

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



**TUESDAY, APRIL 18, 2017
701 East Carson Street
Helen Kawagoe Council Chambers**

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

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

ROLL CALL:

CLOSED SESSION (5:00 P.M. - 6:00 P.M.) (Items 1-10)

ORAL COMMUNICATIONS – CLOSED SESSION ITEMS ONLY

ANNOUNCEMENT OF CLOSED SESSION ITEMS

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

**Item No. 1. [2017-258](#) 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: Frank Lindsay V. City of Carson; Case Number 2:16 cv-06559-GHK-RAO, Central District of California.

**Item No. 2. [2017-266](#) CITY MANAGER EMPLOYMENT PERFORMANCE
EVALUATION (CITY COUNCIL)**

Recommendation: A closed session will be held, pursuant to Government Code Section 54957, to conduct an employee evaluation for the position of City Manager.

**Item No. 3. [2017-267](#) CITY ATTORNEY PERFORMANCE EVALUATION
(CITY COUNCIL)**

Recommendation: A closed session will be held, pursuant to Government Code Section 54957, to conduct an evaluation for the position of City Attorney.

**Item No. 4. [2017-268](#) 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)(2), because there is a significant exposure to litigation in one case.

**Item No. 5. [2017-273](#) 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.

**Item No. 6. [2017-275](#) 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) and (e)(2), because there is a significant exposure to litigation in one case.

**Item No. 7. [2017-276](#) 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 one case.

Item No. 8. [2017-277](#) 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.,
James Kozel of CDC Development, Inc., AND
Iris Marlene Hernandez of Ambassador RE., Inc., representing Fenix Enterprenuer, Inc.
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. 9. [2017-288](#) 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)(2) and (e)(4), because there is a significant exposure to litigation in one case.

Item No. 10. [2017-289](#) 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.

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

REPORT ON CLOSED SESSION ACTIONS

FLAG SALUTE:

Item No. 11. [2017-286](#) NOAH J. ALVARADO, WHO ATTENDS ACADEMIES OF EDUCATION AND EMPOWERMENT AT CARSON HIGH SCHOOL

INVOCATION:

Item No. 12. [2017-272](#) PASTOR HECTOR HERNANDEZ, APOSTOLIC CHURCH IN CARSON

INTRODUCTIONS

Item No. 13. [2017-256](#) REPORT FROM CAPTAIN SKEEN OF CARSON
SHERIFF'S STATION

Item No. 14. [2017-292](#) PRESENTATION OF A PROCLAMATION
RECOGNIZING NATIONAL PRESCRIPTION DRUG
TAKE BACK DAY

**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:(None)

CONSENT: (Items 15-21)

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. 15. [2017-274](#) Resolution No. 17-051, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS, AS FOLLOWS:

TOTAL OF \$2,704,393.43 FOR GENERAL DEMANDS, CHECK NUMBERS 134324 THROUGH 134623.

TOTAL OF \$1,164,808.07 FOR CO-OP AGREEMENT DEMANDS, CHECK NUMBERS 1132 THROUGH 1135, WHICH ARE COSTS ASSOCIATED WITH THE CONSTRUCTION OF CAPITAL PROJECTS WITHIN THE FORMER REDEVELOPMENT PROJECT AREA, USING BOND PROCEEDS TRANSFERRED FROM THE SUCCESOR AGENCY TO THE CITY.

Attachments: [AP CK LISTING 3-30-17 THROUGH 4-6-17 CA FOR COUNCIL M](#)
[AP CK LISTING 3-30-17 THROUGH 4-6-17 CM FOR COUNCIL N](#)

Item No. 16. [2017-210](#) CONSIDERATION OF ADOPTION OF RESOLUTION NO 17-037 AUTHORIZING THE DESTRUCTION OF SPECIFIED CITY RECORDS (CITY COUNCIL)

Recommendation: WAIVE further reading and ADOPT Resolution No. 17-037, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING THE DESTRUCTION OF SPECIFIED CITY RECORDS.

Attachments: [Resolution 17-037](#)
[SMP 3.33.1](#)
[FORM 1113](#)

- Item No. 17. [2017-259](#) **CONSIDER APPROVAL OF PLANS, SPECIFICATIONS AND ESTIMATES, AND AUTHORIZATION TO ADVERTISE FOR CONSTRUCTION BIDS FOR PROJECT NO. 1540: CURB RAMP IMPROVEMENTS - AVALON BOULEVARD AT BONDS STREET, AND AVALON BOULEVARD AT THE SOUTHERLY CITY LIMITS (CITY COUNCIL)**

Recommendation:

TAKE the following actions:

1. APPROVE the plans, specifications and estimates, and order the work for Project No. 1540: Curb Ramp Improvements - Avalon Boulevard at Bonds Street, and Avalon Boulevard at the Southerly City Limits.
2. AUTHORIZE staff to advertise the work and call for construction bids for Project No. 1540: Curb Ramp Improvements - Avalon Boulevard at Bonds Street, and Avalon Boulevard at the Southerly City Limits.
3. APPROPRIATE \$60,000.00 from the Cooperative Agreement Bond Proceeds Fund balance to cover the proposed improvements for Project No. 1540: Curb Ramp Improvements - Avalon Boulevard at Bonds Street, and Avalon Boulevard at the Southerly City Limits.
4. WAIVE further reading and ADOPT Resolution No. 17-053, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE FY 2016/17 BUDGET IN THE COOPERATIVE AGREEMENT BOND PROCEEDS FUND."

