,542,867.16, DEMAND CHECK NUMBERS 155772 THROUGH 155920

ACTION: Item No. 8 was approved on Consent.

Item No. 9. 2020-812 Resolution No. 20-11-CSA, A RESOLUTION OF THE CARSON SUCCESSOR AGENCY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$6,468.80, DEMAND CHECK NUMBERS

SA-001816 THROUGH SA-001819

ACTION: Item No. 9 was approved on Consent.

Item No. 10. 2020-813 Resolution No. 20-14-CHA, A RESOLUTION OF THE CARSON HOUSING AUTHORITY RATIFYING CLAIMS AND DEMAND IN THE AMOUNT OF \$5,648.00, DEMAND CHECK NUMBER HA-001836

ACTION: Item No. 10 was approved on Consent with correct Resolution No. 20-14-CHA.

Item No. 11. 2020-796 CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CITY OF CARSON, CARSON HOUSING AUTHORITY, CARSON SUCCESSOR AGENCY-MONTH ENDING OCTOBER 31, 2020

Recommendation: RECEIVE and FILE.

ACTION: Item No. 11 was approved on Consent.

Item No. 12. 2020-810 CONSIDERATION OF RESOLUTION NO. 20-183, AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111, BY ADOPTING REVISED JOB CLASSIFICATION SPECIFICATIONS FOR SENIOR SERVICES COORDINATOR AND A TITLE CHANGE TO SOCIAL SERVICES COORDINATOR (CITY COUNCIL)

Recommendation: 1.WAIVE further reading and ADOPT Resolution No. 20-183, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111, BY ADOPTING REVISED JOB CLASSIFICATION SPECIFICATIONS FOR SENIOR SERVICES COORDINATOR AND A TITLE CHANGE TO SOCIAL SERVICES COORDINATOR."

ACTION: City Manager Landers requested this item be continued with no objection heard.

Item No. 13. 2020-806 CONSIDERATION OF RESOLUTION NO. 20-177 OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO.77-111, BY ADOPTING REVISED JOB CLASSIFICATION SPECIFICATIONS FOR SENIOR CIVIL ENGINEER. (CITY COUNCIL)

Recommendation: 1.WAIVE further reading and ADOPT Resolution No. 20-177, "A RESOLUTION OF THE CITY OF CARSON, AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111, BY ADOPTING REVISED JOB CLASSIFICATION

SPECIFICATIONS FOR SENIOR CIVIL ENGINEER."

ACTION: Item No. 13 was approved on Consent.

Item No. 14. 2020-771 CONSIDER RESOLUTION NO. 20-182 AUTHORIZING THE CITY OF CARSON TO BECOME AN ADDITIONAL MEMBER OF THE CALIFORNIA COMMUNITY HOUSING AGENCY ("CALCHA"), SUPPORTING CALCHA'S ISSUANCE OF TAX-EXEMPT BONDS FOR THE PRODUCTION, PRESERVATION AND PROTECTION OF ESSENTIAL MIDDLE-INCOME RENTAL HOUSING; AND AUTHORIZING THE CITY MANAGER TO ENTER INTO PURCHASE OPTION AGREEMENTS WITH CALCHA FOR ESSENTIAL MIDDLE-INCOME RENTAL HOUSING CREATED WITHIN THE CITY LIMITS (CITY COUNCIL)

Council Member/Agency Member/Authority Board Member Davis-Holmes requested a staff report.

City Manager Landers gave a staff report.

Assistant City Manager Raymond offered additional information.

Recommendation:

1. ADOPT Resolution No, 20-182, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON AUTHORIZING THE CITY TO BECOME AN ADDITIONAL MEMBER OF THE CALIFORNIA COMMUNITY HOUSING AGENCY ("CALCHA"); SUPPORTING CALCHA'S ISSUANCE OF TAX-EXEMPT BONDS FOR THE PRODUCTION, PRESERVATION AND PROTECTION OF ESSENTIAL MIDDLE-INCOME RENTAL HOUSING; AND AUTHORIZING THE CITY MANAGER TO ENTER INTO PURCHASE OPTION AGREEMENTS WITH CALCHA FOR ESSENTIAL MIDDLE-INCOME RENTAL HOUSING CREATED WITHIN CITY LIMITS; and
2. AUTHORIZE the Mayor to execute the Resolution, the JPA Agreement, and all other related documents in a form approved by the City Attorney.
3. AUTHORIZE the City Manager or designee to enter into purchase option agreements with the Authority, which may result in the City receiving surplus revenue from the future sale of such middle-income rental housing within the City.

