

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



**TUESDAY, SEPTEMBER 6, 2016
701 East Carson Street
Helen Kawagoe Council Chambers
5:00 p.m. - Closed Session
6:00 p.m. - Regular Session**

Albert Robles, Mayor

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

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

Donesia L. Gause, City Clerk

Monica Cooper, City Treasurer

“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/PUBLIC FINANCING AUTHORITY**

ROLL CALL:

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

ORAL COMMUNICATIONS – CLOSED SESSION ITEMS ONLY

ANNOUNCEMENT OF CLOSED SESSION ITEMS

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

**Item No. 1. [2016-898](#) CONFERENCE WITH LABOR NEGOTIATOR (CITY
COUNCIL)**

Recommendation:

A closed session will be held, pursuant to Government Code Section 54957.6, with Kenneth C. Farfing, City Manager, Sunny Soltani, City Attorney and Gail Dixon-McMahon, Director of Human Resources, its negotiators(s), regarding labor negotiations with AFSCME Local 1017.

**Item No. 2. [2016-914](#) 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 John H. Semcken, III, Senior Vice President of Majestic Realty Co., with whom City is negotiating, and to give direction to its negotiator(s) Kenneth C. Farfsing, City Manager, and John Raymond, Director of Community Development regarding that certain real property at 2403 East 223rd Street. The City's real property negotiator will seek direction from the City Council regarding the price and terms of payment for the property.

**Item No. 3. [2016-915](#) CONFERENCE WITH REAL PROPERTY
NEGOTIATOR (SUCCESSOR AGENCY)**

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.8, to enable the Successor Agency to consider negotiations with Edwin T. Tanglao, representing ETOIL, Inc., with whom the Successor Agency is negotiating, and to give direction to its negotiator(s) Kenneth C. Farfsing, Executive Director and John Raymond, Director Community Development regarding that certain real property 17505 S. Main Street. The Successor Agency's real property negotiator will seek direction from the Agency regarding the price and terms of payment for the property.

**Item No. 4. [2016-916](#) CONFERENCE WITH LEGAL COUNSEL -
ANTICIPATED LITIGATION (CITY COUNCIL)**

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.9(d)(4) because the City is considering whether to initiate litigation in one case.

**Item No. 5. [2016-886](#) CONFERENCE WITH LEGAL COUNSEL -
ANTICIPATED LITIGATION (CITY COUNCIL)**

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.9(d)(4) because the City is considering whether to initiate litigation in two cases.

Item No. 6. [2016-951](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (CITY COUNCIL)

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.9(d)(1), to confer with legal counsel regarding pending litigation to which the City is a party. The title of such litigation is as follows: Eleanor De Nize Hunt v. City of Carson et. al., Los Angeles Superior Court Case No. BC609000

RECONVENE TO OPEN SESSION AT 6:00 P.M.

REPORT ON CLOSED SESSION ACTIONS

FLAG SALUTE:

Item No. 7. [2016-949](#) MARIELA MONTIJO, LOMITA MAGNET ELEMENTARY SCHOOL

INVOCATION:

Item No. 8. [2016-950](#) REPRESENTATIVE FROM MISSION EBENEZER FAMILY CHURCH

INTRODUCTIONS

Item No. 9. [2016-891](#) REPORT FROM CAPTAIN MARKS OF CARSON SHERIFF'S STATION

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. 10. [2016-953](#) TUESDAY, FEBRUARY 16, 2016 (SPECIAL)
THURSDAY, AUGUST 11, 2016 (SPECIAL)
TUESDAY, AUGUST 23, 2016 (SPECIAL)**

CONSENT: (Items 11-18)

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. 11. [2016-938](#) Resolution No. 16-18-CSA, A RESOLUTION OF THE CARSON SUCCESSOR AGENCY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$41,054.52, DEMAND CHECK NUMBERS SA-001673 THROUGH SA-001679

Attachments: [090616 CSA check listing](#)

- Item No. 12. [2016-939](#) Resolution No. 16-19-CHA, A RESOLUTION OF THE CARSON HOUSING AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$18,198.60, DEMAND CHECK NUMBERS HA-001576 through HA-001582

Attachments: [090616 CHA check listing](#)

- Item No. 13. [2016-943](#) Resolution No. 16-125, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS, AS FOLLOWS:

TOTAL OF \$7,296,037.62 FOR GENERAL DEMANDS, CHECK NUMBERS 130792 THROUGH 131437.

