

**CITY OF CARSON  
HOUSING AUTHORITY/  
SUCCESSOR AGENCY/  
CITY COUNCIL AGENDA**



**TUESDAY, FEBRUARY 20, 2018  
701 East Carson Street  
Helen Kawagoe Council Chambers**

Albert Robles, Mayor

Jawane Hilton, Mayor Pro Tem  
Lula Davis-Holmes, Councilmember

Elito M. Santarina, Councilmember  
Cedric L. Hicks, Councilmember

Donesia L. Gause, City Clerk

Monica Cooper, City Treasurer

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***“In accordance with the Americans with Disabilities Act of 1990, if you require a disability related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk’s office at 310-952-1720 at least 48 hours prior to the meeting.” (Government Code Section 54954.2)***

**CALL TO ORDER: CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY**

**ROLL CALL:**

**CLOSED SESSION (5:00 P.M. - 6:00 P.M.) (Items 1-2)**

**ORAL COMMUNICATIONS – CLOSED SESSION ITEMS ONLY**

**ANNOUNCEMENT OF CLOSED SESSION ITEMS**

**RECESS INTO CLOSED SESSION UNTIL 6:00 P.M.**

**Item No. 1. [2018-105](#) 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 five cases.

**Item No. 2. [2018-104](#) CONFERENCE WITH REAL PROPERTY NEGOTIATOR (SUCCESSOR AGENCY)**

**Recommendation:** A closed session will be held, pursuant to Government Code Section 54956.8, to enable Successor Agency to consider negotiations with Macerich, with whom the Successor Agency is negotiating, and to give direction to its negotiators Kenneth C. Farfing, Executive Director and John Raymond, Director of Community Development, regarding that certain real property known as Assessor Parcel Nos. 7336-010-903 and 7336-010-904. The Successor Agency's real property negotiator will seek direction from the Agency member regarding the price, payment terms for purchase, sale or lease.

**RECONVENE TO OPEN SESSION AT 6:00 P.M.****REPORT ON CLOSED SESSION ACTIONS****FLAG SALUTE:****Item No. 3. [2018-056](#) RAEGAN HILTON, 1ST GRADE, BETHANY CHRISTIAN SCHOOL****INVOCATION:****Item No. 4. [2018-113](#) PASTOR ROBERT L. OLIVER, SR., HARBOR COMMUNITY CHURCH OF GOD****INTRODUCTIONS****Item No. 5. [2018-071](#) HAPPY 50th BIRTHDAY CARSON!****ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC) (LIMITED TO ONE HOUR)**

*The public may address the members of the City Council/Housing Authority/Successor Agency on any matters within the jurisdiction of the City Council/Housing Authority/Successor Agency or on any items on the agenda of the City Council/Housing Authority/Successor Agency, other than closed session matters, prior to any action taken on the agenda. Speakers are limited to no more than three minutes, speaking once. Oral communications will be limited to one (1) hour unless extended by order of the Mayor with approval of the City Council.*

**APPROVAL OF MINUTES:**

Item No. 6. [2018-117](#) APPROVAL OF THE FEBRUARY 6, 2018 CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY REGULAR MEETING MINUTES

**Recommendation:** Approve the minutes as listed.

**Attachments:** [2018 FEB 6 CC-CSA-CHA Adj Reg Mtg \(minutes-unofficial\) - js](#)

**CONSENT: (Items 7-18)**

*These items are considered to be routine items of business and have, therefore, been placed on the CONSENT CALENDAR. Any item or items may be removed for discussion. For items remaining on the CONSENT CALENDAR, a single motion to ADOPT the recommended action is in order.*

Item No. 7. [2018-111](#) Resolution No. 18-03-CSA, A RESOLUTION OF THE CARSON SUCCESSOR AGENCY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$18,500.00, DEMAND CHECK NUMBERS SA-001745 THROUGH SA-001751

**Attachments:** [022018 CSA check listing](#)

Item No. 8. [2018-112](#) Resolution No. 18-02-CHA, A RESOLUTION OF THE CARSON HOUSING AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$18,909.28, DEMAND CHECK NUMBERS HA-001699 through HA-001703

**Attachments:** [022018 CHA check listing](#)

Item No. 9. [2018-114](#) Resolution No. 18-017, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS, AS FOLLOWS:

TOTAL OF \$865,954.35 FOR GENERAL DEMANDS, CHECK NUMBERS 138903 THROUGH 139111.