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

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Dear, 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 Hicks

Noes: None
Abstain: None
Absent: None

Item No. 15. 2020-777 CONSIDER ADOPTING RESOLUTION NO. 20-170, AUTHORIZING THE SERVICES OF KEN PORTER AUCTIONS TO FACILITATE THE SURPLUS OF TWO (2) CITY BUSES (CITY COUNCIL)

Recommendation: TAKE the following actions:

1. APPROVE the surplus of two (2) City buses, Vehicle 1032 and Vehicle 1217.
2. WAIVE further reading and ADOPT Resolution No. 20-170, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING THE UTILIZATION OF KEN PORTER AUCTIONS TO FACILITATE THE SURPLUS OF TWO (2) CITY VEHICLES"

ACTION: Item No. 15 was approved on Consent.

Item No. 16. 2020-805 CONSIDER APPROVAL OF A LICENSE TO ENTER AGREEMENT BY AND BETWEEN THE CARSON SUCCESSOR AGENCY AND SPINIELLO INFRASTRUCTURE WEST INC. FOR TEMPORARY USE OF 20820 S. MAIN STREET AGENCY PROPERTY FOR CONSTRUCTION STAGING (SUCCESSOR AGENCY)

Mayor/Agency Chairman/Authority Chairman Robles spoke about his reasons for not approving this item.

City Manager Landers addressed the Mayor's concerns, citing she does not have all the information.

Recommendation: TAKE the following actions:
1. APPROVE the License Agreement.
2. AUTHORIZE the Chairman to execute the License Agreement following approval as to form by Agency Counsel.

ACTION: It was moved to 1) Direct staff to charge \$500 per month; 2) Request contractor refund the difference to the Sanitation District; 3) Sanitation District be made aware that the money is coming from Carson; 4) Thank the Sanitation District for negotiating with the City in good faith for tripling the size of Carriage Crest Park and allowing a dog park on motion of Robles, seconded by Hilton.

Council Member/Agency Member/Authority Board Member Davis-Holmes offered a friendly amendment to the motion to charge contractor \$0 per acre which was accepted by the maker and seconder of the motion.

Discussion ensued on ways ensuring the funds make it to the Sanitation District. Contractor pay the City nothing and refund Sanitation District \$3,500 per month. In addition, direct staff to notify Sanitation District of City Council action.

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 Dear, 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 Hicks

Noes: None

Abstain: None

Absent: None

Item No. 17. 2020-791

CONSIDER APPROVAL OF AMENDMENT NO. 3 WITH INTELLI-FLEX INC. (C-16-021) TO EXTEND THE MAINTENANCE AND SUPPORT CONTRACT FOR THE AVAYA PHONE SYSTEM (CITY COUNCIL)

Recommendation:

TAKE the following actions:

1. APPROVE Amendment No. 3, to the contract with Intelli-Flex, Inc. for maintenance and support of the Avaya phone system for nine (9) months to end on June 30, 2021.
2. AUTHORIZE the Mayor to execute Amendment No. 3 to the contract with Intelli-Flex, Inc. upon approval as to form by the City Attorney.

ACTION: Item No. 17 was approved on Consent.

SPECIAL ORDERS OF THE DAY: (None)

DISCUSSION: (Items 18-22)

Item No. 18. 2020-795

COVID-19 UPDATE (CITY COUNCIL)

Item No. 18 was heard after Item No. 22.

City Manager Landers gave a PowerPoint presentation on Trends of COVID-19.