TOTAL OF \$911,036.72 FOR CO-OP AGREEMENT DEMANDS, CHECK NUMBERS 1063 THROUGH 1070, 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.

Attachments: [AP CK LISTING CA 7-28-16 TO 8-25-16 FOR 9-6-16 COUNCIL M](#)
[AP CK LISTING CM 07-28-16 TO 08-25-16 FOR 9-6-16 COUNCIL](#)

**Item No. 14. [2016-854](#) CONSIDER AN AWARD FOR MAINTENANCE AND
HARDWARE SUPPORT CONTRACT FOR TWO
HEWLETT-PACKARD (HP) SERVERS TO ABTECH
TECHNOLOGIES (CITY COUNCIL)**

Recommendation: AWARD a one-year agreement for the maintenance, repair and hardware support of two HP Servers and its peripherals for the period of September 6, 2016 through September 5, 2017, in an amount no-to-exceed \$25,212.00, to Abtech Technologies, in a form to be approved by the City Attorney.

Attachments: [Exhibit No. 1 - RFP No. P16-03 Bid Sheet](#)
[Exhibit No. 2 - Abtech Tech. Bid Response](#)
[Exhibit No. 3 - GHA Tech. Bid Response](#)
[Exhibit No. 4 - Abtech Contract](#)

**Item No. 15. [2016-879](#) CONSIDER APPROVAL OF PARCEL MAP NO. 62011:
CONVERSION OF 4-DETACHED DWELLING UNITS
INTO RESIDENTIAL CONDOMINIUMS LOCATED AT
537 EAST 213TH STREET (CITY COUNCIL)**

Recommendation: TAKE the following actions:
1. APPROVE Parcel Map No. 62011, located at 537 East 213th Street.
2. MAKE the findings listed in the body of this report.
3. ACCEPT the dedications as indicated on said map.
4. APPROVE and ACCEPT the work agreements and improvement securities listed in the body of this report, following approval as to form by the City Attorney.
5. INSTRUCT the City Clerk to endorse the certificate that embodies the approval of said map on the face of Parcel Map No. 62011.

Sponsors: Public Works

Attachments: [Exhibit_1 - LA County Letter.pdf](#)
[Exhibit_2 - Location Map.pdf](#)
[Exhibit_3 - Planning Commission Minutes.pdf](#)

Item No. 16. [2016-924](#) **CONSIDER APPROVAL OF THE THIRD AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH TCM GROUP, INC., A HILL INTERNATIONAL COMPANY, FOR PROJECT NO. 919 [FEDERAL NO. HPLUL-5403(017)]: WILMINGTON AVENUE INTERCHANGE MODIFICATION AT THE I-405 FREEWAY (CITY COUNCIL AND SUCCESSOR AGENCY)**

Recommendation:

TAKE the following actions:

1. APPROVE the Third Amendment to the Professional Services Agreement with TCM Group, Inc., a Hill International Company, to reflect an extension of the time of service for a negotiated fee not-to-exceed \$779,990.16.
2. AUTHORIZE the Chairman to execute the Third Amendment to the Professional Services Agreement with TCM Group, Inc., a Hill International Company, following approval as to form by the Agency Counsel.
3. ADOPT Resolution No. 16-19-CSA, A resolution of the Carson Successor Agency board amending the fiscal year 2016-17 budget in the Successor Agency Bond Fund, to increase the Successor Agency budget by \$230,000

Sponsors:

Public Works

Attachments:

[Exh No. 1 \(Location Map\)](#)

[Exh No. 2 \(Exist and Future\)](#)

[Exh No. 3 \(2009 FEB 17 RA \(Minutes\)item #7\)](#)

[Exh No. 4 \(2013 FEB 19 CSA Reg Mtg \(minutes\)item #2\)](#)

[Exh No. 5 \(2015 AUG 4 CSA Reg Mtg \(minutes\)item #17\)](#)

