

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



**TUESDAY, AUGUST 1, 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 1-7)

ORAL COMMUNICATIONS – CLOSED SESSION ITEMS ONLY

ANNOUNCEMENT OF CLOSED SESSION ITEMS

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

Item No. 1. [2017-606](#) CONFERENCE WITH LEGAL COUNSEL - PUBLIC SECURITY (CITY COUNCIL)

Recommendation: A closed session will be held, pursuant to Government Code Section 54957 to discuss matters posing a threat to the security of public buildings, essential public services, including water, sewer, gas, or electric service, or to the public's right of access to public services or facilities over which the legislative body has jurisdiction.

Item No. 2. [2017-600](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

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: Acosta et al. v. Shell Oil Company et al. It is case number NC053643.

Item No. 3. [2017-598](#) 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 four cases.

**Item No. 4. [2017-628](#) CONFERENCE WITH REAL PROPERTY
NEGOTIATOR**

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.8, to enable the City Council to consider negotiations with David Monhait and Zach Adamson with whom City is negotiating, and to give direction to its negotiator(s) Kenneth C. Farfsing, City Manager and John Raymond, Community Services Director regarding that certain real property 7337-001-017, 7337-003-012, 7337-003-013, 7337-003-014, 7337-002-042, 7337-002-043, 7337-008-031, 7337-008-030 and 7337-008-026. 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. 5. [2017-622](#) 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: CHP Enterprises, Inc. vs. City of Carson, LASC Case No. BS-169787

**Item No. 6. [2017-626](#) 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. 7. [2017-637](#) 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 Steve Gregory, CBC, 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 731-501-2900. The City's real property negotiator will seek direction from the City Council regarding the price and terms of payment for the property.

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

REPORT ON CLOSED SESSION ACTIONS

FLAG SALUTE:

Item No. 8. [2017-482](#) JAYDEN CRUZ AND MAGGI AVANT, CITY OF CARSON'S ENRICHMENT PROGRAM

INVOCATION:

Item No. 9. [2017-485](#) FR. ALBERT AVENIDO, ST. PHILOMENA CHURCH

INTRODUCTIONS

Item No. 10. [2017-521](#) REPORT FROM CAPTAIN SKEEN OF CARSON SHERIFF'S STATION

Item No. 11. [2017-602](#) KRISTI M. EDDY, MRS. CALIFORNIA 2017 AND MRS. CARSON 2017

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. 12. [2017-635](#) JULY 5, 2017 SPECIAL AND REGULAR MEETINGS

Recommendation: Approve the minutes as listed.

Attachments: [2017 JULY 5 CC Spec Mtg \(minutes-unofficial\) - js](#)
[2017 JULY 5 CC-CSA-CHA Reg Mtg \(minutes-unofficial\) - js](#)

CONSENT: (Items 13-21)

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. 13. [2017-615](#) Resolution No. 17-19-CSA, A RESOLUTION OF THE CARSON SUCCESSOR AGENCY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$9,084.25, DEMAND CHECK NUMBERS SA-001727 THROUGH SA-001730

Attachments: [080117 CSA check listing](#)

- Item No. 14. [2017-617](#) Resolution No. 17-20-CHA, A RESOLUTION OF THE CARSON HOUSING AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$28,605.56, DEMAND CHECK NUMBERS HA-001645 through HA-001654

Attachments: [080117 CHA check listing](#)

- Item No. 15. [2017-624](#) Resolution No. 17-099, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS, AS FOLLOWS:

TOTAL OF \$3,224,874.76 FOR GENERAL DEMANDS, CHECK NUMBERS 135947 THROUGH 136142.

TOTAL OF \$68,066.33 FOR CO-OP AGREEMENT DEMANDS, CHECK NUMBERS 1173 THROUGH 1176, WHICH ARE COSTS ASSOCIATED WITH THE CONSTRUCTION OF CAPITAL PROJECTS WITHIN THE FORMER REDEVELOPMENT PROJECT AREA, USING BOND PROCEEDS TRANSFERRED FROM THE SUCCEOR AGENCY TO THE CITY.

Attachments: [AP CK LISTING 7-13-17 THROUGH 7-20-17 CA FOR COUNCIL](#)
[AP CK LISTING 7-13-17 THROUGH 7-20-17 CM FOR COUNCIL](#)

Item No. 16. [2017-426](#) CONSIDERATION OF AMENDMENT NO. 2 TO THE AGREEMENT BETWEEN THE CITY OF CARSON AND TOWNSEND PUBLIC AFFAIRS FOR FEDERAL AND STATE LEGISLATIVE ADVOCACY SERVICES (CITY COUNCIL)

Recommendation:

TAKE the following actions:

1. APPROVE Amendment No. 2 to the agreement for contractual services by and between the City of Carson and Townsend Public Affairs for the period of October 19, 2017 through April 30, 2018.
2. EXTEND the contract services agreement with Townsend Public Affairs for state and federal legislative advocacy services, in the amount of \$8,000.00 per month for a period of 6 months expiring in April 2018.
3. DIRECT staff to conduct a request for proposals for Federal and State advocacy services.
- 1.