Mayor/Agency Chairman/Authority Chairman Robles inquired about the labor organizations discord with the telecommuting policy. Director Moseley addressed his question.

Council Member/Agency Member/Authority Board Member Davis-Holmes inquired about the specifics of an impasse.

City Manager Landers addressed her inquiry.

Council Member/Agency Member/Authority Board Member Hicks inquired about the health and safety concerns coming into play. City Manager Landers addressed his inquiry.

City/Agency/Authority Attorney Soltani noted she will research whether or not telecommuting can be mandated in the event there is a liability concern.

Direction was provided for staff to bring back the status and options of the telecommuting policy.

Emergency Services Manager Raymond Cheung gave a PowerPoint presentation on the State and Los Angeles County Health and Safer at Home Orders.

Council Member/Agency Member/Authority Board Member Hilton spoke about the prohibition of outdoor and indoor dining, when there is no evidence suggesting restaurants are hubs. Citing cities like Pasadena who has not ordered their restaurants close for dining outdoors.

Recommendation: 1. DISCUSS and PROVIDE direction

ACTION: It was moved to direct staff to draft a letter to the Los Angeles County requesting exemption from the restaurant ban for outdoor dining on motion of Hilton, seconded by Dear.

City/Agency/Authority Attorney Soltani noted other cities who sent letters in opposition of the restaurant closure.

Council Member/Agency Member/Authority Board Member Hicks spoke about discussions and options for opposing the ban that was discussed during the South Bay Cities Council of Governments meeting.

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 Dear, 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 Hicks

Noes: None

Abstain: None

Absent: None

Council Member/Agency Member/Authority Board Member Davis-Holmes inquired if the City Manager is aware of a grant "Keep L.A. Dining". She noted open enrollment beginning November 3, 2020 until December 6, 2020 and requested staff to notify the local restaurants of the grant that is available through the Los Angeles County Consumer Business Affairs Office. City Manager Landers stated she was not aware of the grant and thanked Council

Member/Agency Member/Authority Board Member Davis-Holmes for the information.

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana gave a PowerPoint presentation on Disaster Council Summary of Actions.

It was moved to ratify the Disaster Council's recommendations on motion of Dear, seconded by Robles and unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Dear, 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 Hicks

Noes: None

Abstain: None

Absent: None

Director Lennox gave a PowerPoint presentation on COVID-19 Re-opening Updates/Task Force Programs.

Council Member/Agency Member/Authority Board Member Hicks inquired about mobile COVID-19 testing. Director Lennox addressed his inquiry.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Dear inquired if the contractor providing the COVID-19 test results has been able to improve their response times on test results. Assistant City Manager Roberts addressed his inquiry.

Council Member/Agency Member/Authority Board Member Hicks inquired about the Santa Sleigh drive through the city during the holidays. City Manager Landers directed Director Lennox to work with staff regarding the Santa Sleigh program.

Director Naaseh gave a PowerPoint presentation on Small Business Loan Assistance Program, Small Business Grant Program and Emergency Rental Assistance Program.

Questions were asked and answered.

Item No. 19. 2020-792 CONSIDER APPROVAL OF A MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF CARSON AND PLENITUDE HOLDINGS, LLC REGARDING THE CREEK AT DOMINGUEZ HILLS PROJECT LOCATED ON THE SOUTHERLY PORTION OF VICTORIA GOLF COURSE ON APPROXIMATELY 94 ACRES; AND A MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF CARSON AND THE COUNTY OF LOS ANGELES REGARDING CITY'S ENHANCED INFRASTRUCTURE FINANCING DISTRICT (CITY COUNCIL)

Director Naaseh gave a PowerPoint presentation on the Creek at Dominguez Hills Project.

Council Member/Agency Member/Authority Board Member Hicks inquired if the project included the Martin Luther King, Jr. Road. Staff addressed his inquiry.

Mayor/Agency Chairman/Authority Chairman Robles noted his understanding there is a law that requires open space be maintained. He inquired about the proposal for open space. Director Naaseh addressed his inquiry.

