

**CITY OF CARSON
RECLAMATION AUTHORITY**



**MONDAY, September 11, 2023
701 East Carson Street
Carson, CA 90745
Helen Kawagoe Council Chambers**

MINUTES

**SPECIAL MEETING OF THE
CARSON RECLAMATION AUTHORITY
2:00 P.M.**

CALL TO ORDER: The meeting was called to order at 2:14 P.M. by Authority Vice Chair Cedric Hicks in the Helen Kawagoe Council Chambers, Carson City Hall, located at 701 E. Carson Street, Carson, California 90745.

ROLL CALL: Authority Secretary, Dr. Khaleah K. Bradshaw noted the roll:

Authority Board Members Present:

Authority Chair Lula Davis-Holmes, Authority Vice Chair Cedric Hicks, Board Member Ray Aldridge, Jr., and Board Member Dianne Thomas

Authority Board Members Absent:

Board Member Lillian Hopson (Entered at 2:55 P.M. during Closed Session)

Also Present:

John Raymond, Executive Director; Danny Aleshire, Assistant Authority Counsel; and Joy Simarago, Deputy City Clerk

FLAG SALUTE:

Board Member Aldridge, Jr. led the Pledge of Allegiance.

INVOCATION:

Board Member Thomas gave the invocation.

REPORT ON ANY PUBLIC COMMENTS ON CLOSED SESSION ITEMS (AUTHORITY SECRETARY) – None.

ANNOUNCEMENT OF CLOSED SESSION ITEMS (AUTHORITY COUNSEL)

Assistant Authority Counsel Aleshire announced the Closed Session item.

RECESS INTO CLOSED SESSION

The meeting was recessed at 2:19 P.M. by Authority Chair Davis-Holmes to Closed Session.

RECONVENE: OPEN SESSION

The meeting was reconvened at 3:02 P.M. by Authority Chair Davis-Holmes with all members previously noted present.

REPORT ON CLOSED SESSION ACTIONS (AUTHORITY COUNSEL)

Assistant Authority Counsel Aleshire provided the Closed Session Report as follows:

CLOSED SESSION (Item 1)

Item No. 1. 2023-0679 CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.8, to enable the Carson Reclamation Authority Board to consider negotiations with Carson Goose Owner, LLC, and to give direction to its negotiator John Raymond, Executive Director, regarding that certain real property described as Cells 3, 4, and 5 of the former Cal Compact Landfill, located at 20400 South Main Street, Carson, California. The Authority's real property negotiator will discuss with the Board proposed changes regarding the price and terms for payment for the property.

ACTION: No reportable action was taken.

ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC) – None.

APPROVAL OF MINUTES:

Item No. 2. 2023-0608 APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES: AUGUST 7, 2023 (REGULAR)

Recommendation: Approve the minutes as listed.

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

Ayes: Authority Chair Davis-Holmes, Authority Vice Chair Hicks, Board Member Aldridge, Jr., Board Member Hopson, and Board Member Thomas
Noes: None
Abstain: None
Absent: None

CONSENT: (Items 3-6)

It was moved to approve Consent Items No. 3 to 6 on motion of Thomas, seconded by Aldridge, Jr. and unanimously carried by the following vote:

Ayes: Authority Chair Davis-Holmes, Authority Vice Chair Hicks, Board Member Aldridge, Jr., Board Member Hopson, and Board Member Thomas
Noes: None
Abstain: None
Absent: None

Item No. 3. 2023-0660 Resolution No. 23-14-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$10,970.10.

ACTION: Item No. 3 was approved on Consent.

Item No. 4. 2023-0628 CONSIDER THE MONTHLY RESERVES AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY FOR MONTH ENDING JULY 31, 2023

Recommendation: RECEIVE and FILE.

ACTION: Item No. 4 was approved on Consent.