[Exh No. 6 \(Hill Request for Additional Funds\)](#)

[Exh. No. 7 \(Agreement\)](#)

[Exh No. 8 Reso 16-19-CSA](#)

Item No. 17. [2016-927](#) **CONSIDER APPROVING A PROFESSIONAL CONTRACT SERVICES AGREEMENT WITH MUNICIPAL PETROLEUM ANALYSTS TO ADDRESS COMPLIANCE REQUIREMENTS FOR ENTITIES OPERATING WITHOUT A FRANCHISE AGREEMENT (CITY COUNCIL)**

Recommendation: 1. APPROVE the Professional Contract Services Agreement to Municipal Petroleum Analysts in the amount, not to exceed, \$75,000.00 (Exhibit No. 1).

2. APPROVE Resolution 16-126, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE FISCAL YEAR 2016-17 BUDGET IN THE GENERAL FUND" (Exhibit No. 2)

Attachments: [Professional Services Agreement - Municipal Petroleum Analysts](#)
[Resolution No. 16-126](#)

Item No. 18. [2016-942](#) **CONSIDERATION OF RESOLUTION NO. 16-124 AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111, BY ADOPTING THE CLASSIFICATION SPECIFICATION FOR BUDGET ANALYST (CITY COUNCIL)**

Recommendation: WAIVE further reading and adopt Resolution No. 16-124 "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111, BY ADOPTING THE CLASSIFICATION SPECIFICATION FOR BUDGET ANALYST."

Attachments: [Exhibit No. 1 - Reso No. 16-124](#)
[Exhibit No. 2 - Classification Specification](#)

SPECIAL ORDERS OF THE DAY

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.

DISCUSSION: (Items 19-25)

Item No. 19. [2016-955](#) CONSIDERATION OF APPROVAL OF A SETTLEMENT AGREEMENT WITH CARDINAL CAVALRY LLC; CARSON HOLDINGS LLC; CARSON RECLAMATION AUTHORITY; SUCCESSOR AGENCY TO THE CARSON REDEVELOPMENT AGENCY; AND CARSON PUBLIC FINANCING AUTHORITY

Recommendation: It is recommended that the City, the Successor Agency and the Public Finance Authority take the following action:

1. Approve the Proposed Settlement Agreement by and between the City, Cardinal Cavalry, LLC; Carson Holdings, LLC; the Carson Reclamation Authority; the Successor Agency to the Carson Redevelopment Agency ("Successor Agency"); and the Carson Public Financing Authority ("Authority").
2. The Carson Reclamation Authority is required to take a separate action to approve the proposed Settlement Agreement.
- 1.

Attachments: [Settlement Agreement](#)

Item No. 20. [2016-937](#) DISCUSS AND CONSIDER THE VISION PLAN FOR THE 640 ACRES SURROUNDING THE 157 ACRE FORMER CAL COMPACT SITE (CITY COUNCIL)

Recommendation: WAIVE FURTHER READING AND ADOPT RESOLUTION NO. 16-122, ENTITLED "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON APPROVING THE VISION PLAN, DIRECTING STAFF TO TAKE ALL NECESSARY STEPS TO IMPLEMENT THE VISION PLAN INCLUDING PREPARATION OF A GENERAL PLAN UPDATE, A ZONING CODE UPDATE, SPECIFIC PLANS, A FEASIBILITY ANALYSIS FOR FORMATION OF THE ENHANCED INFRASTRUCTURE FINANCING DISTRICT, ALL NECESSARY CALIFORNIA ENVIRONMENTAL QUALITY ACT ANALYSIS RELATED TO THESE ACTIONS, AND EXTENSION OF THE TEMPORARY MORATORIUM FOR THE VISION PLAN AREA TO FROM DECEMBER 15, 2016 TO DECEMBER 15, 2017"

Attachments: [Exhibit No. 1 - Vision Plan](#)
[Exhibit No. 2 - 2016-041](#)
[Exhibit No. 3 - Carson Vision Plan](#)
[Exhibit No. 4 - Carson Vision Comments](#)
[Exhibit No. 5 - EIFD legend](#)
[Exhibit No. 6 - Reso 16-122](#)

Item No. 21. [2016-946](#) PARTICIPATION IN 2024 OLYMPIC GAMES (CITY COUNCIL)

Recommendation: The City Council should discuss the requested commitment letter and give direction. The Council should authorize the Mayor to sign the commitment letter, incorporating any Council or City Attorney concerns.