City/Agency/Authority Attorney Soltani offered additional information addressing the Mayor's inquiry.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Dear spoke about the benefits of the project.

Recommendation: TAKE the following action:

1. AUTHORIZE the Mayor to execute the Memorandum of Agreement with Plenitude pertaining to the Project; AND
2. AUTHORIZE the Mayor to execute the Memorandum of Agreement with the County of Los Angeles pertaining to the EIFD.

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

During discussion of the motion, Council Member/Agency Member/Authority Board Member Hilton inquired about local hire, ensuring that residents are employed on this project. City/Agency/Authority Attorney Soltani noted that because the city is not the lead agency, they have no control. However, staff can write a letter urging the Los Angeles County Board of Supervisors and developer to consider local hire.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Dear accepted to direct staff to send letter to the Los Angeles County Board of Supervisors and developer to consider local hire and bridge as possible bike path as a friendly amendment to the motion.

Mayor/Agency Chairman/Authority Chairman Robles spoke about this disagreement with the open space clause.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Dear inquired about the bike path on page 22 of the staff report. He noted the proposed route is problematic, citing that it is steep and difficult for bikers to navigate. The developer should be approached to allow a bike path over the bridge. He directed staff to address this concern with the developer.

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

Ayes: Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Dear, 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 Hicks

Noes: Mayor/Agency Chairman/Authority Chairman Robles

Abstain: None
Absent: None

Item No. 20. 2020-818

CONSIDER AWARDING AND APPROVING: (1) CONTRACT SERVICES AGREEMENT WITH LEAL TREJO, APC; (2) AMENDMENT NO. 1 TO CONTRACT SERVICES AGREEMENT WITH BOUCHER LAW; (3) CONTRACT SERVICES AGREEMENT WITH BATZA & ASSOCIATES, INC., FOR PROVISION OF ON-CALL EMPLOYEE RELATIONS INVESTIGATION SERVICES (CITY COUNCIL)

City Manager Landers gave a staff report

Recommendation: **TAKE the following actions:**

Option 1

1. APPROVE the proposed Contract Services Agreement with Leal Trejo, APC for a not-to-exceed contract sum of \$225,000 over an initial three-year contract term, with two optional one-year extension periods thereafter (at City's option, and subject to a limit of \$75,000 per annual extension term) for the provision of on-call employee relations investigation services (Exhibit No. 4.a; the "Leal Trejo, APC Agreement");
2. APPROVE the proposed Contract Services Agreement with Batza & Associates, Inc. for a not-to-exceed contract sum of \$75,000 over an initial three-year contract term, with two optional one-year extension periods thereafter (at City's option, and subject to a limit of \$25,000 per annual extension term) for the provision of on-call employee relations investigation services (Exhibit No. 4.b; the "Batza Agreement");
3. APPROVE the proposed Amendment No. 1 to the Contract Services Agreement with Boucher Law, increasing the contract sum of the existing contract by \$200,001 and extending the contract term by three years from the date of full execution of the Amendment, with two optional one-year extension periods thereafter (at City's option, and subject to a limit of \$75,000 per annual extension period), for the provision of on-call employee relations investigations services (Exhibit No. 4.c; the "Boucher Amendment"); and
4. AUTHORIZE the Mayor to execute the Leal Trejo, APC Agreement, the Batza Agreement, and the Boucher Amendment, after approval as to form by the City Attorney.

OR

Option 2

1. APPROVE the proposed Batza Agreement (Exhibit No. 4.b);

2. APPROVE the proposed Boucher Amendment (Exhibit No. 4.c), subject to the following modifications to be made by the City Attorney: (i) the contract sum shall be increased by a total of \$425,001 for a total contract sum of \$450,000 over the Extended Initial Term; and (2) the compensation limit per optional annual extension period shall be increased from \$75,000 to \$150,000;

and

3. AUTHORIZE the Mayor to execute the Batza Agreement and the Boucher Amendment (as modified per the preceding paragraph), after approval as to form by the City Attorney.

ACTION: It was moved to approve the agreement with Batza & Associates, Inc., expend \$25,000 for Boucher Law Firm; and bring back item in 60 days on motion of Dear, seconded by Davis-Holmes.