TOTAL OF \$895,757.38 FOR CO-OP AGREEMENT DEMANDS, CHECK NUMBERS 1220 THROUGH 1224, WHICH ARE COSTS ASSOCIATED WITH THE CONSTRUCTION OF CAPITAL PROJECTS WITHIN THE FORMER REDEVELOPMENT PROJECT AREA, USING BOND PROCEEDS TRANSFERRED FROM THE SUCCESSION AGENCY TO THE CITY.

**Attachments:** [AP CK LISTING 2-1-18 THROUGH 2-8-18 CA](#)  
[AP CK LISTING 2-1-18 THROUGH 2-8-8 CM FOR COUNCIL MTC](#)

Item No. 10. [2018-054](#) CONSIDER CONSULTING SERVICES AGREEMENT WITH MRS ENVIRONMENTAL, INC. TO PROVIDE PETROLEUM ADMINISTRATOR SERVICES FOR A NOT-TO-EXCEED AMOUNT OF \$529,014.00 FOR A THREE-YEAR PERIOD (CITY COUNCIL)

**Recommendation:** AWARD a consulting services contract in the amount of \$529,014.00 including contingencies to MRS Environmental, Inc. for a three-year period.

**Attachments:** [Exhibit No. 1 - MRS PA Contract.pdf](#)  
[Exhibit No. 2 - PA RFP.pdf](#)

Item No. 11. [2017-972](#) **CONSIDER AWARDING A THREE-YEAR CONTRACT TO GUARDIAN EAGLE SECURITY, INC. TO PROVIDE BUILDING SECURITY SERVICES FOR THE PERIOD OF MARCH 1, 2018 THROUGH FEBRUARY 28, 2021 (CITY COUNCIL)**

**Recommendation:** TAKE the following actions:

1. AWARD a three-year contract to Guardian Eagle Security, Inc. to provide City building security services for the period of March 1, 2018 through February 28, 2021, with two additional one-year extensions at the City's sole election;

**Sponsors:** City Council and Mr. McKay

Item No. 12. [2018-088](#) **CONSIDER THE BOND RELEASE FOR PARCEL MAP NO. 67049: CONVERSION OF AN EXISTING RENTAL MOBILEHOME PARK, KNOWN AS COLONY COVE, TO RESIDENT OWNERSHIP LOCATED AT 17700 AVALON BOULEVARD (CITY COUNCIL)**

**Recommendation:** TAKE the following actions:

1. APPROVE the work as complete.
2. ACCEPT the new off-site improvements for public use.
3. AUTHORIZE the release of the Surety Bonds in the amount of \$138,125.00 for construction of off-site improvements for Parcel Map No. 67049.
4. INSTRUCT the City Clerk to send a copy of the City Council action to the Principal, Surety, and the County of Los Angeles Department of Public Works.

**Sponsors:** Public Works

**Attachments:** [Exh No. 1](#)

Item No. 13. [2018-089](#)      **CONSIDER PAYMENT OF A REFUND TO THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY FOR PROJECT NO. 921 [MOU.P00F3119]: AVALON BOULEVARD INTERCHANGE MODIFICATION AT THE I-405 FREEWAY**

**Recommendation:** AUTHORIZE payment of a refund for Project No. 921: Avalon Boulevard Interchange Modification at the I-405 Freeway in the amount of \$64,183.00 to the Los Angeles County Metropolitan Transportation Authority.

**Sponsors:** Public Works

**Attachments:** [Exh No. 1 LocationMap](#)  
[Exh No. 2 Staff Report 11-7-2012](#)

Item No. 14. [2018-092](#)      **REAUTHORIZATION OF CITY PEG (PUBLIC, EDUCATIONAL AND GOVERNMENT) FEE COLLECTION AUTHORITY UNDER STATE LAW (CITY COUNCIL)**

**Recommendation:** It is recommended that the City Council:

1. Find that the following proposed action is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15061 (b)(3); general rule; and
2. Direct the City Attorney to prepare an ordinance within 14 days reauthorizing the City's PEG (Public, Educational and Government Access) Fee.