1.

Sponsors:

Public Works

Attachments:

[Exh 1 AvalonCurb.pdf](#)

[Exh No. 2 Reso 17-053](#)

- Item No. 18. [2017-271](#) CONSIDERATION OF RESOLUTION NO. 17-058 APPROVING THE CITY OF CARSON INTERNAL REVENUE CODE SECTIONS 457 (B) AND 401 (A) PLANS INVESTMENT POLICY STATEMENT AND THE RETIREMENT PLAN INVESTMENT ADVISORY AGREEMENT BETWEEN THE CITY OF CARSON AND SHUSTER FINANCIAL GROUP AND AUTHORIZING THE CITY MANAGER AND DIRECTOR OF HUMAN RESOURCES AND RISK MANAGEMENT TO ADMINISTER THE CITY'S 457(B) AND 401(A) PLANS (CITY COUNCIL)

Recommendation: WAIVE further reading and ADOPT Resolution No. 17-058, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, ADOPTING THE CITY OF CARSON INTERNAL REVENUE CODE SECTIONS 457(b) AND 401(a) PLANS INVESTMENT POLICY STATEMENT AND RETIREMENT PLAN INVESTMENT ADVISORY AGREEMENT BETWEEN THE CITY OF CARSON AND SHUSTER FINANCIAL GROUP AND AUTHORIZING THE CITY MANAGER AND DIRECTOR OF HUMAN RESOURCES AND RISK MANAGEMENT TO ADMINISTER THE CITY'S INTERNAL REVENUE CODE SECTIONS 457(b) AND 401(a) PLANS.

Attachments: [Exhibit No. 1 Reso No. 14-110](#)
[Exhibit No. 2 Reso No. 17-058](#)
[Exhibit No 3. Investment Policy Statement](#)
[Exhibit No. 4 - Retirement Plan Investment Advisory Agreement](#)

- Item No. 19. [2017-282](#) **CONSIDER APPROVAL OF A LICENSE AGREEMENT BY AND BETWEEN THE CARSON SUCCESSOR AGENCY AND THE COUNTY SANITATION DISTRICT NO. 8 OF LOS ANGELES COUNTY FOR THE TEMPORARY USE OF THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF CARSON AND FIGUEROA STREET**

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.

Attachments: [Exhibit No. 1 - Vicinity Map](#)
[Exhibit No. 2 - License Agreement](#)

- Item No. 20. [2017-290](#) **CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CITY OF CARSON, CARSON HOUSING AUTHORITY, CARSON SUCCESSOR AGENCY**

Recommendation: RECEIVE and FILE.

Attachments: [meetin 4 18](#)

- Item No. 21. [2017-293](#) **UPDATE ON COMMUNITY CHOICE AGGREGATION OPTIONS**

Recommendation: RECEIVE and FILE.

Sponsors: Public Works

Attachments: [Exhibit No. 1 -LACCE Presentation](#)
[Exhibit No. 2 - SBCEP RESENTATION](#)
[Exhibit No. 3 - Reso 15-023](#)

SPECIAL ORDERS OF THE DAY: (None)

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 22-28)

Item No. 22. [2017-283](#) CONSIDER ISSUING THE "10-DAY REPORT," PURSUANT TO GOVERNMENT CODE SECTION 65858(D), REGARDING INTERIM URGENCY ORDINANCE NO. 17-1615U, ESTABLISHING A 45-DAY TEMPORARY MORATORIUM ON THE ESTABLISHMENT, EXPANSION, OR MODIFICATION OF TRUCK YARDS, LOGISTICS FACILITIES, HAZARDOUS MATERIALS OR WASTE FACILITIES, CONTAINER STORAGE, AND CONTAINER PARKING IN THE CITY OF CARSON PENDING A STUDY OF THE CITY'S REGULATIONS; AND CONSIDER ORDERING THE HOLDING OF A PUBLIC HEARING TO DETERMINE WHETHER GROUNDS EXIST THAT WARRANT EXTENDING THE SAME (CITY COUNCIL)

- Recommendation:**
1. ISSUE the "10-Day Report," pursuant to Government Code Section 65858(d), regarding Interim Urgency Ordinance No. 17-1615U establishing a 45-day temporary moratorium on the establishment, expansion, or modification of truck yards, logistics facilities, hazardous materials or waste facilities, container storage, and container parking within the City; and
 2. ORDER the holding of a PUBLIC HEARING on May 2, 2017, to determine whether grounds exist which warrant extending a 45-day temporary moratorium on the establishment, expansion, or modification of truck yards, logistics facilities, hazardous materials or waste facilities, container storage, and container parking within the City for a period not to exceed 10 months and 15 days.