Mayor/Agency Chairman/Authority Chairman Robles offered a substitute motion that the top two candidates be retained for the legal investigative services which died for lack of a second.

The main motion was carried by the following vote:

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

Item No. 21. 2020-799 CONSIDERATION OF RESOLUTION NO. 20-180 OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE GENERAL FUND AND SPECIAL REVENUE FISCAL YEAR 2020-21 BUDGET IN THE AMOUNT OF \$6,546,676.00 AND CONSIDER DIRECTING STAFF TO PURSUE TAX EXEMPT LEASE PURCHASE OPTION FOR FINANCING INCLUDING LOCKING IN CURRENT FINANCING RATES (CITY COUNCIL)

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Dear inquired if the resolution needs to be read for the record. City Attorney Soltani addressed his inquiry.

Terry Rodrigue, consultant, gave a staff report.

Recommendation: 1. WAIVE further reading and ADOPT Resolution No. 20-180, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE FISCAL YEAR 2020-21 BUDGET IN THE GENERAL FUND AND SPECIAL REVENUE FUNDS"

2. AUTHORIZE staff to seek \$6 million in financing, negotiate the terms of the financing, prepare a legal opinion, draft a financing agreement, and issue a Notice of Intent to Award for City Council consideration at a future meeting.
3. AUTHORIZE the Finance Director to execute all necessary documents to lock in financing rates that are not subject to termination fees.

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 Dear, 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 Hicks

Noes: None

Abstain: None

Absent: None

Item No. 22. 2020-817 GENERAL PLAN UPDATE AND PRESENTATION OF THE PREFERRED PLAN (CITY COUNCIL)

Item No. 22 was heard after Item No. 16.

Director Naaseh gave a PowerPoint presentation.

Rajeev Bhatia, City's General Plan Consultant, gave a PowerPoint presentation on the 2040 General Plan.

Krista Phipps, representing Lee Andrews group, offered comments related to the outreach efforts.

Discussion ensued about the specifics of the general plan proposal.

Recommendation: TAKE the following actions:

1. DISCUSS and PROVIDE input on the Preferred Plan; AND
2. PROVIDE direction to staff to continue the General Plan process including writing the General Plan document and the Environmental Impact Report based on the Preferred Plan.

ACTION: It was moved to approve staff recommendation to continue the process and work with the Mayor-Elect and City Council to finalize the General Plan in the next year with their input and direction on motion of Robles, seconded by Hilton.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Dear offered a friendly amendment to the motion to direct staff to create more opportunities for green space, park land and passive and active park space in the proposal which was accepted by the maker and

seconder of the motion.

Council Member/Agency Member/Authority Board Member Davis-Holmes offered a substitute motion to continue the item to January 19, 2020 at 5:00 P.M. to allow Council Members to provide more input and direction, seconded by Hicks.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Dear inquired about the difference in the two motions made by Mayor Robles and Mayor-Elect Davis-Holmes. Director Naaseh addressed his question.

The substitute motion was carried by the following vote:

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

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)

This item was heard after Memorial Adjournments.

Mayor and City Council wished everyone happy holidays.

Mayor/Agency Chairman/Authority Chairman Robles announced a City Council meeting to be held on December 15, 2020 at 5:00 P.M.

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.

MEMORIAL ADJOURNMENTS

This item was heard after Item No. 21.

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana offered prayers and condolences to the families who lost their loved ones and requested this evening's meeting be adjourned in memory of the following:

Chief Loa Pele Faletogo
LeWayne Anthony Wright
L.J. Jones
Jun Banayos
Jose Watusi

Council Member/Agency Member/Authority Board Member Hilton requested to add Harrington Jackson to the Memorial Adjournments.

Council Member/Agency Member/Authority Board Member Davis-Holmes requested to add Frederick Williams to the Memorial Adjournments.

ADJOURNMENT

The meeting was adjourned at 10:07 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	
07-06-2021	
Approved as Submitted.	CH/JD 4/0