**Attachments:** [Exhibit No. 1 - DIVCA-AB2987-Assembly-Bill](#)

Item No. 15. [2018-098](#) **CONSIDER EXTENDING THE MONTH-TO-MONTH AGREEMENT WITH WEST COAST ARBORISTS, INC. FOR TREE MAINTENANCE SERVICES (CITY COUNCIL)**

**Recommendation:** TAKE the following actions:  
1. AUTHORIZE an additional three month extension to contract for Tree Maintenance Services with West Coast Arborists, Inc. in the amount of \$32,600 per month effective April 1, 2018.  
2. AUTHORIZE the Mayor to execute the third contract amendment following approval as to form by the City Attorney.  
1.

**Attachments:** [Exhibit No. 1 RFP NO P17-25 Tree Trimming Services](#)  
[Exhibit No. 2 WCA Carson Agreement 2014 2017](#)  
[Exhibit No. 3 WCA Amendment 1 FE](#)  
[Exhibit No. 4 WCA Amendment 2 FE](#)  
[Exhibit 5 Draft WCA Amendment 3](#)

Item No. 16. [2018-099](#) **CONSIDER ADOPTING RESOLUTION NO. 18-014, AUTHORIZING THE SUBMITTAL OF A MOBILE SOURCE AIR POLLUTION REDUCTION REVIEW COMMITTEE (MSRC) GRANT APPLICATION FOR WHICH THE CITY OF CARSON IS ELIGIBLE (CITY COUNCIL)**

**Recommendation:** 1. WAIVE further reading and ADOPT Resolution No. 18-014, authorizing submittal of qualifying project applications, and allocating matching funds from the City's AB2766 Subvention Fund account.

2. ACKNOWLEDGE receipt of the Local Government Partnership Program - MSRC Presentation.

**Attachments:** [Resolution No. 18-014](#)  
[Local Government Partnership Program - MSRC Presentation](#)

**Item No. 17. [2018-108](#) APPROVE THE ADDITION OF A PRINCIPAL ADMINISTRATIVE ANALYST FOR THE PUBLIC WORKS DEPARTMENT (CITY COUNCIL)**

**Recommendation:** APPROVE the addition of a Principal Administrative Analyst in the Public Works Department.

**Attachments:** [Reso 18-019](#)  
[Post Council Agenda - Resolution 18-007](#)  
[Principal Administrative Analyst Job Specs](#)  
[SMP 6\\_20](#)

**Item No. 18. [2018-115](#) CONSIDERATION OF CONTRACTS WITH THE COUNTY OF LOS ANGELES AND WITH SHELTER PARTNERSHIP, INC., IN CONNECTION WITH THE COUNTY HOMELESS INITIATIVE HOMELESSNESS PLANNING GRANT (MEASURE H) (CITY COUNCIL)**

**Recommendation:** TAKE the following actions:

1. ADOPT Resolution No. 18-020, a Resolution of the City of Carson City Council Amending the Fiscal Year 2017-18 Budget in the General Fund.
2. APPROVE the proposed Contract by and between the County of Los Angeles and the City of Carson for Homeless Services.
3. APPROVE the proposed Contract Services Agreement by and between the City of Carson and Shelter Partnership, Inc.
4. AUTHORIZE the Mayor to execute both agreements following approval as to form by the City Attorney.

**Attachments:** [Carson - City Planning Grant Agreement \(Revised\)](#)  
[Shelter Partnership Contract v2](#)  
[Homeless Grant Budget Reso 18-020](#)

**SPECIAL ORDERS OF THE DAY: (Items 19-20)**

*Public testimony is restricted to three minutes per speaker, speaking once (excepting applicants who are afforded a right of rebuttal, if desired), unless extended by order of the Mayor with the approval of the City Council.*



**Item No. 19. [2018-101](#) REQUEST FOR CONTINUANCE OF THE PUBLIC HEARING TO CONSIDER A RATE ADJUSTMENT TO THE INTEGRATED COMMERCIAL WASTE MANAGEMENT SERVICES (CITY COUNCIL)**

**Recommendation:** 1. APPROVE a continuance of the Public Hearing to consider a rate adjustment to the integrated commercial waste management services to March 20, 2018.