Attachments: [Exhibit No. 1 - 3-21-17 City Council Report.pdf](#)
[Exhibit No. 2 - 10-Day Report.pdf](#)

Item No. 23. [2017-284](#) **CONSULTING SERVICES AGREEMENT WITH DYETT & BHATIA TO PREPARE CITY'S COMPREHENSIVE GENERAL PLAN UPDATE FOR A NOT-TO-EXCEED AMOUNT OF \$1,110,194 (CITY COUNCIL)**

Recommendation: AWARD a consulting services contract in the amount of \$1,110,194 to Dyett & Bhatia.

Attachments: [Consulting Services Agreement dated April 18, 2017](#)
[Request for Proposals](#)
[Proposal from Dyett & Bhatia](#)

Item No. 24. [2017-260](#) **FISCAL YEAR 2017-18 BUDGET WORKSHOP #2 (CITY COUNCIL)**

Recommendation: PROVIDE additional direction to Staff regarding the draft budget.

Attachments: [2017 Five Year Model](#)
[City Events](#)
[Draft FY1718 CIP](#)

- Item No. 25. [2017-257](#) **CONSIDER AUTHORIZATION TO EXPEND ADDITIONAL FUNDS FOR PROJECT NO. 919 [FEDERAL NO. HPLUL-5403(017)]: WILMINGTON AVENUE INTERCHANGE MODIFICATION AT THE I-405 FREEWAY**
THIS IS A JOINT AGENDA ITEM WITH THE SUCCESSOR AGENCY

Recommendation:

TAKE the following actions:

1. AUTHORIZE additional funds in the amount of \$5,008,345.00 to cover construction delays, change orders, and payments for a variety of project related items required to complete Project No. 919: Wilmington Avenue Interchange Modification at the I-405 Freeway,
2. APPROPRIATE \$5,008,345.00 from the Carson Successor Agency Bond Fund account to augment the amount currently budgeted for Project No. 919: Wilmington Avenue Interchange Modification at the I-405 Freeway,
3. WAIVE further reading and ADOPT Resolution No. 17-055, "A RESOLUTION OF THE CARSON CITY COUNCIL, amending the FY 2016/17 budget in the Carson Successor Agency Bond Fund to increase the Carson Successor Agency budget by \$5,008,345.00, AND
4. APPROVE necessary contract amendments in the amount of not to exceed \$5,008,345.00 and authorize the Mayor to execute the same upon approval as to form by the City Attorney.

1.

Sponsors:

Public Works

Attachments: [Exh No. 1 \(Location Map\)](#)
[Exh No. 2 \(Exist and Future\)](#)
[Exh No. 3 \(2013 AUG 06 CSA \(Minutes\) item #1\)](#)
[Exh No. 4 \(2015 AUG 4 CSA Minutes Item No. 16\)](#)
[Exh No. 5 \(Tesoro-Shell Pipelines\)](#)
[Exh No. 6 \(Foreman Hours\)](#)
[Exh No. 7 \(Machine Equipment Rentals\)](#)
[Exh No. 8 \(Office and Jobsite Equipment Rentals\)](#)
[Exh No. 9 \(Contractors Laborers\)](#)
[Exh No. 10 \(Disposal Fees\)](#)
[Exh No. 11 \(Union Labor Wage Rates\)](#)
[Exh No. 12 \(Concrete Cost\)](#)
[Exh No. 13 \(Rebar Labor\)](#)
[Exh No. 14 \(Landscape Labor-Material\)](#)
[Exh No. 15 \(Bridge Demo Subcontractor\)](#)
[Exh No. 16 \(Traffic Control and Surveyor\)](#)
[Exh No. 17 Reso 17-055](#)

Item No. 26. [2017-294](#) **50TH ANNIVERSARY COMMITTEE CITY COUNCIL
SUB-COMMITTEE UPDATE (CITY COUNCIL)**

Recommendation: RECEIVE and FILE.

Item No. 27. [2017-281](#) **CONSIDERATION OF CITY COUNCIL
SUB-COMMITTEES BY MAYOR ROBLES (CITY
COUNCIL)**

Recommendation: 1. Mayor Robles to consider member assignments to the City Council Sub-committees.

Attachments: [Exhibit No. 1 - City Council Sub-committees \(3-21-2017\)](#)

Item No. 28. [2017-280](#) CONSIDER APPOINTMENTS TO THE COMMISSIONS, COMMITTEES AND BOARDS BY MAYOR AND CITY COUNCIL (CITY COUNCIL)

Recommendation: TAKE the following actions:
Mayor to CONSIDER, APPOINT, REAPPOINT or REMOVAL members to the Commission, Committees and Boards.
Or:
TAKE another action the City Council deems appropriate.

Attachments: [List of CCB dated 4-11-2017-Executed](#)

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