Item No. 5. 2023-0680 AUTHORIZE EXECUTIVE DIRECTOR TO APPROVE AND BIND COVERAGE ON A COMMERCIAL GENERAL LIABILITY POLICY FROM UNITED SPECIALTY INSURANCE COMPANY (PRIMARY) AND ENDURANCE AMERICAN SPECIALTY INSURANCE COMPANY AND AMBRIDGE (LLOYD'S), EXCESS CARRIERS, PROCURED THROUGH MARSH RISK & INSURANCE SERVICES IN AN AGGREGATE LIMIT OF \$10,000,000 (\$1,000,000 PRIMARY/\$4,000,000 PLUS \$5,000,000 EXCESS) AT A PREMIUM AND SURPLUS LINES TAX AMOUNT NOT TO EXCEED \$109,887.00

Recommendation: TAKE the following action:
AUTHORIZE the Executive Director to bind coverage on behalf of the Carson Reclamation Authority on a Commercial General Liability Policy with United Specialty Insurance Company (primary carrier) on a \$1,000,000 per occurrence/\$2,000,000 general aggregate/\$2,000,000 products-completed operations basis; Endurance American Specialty Insurance for \$4,000,000 in excess of the first \$1,000,000; and Ambridge (Lloyds) for \$5,000,000 in excess of the first \$5,000,000, for a total of \$10,000,000 in coverage, procured through Marsh Risk & Insurance Services, with a total cost of \$109,887 including broker commission and surplus lines taxes.

ACTION: Item No. 5 was approved on Consent.

Item No. 6. 2023-0677 CONSIDER THIRD AMENDMENT TO OPTION AGREEMENT WITH CARSON GOOSE OWNER, LLC FOR THE DEVELOPMENT OF CELLS 3, 4, AND 5 ON THE FORMER CAL

COMPACT LANDFILL

Recommendation: 1. APPROVE the Third Amendment to Option Agreement and Joint Escrow Instructions ("Third Amendment") between the Carson Reclamation Authority and Carson Goose Owner, LLC; and
2. AUTHORIZE the Board Chair to execute the Third Amendment and all related documents.

ACTION: Item No. 6 was approved on Consent.

DISCUSSION: (Item 7)

Item No. 7. 2023-0678 CONSIDER A DRAFT LAND USE COVENANT AND ENVIRONMENTAL RESTRICTIONS FOR THE FORMER CAL COMPACT LANDFILL (APN 7336-010-903 AND 7336-010-905) WITH THE CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL

Executive Director Raymond gave a report.

Recommendation: 1. REVIEW AND APPROVE THE DRAFT LAND USE COVENANT AND ENVIRONMENTAL RESTRICTIONS FOR THE FORMER CAL COMPACT LANDFILL (APN 7336-010-903 AND 7336-010-905) WITH THE CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL; and
2. AUTHORIZE the Executive Director to execute the Covenant, with the allowance for any further minor changes to the Covenant in a form acceptable to the Authority Counsel.

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

Ayes: Authority Chair Davis-Holmes, Authority Vice Chair Hicks, Board Member Aldridge, Jr., Board Member Hopson, and Board Member Thomas

Noes: None

Abstain: None

Absent: None

ORAL COMMUNICATIONS (MEMBERS OF THE PUBLIC) – None.

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

Board Member Thomas congratulated Authority Vice Chair Hicks for the successful White Linen Event held on Saturday.

Authority Vice Chair Hicks reported/announced the following:

- Cajun and Blues White Linen Affair held Saturday was its fifth year. He thanked the residents for attending and the business community support.
- Prostate Cancer Awareness 5K Walk on September 16, 2023, from 8:30 A.M. to 11:00 A.M. at California State University Dominguez Hills (CSUDH)
- Coalition Workshop in conjunction with the Men's Empowerment along with Senator Steve Bradford, on September 16, 2023, at 10:00 A.M., at CSUDH; KJLH will be sponsoring the event
- Scheduled to be on Channel 11 News on Wednesday, September 13, 2023 with Anchor Marla Tellez and Alonzo Williams

Authority Chair Davis-Holmes reported/announced the following:

- Thanked staff for attending the Cajun and Blues White Linen Event
- It's All About Me Women's Health Conference on October 20, 2023
- Jazz Festival on October 7, 2023, at Anderson Park
- Heroes Day on September 11, 2023, at 5:00 P.M. in the atrium area
- Thanked staff and the counsel involved with the 157-acre site project

Executive Director Raymond announced the next Carson Reclamation Authority Meeting will be held on Wednesday, October 4, 2023.

ADJOURNMENT

The meeting was adjourned at 3:15 P.M. by Authority Chair Davis-Holmes.

Lula Davis-Holmes
Authority Chair

ATTEST:

Dr. Khaleah K. Bradshaw
Authority Secretary