**Attachments:** [Certificate of Posting-PH Notice-Commercial-2017 rw](#)

**Item No. 20. [2018-100](#) PUBLIC HEARING TO CONSIDER A RATE ADJUSTMENT TO THE INTEGRATED RESIDENTIAL WASTE MANAGEMENT SERVICES (CITY COUNCIL)**

**Recommendation:** 1. OPEN the Public Hearing, TAKE public testimony, ACCEPT any additional written protests, CLOSE the Public Hearing and the Mayor shall ask the City Clerk to provide a count of all protests received.

2. CONSIDER AND DISCUSS the rate adjustment to the FY18/19 through FY 20/21 integrated residential waste management services rates proposed by Waste Resources Inc.

3. APPROVE the residential component of the integrated waste management services rate structure proposed by Waste Resources Inc. for FY18/19 through FY 20/21, subject to there being no protest of a majority of all parcel owners subject to the new rate structure.

WAIVE further reading and ADOPT Resolution No. 18-016, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, TO CONSIDER AND APPROVE THE RESIDENTIAL COMPONENT OF A NEW WASTE MANAGEMENT SERVICES RATE STRUCTURE, SUBJECT TO THERE BEING NO QUALIFIED PROTEST FROM A MAJORITY OF PROPERTY OWNERS SUBJECT TO THE NEW RATE STRUCTURE." (Exhibit 1)

**Attachments:** [RESOLUTION NO 18-016-RESIDENTIAL RATE ADJUSTMENT-V](#)

[Certificate of Posting-PH Notice-Residential-2017](#)

[Rate Comparison WRI to WM 12-21-2017 \(Revised\)-2-15-18](#)

[218 Proportionality-Residential](#)

[WRI Proposed Residential Rates](#)

[Carson Municipal Code-Residential](#)

**DISCUSSION: (Items 21-28)**

**Item No. 21. [2018-103](#) CONSIDER APPROVAL OF AN EXCLUSIVE FRANCHISE AGREEMENT FOR PROVISION OF SOLID WASTE HANDLING SERVICES FOR RESIDENTIAL AND COMMERCIAL CUSTOMERS (CITY COUNCIL)**

**Recommendation:** 1. SELECT WRI to exclusively provide solid waste management services to the City of Carson.  
2. ADOPT the Resolution APPROVING the "Exclusive Franchise Agreement for Provision of Solid Waste Handling Services" (the "Agreement") with WRI for the provision of refuse and recycling services to commercial and residential customers, and AUTHORIZE the City Manager and City Attorney to process the Agreement to a form that is final and substantially similar to Exhibit 1.

**Attachments:** [Franchise Agreement](#)  
[Resolution approving the Franchise Agreement for Waste Manage](#)

**Item No. 22. [2018-097](#) SECOND STATUS REPORT ON CITY'S PARTICIPATION IN THE ENVIRONMENTAL REVIEW OF THE OF THE CALIFORNIA STATE UNIVERSITY, DOMINGUEZ HILLS, 2018 MASTER PLAN UP-DATE (CITY COUNCIL)**

**Recommendation:** RECEIVE and file this STATUS REPORT & provide such further DIRECTION as the City Council deems appropriate consistent with the requirements of law.