Item No. 22. [2016-909](#) CONSIDER AMENDING CITY FACILITY RENTERS CONTRACTS AND PERMITS TO REQUIRE PROOF OF LIABILITY INSURANCE (CITY COUNCIL)

Recommendation: TAKE the following action:

1. APPROVE amending the current contracts and permits to include the updated indemnity language and a requirement that renters of City facilities provide commercial general liability insurance in the amount of \$1,000,000.
2. APPROVE COUNCIL POLICY & PROCEDURE NUMBER 01.04.01, RENTERS OF CITY FACILITIES/REQUIREMENT FOR LIABILITY INSURANCE.

1.

Attachments: [exhibit 1](#)
[exhibit 2](#)
[exhibit 3](#)
[exhibit 4](#)
[EXHIBIT 5](#)
[EXHIBIT 6](#)

Item No. 23. [2015-676](#) CONSIDERATION TO AWARD A THREE-YEAR PREVENTIVE MAINTENANCE CONTRACT FOR SELECTED HEAVY-DUTY TRUCKS AND TRAILERS TO PENSKE TRUCK LEASING CO., LP. (CITY COUNCIL)

Recommendation: TAKE the following actions:

1. AWARD a three-year preventive maintenance contract for selected heavy-duty trucks and trailers to Penske Truck Leasing Co., LP, in an amount not-to-exceed \$39,756.00 per year which includes estimated corrective maintenance costs of \$9,000.00 per year.
2. AUTHORIZE the Mayor to execute the agreement, following approval as to form by the City Attorney.

Attachments: [Ex 1 RFP for Fleet Vehicles](#)
[Ex. 2 Proposed Vehicle Maint. Agrmnt](#)
[Ex. 3 Contract Svces Agrmnt](#)

Item No. 24. [2016-952](#) CONSIDER REFUNDING SERIES 2009 TAX ALLOCATION BONDS AND SERIES 2009 LEASE REVENUE BONDS (SUCCESSOR AGENCY)

Recommendation: DIRECT Staff to move forward with preparations for refunding the Series 2009 Tax Allocation Bonds and Series 2009 Lease Revenue Bonds on a taxable basis.

Attachments: [20160817 Memo from Curt de Crinis](#)
[20160812 Piper Jaffray Savings Analysis](#)

Item No. 25. [2016-899](#) CONSIDER APPOINTMENTS BY MAYOR ROBLES, TO, AND/OR REMOVAL FROM COMMISSIONS, COMMITTEES AND BOARDS BY MAYOR AND CITY COUNCIL (CITY COUNCIL)

Recommendation: TAKE the following actions:

1. Mayor to CONSIDER, APPOINT, or REAPPOINT members to the Commissions, Committees, and Boards (Exhibit No. 1) in accordance with Ordinance No. 13-1516 regarding the number and composition of various commissions (Exhibit No. 2); Ordinance No. 13-1519 regarding the number of members of various commissions (Exhibit No. 3); Ordinance No. 13-1520 regarding the composition of various commissions (Exhibit No. 4); and Resolution No. 13-046 regarding the composition of the Carson Utility Users Tax Citizens Budget Oversight Committee (Exhibit No. 5);

2. Mayor and City Council to CONSIDER REMOVAL, if desired, of members to the Commissions, Committees, and Boards in accordance with Ordinance No. 13-1523 regarding the process of removal from various commissions (Exhibit No. 6), with the approval of a majority of the entire City Council present.

Attachments: [Exhibit No. 1 - List of CC&B dated 8-25-2016](#)

[Exhibit No. 2 - Ord. No. 13-1516](#)

[Exhibit No. 3 - Ord. No. 13-1519](#)

[Exhibit No. 4 - Ord. No. 13-1520](#)

[Exhibit No. 5 - Reso. No. 13-046](#)

[Exhibit No. 6 - Ord. No. 13-1523](#)

ORDINANCE SECOND READING: (None)

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