**Attachments:** [CSUDH First Amended Petition for Writ of Mandate.pdf](#)

Item No. 23. [2018-085](#) CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CITY OF CARSON, CARSON HOUSING AUTHORITY, CARSON SUCCESSOR AGENCY-MONTH ENDING JANUARY 2017- INVESTMENT ADVISOR PRESENTATION (CITY COUNCIL)

**Recommendation:** RECEIVE and FILE.

**Attachments:** [1a](#)  
[2a](#)  
[3a](#)  
[4a](#)  
[5a](#)  
[6a](#)

Item No. 24. [2018-019](#) CONSIDER THE ANNUAL STATEMENT OF INVESTMENT POLICY- CITY OF CARSON, CARSON SUCCESSOR AGENCY AND CARSON HOUSING AUTHORITY (CITY COUNCIL)

**Recommendation:** APPROVE and ADOPT the amended Statement of Investment Policy

**Attachments:** [Investment Policy](#)

Item No. 25. [2018-120](#) THIS ITEM INTENTIONALLY LEFT BLANK

Item No. 26. [2018-048](#) FY17-18 MIDYEAR FINANCIAL REPORT AND CONSIDER ADOPTION OF RESOLUTION NO. 18-015 TO AMEND THE FY17-18 BUDGET (CITY COUNCIL)

**Recommendation:** 1. RECEIVE and FILE this report.

2. ADOPT Resolution No. 18-015, A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2017-18 BUDGET IN THE GENERAL FUND, COMMUNITY DEVELOPMENT BLOCK GRANT FUND, AND SPECIAL EVENTS FUND.

1.

**Attachments:** [Exhibit A Midyear Resolution](#)  
[Exhibit B Midyear Expenditure Requests](#)

Item No. 27. [2018-086](#)      **CONSIDER SELECTION OF DEFAULT RENEWABLE RATE TIER FOR RESIDENTIAL, BUSINESS, AND MUNICIPAL ELECTRIC ACCOUNTS WITHIN THE CITY OF CARSON FOR THE CLEAN POWER ALLIANCE / LOS ANGELES COMMUNITY CHOICE ENERGY AUTHORITY (CITY COUNCIL)**

**Recommendation:** Consider selecting the 50% renewable rate tier as the default product for residential, business, and municipal electric accounts within the City of Carson.

**Sponsors:** Public Works

**Attachments:**      [Exhibit No. 1 - FAQ.docx](#)  
[Exhibit No. 2 - Product Offerings by Community Choice Aggregator](#)

Item No. 28. [2018-053](#)      **CONSIDERATION OF CITY-AFFILIATED ORGANIZATIONS BY MAYOR ROBLES (CITY COUNCIL)**

**Recommendation:** TAKE the following actions:  
CONSIDER appointment of a city council member as a delegate and another member as the alternate to the Southern California Cities Consortium Joint Powers Authority.

REAFFIRM, RE-DESIGNATE and/or DESIGNATE delegates and alternates to the City-Affiliated Organizations;

Or:

TAKE another action the Mayor and City Council deem appropriate.

**Attachments:**      [2-14-18 - CityAffilOrg - Exhibit 1](#)

**ORDINANCE SECOND READING: (Item 29)**

Item No. 29. [2018-093](#)      **ORDINANCE NO. 18-1801: AN ORDINANCE PROHIBITING THE SENDING OF ANY MAILING OR ADVERTISING ON BILLBOARDS AT CITY EXPENSE BY THE MAYOR OR AN INDIVIDUAL MEMBER OF THE CITY COUNCIL & ADOPTION OF AMENDED STANDARD MUNICIPAL PRACTICE 1.56 (CITY COUNCIL)**

**Attachments:**      [Ordinance No. 18-1801](#)

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

*The public may at this time address the members of the City Council/Housing Authority/Successor Agency on any matters within the jurisdiction of the City Council/Housing Authority/Successor Agency. No action may be taken on non-agendized items except as authorized by law. Speakers are requested to limit their comments to no more than three minutes each, speaking once.*

**COUNCIL MEMBER REQUESTS TO ADD ITEMS TO FUTURE AGENDAS****ORAL COMMUNICATIONS (COUNCIL MEMBERS)****ANNOUNCEMENT OF UNFINISHED OR CONTINUED CLOSED SESSION ITEMS (AS NECESSARY)****RECESS TO CLOSED SESSION****RECONVENE TO OPEN SESSION****REPORT OF ACTIONS ON UNFINISHED OR CONTINUED CLOSED SESSION ITEMS****ADJOURNMENT**