Attachments:

[Ex. 1](#)

[Ex. 2](#)

[Ex. 3](#)

[Ex. 4](#)

Item No. 17. [2017-562](#) CLARIFICATION OF CITY VENDORS REQUIRED TO PAY CITY BUSINESS LICENSE TAX (CITY COUNCIL)

Recommendation:

RECEIVE and FILE this report.

Item No. 18. [2017-639](#) CONSIDER APPROVING THE CONTRACT RENEWAL FOR DR. PAUL L. PENOLIAR, OCCUPATIONAL THERAPIST FOR THE JOSEPH B. JR. AND MARY ANNE O'NEAL STROKE CENTER (CITY COUNCIL)

Recommendation:

TAKE the following actions:

1. APPROVE the contract renewal of Dr. Paul L. Penoliar, Occupational Therapist for the Joseph B. Jr. and Mary Anne O'Neal Stroke Center.
2. AUTHORIZE the Mayor to execute the contract of Dr. Paul L. Penoliar.

Attachments:

[Ex 1 MOU](#)

[Ex 2 Penoliar Contract](#)

[20170801 Penoliar Contract Reso](#)

Item No. 19. [2017-610](#) **CONSIDER APPROVAL OF AMENDMENT NO. 2 TO AN AGREEMENT WITH KELLY ASSOCIATES MANAGEMENT GROUP, LLC TO STUDY AND FORMALIZE AN INTERIM DEVELOPMENT IMPACT FEE FOR THE CITY (CITY COUNCIL)**

Recommendation:

TAKE the following actions:

1. APPROVE Amendment No. 2 to the contract with Kelly Associates Management Group, LLC, increasing the contract amount by \$10,000.00; and
2. ADOPT Resolution No. 17-106 A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2017-18 BUDGET IN THE GENERAL FUND; and
3. AUTHORIZE the Mayor to execute the amendment, following approval as to form by the City Attorney.

Attachments:

[Exhibit No. 1 - Contract with Kelly Associates.pdf](#)

[Exhibit No. 2 - 1st Amendment.pdf](#)

[Exhibit No. 3 - Contract Amendment No. 2.pdf](#)

[Exhibit No. 4 - Reso. No. 17-106.pdf](#)

**Item No. 20. [2017-623](#) APPROVAL TO JOIN THE CSEA EXCESS
INSURANCE AUTHORITY AND RENEW GENERAL
LIABILITY INSURANCE FOR FY 2017/18 (CITY
COUNCIL)**

- Recommendation:** TAKE the following actions:
1. APPROVE becoming a member of the CSEA Excess Insurance Authority ("CSEA EIA") by adopting Resolution No. 2017-108 entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON JOINING THE COUNTY SUPERVISORS ASSOCIATION OF CALIFORNIA EXCESS INSURANCE AUTHORITY."
 2. AUTHORIZE the City Manager to execute all documents required and necessary so that the City may become a member of the CSEA Excess Insurance Authority, subject to City Attorney approval as to form.
 3. APPROVE CSEA EIA to provide General Liability Insurance coverage for FY 2017/18, at an estimated cost of \$619,850.
 4. APPROVE a not-to-exceed amount of \$630,000 to purchase general liability insurance before the August 31, 2017 extension deadline in case the actual insurance quote increases.
 5. ADOPT Resolution No. 17-107, A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2017-18 BUDGET IN THE GENERAL FUND.

Attachments: [Alliant's General Liability Proposal and Recommendation](#)
[Resolution to Join CSEA Excess Insurance Authority](#)
[Joint Powers Agreements](#)
[Alliant Excess Liability Insurance Indication and Marketing Report](#)
[20170801 General Liab Insurance Budget Reso](#)
[General Fund Running Budget Summary FY 2017-18](#)

**Item No. 21. [2017-627](#) UPDATE ON THE CITY OF CARSON 50TH
ANNIVERSARY EVENTS (CITY COUNCIL)**

Recommendation: RECEIVE and FILE report.

Sponsors: Community Services

Attachments: [July 12, 2017, Meeting Recap](#)
[White Linen Affair Flyer](#)
[July 12, 2017, Meeting Sign-in Sheets](#)
[Volunteer Flyer](#)

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 22-27)**Item No. 22. [2017-565](#) PROPOSITION 64 (ADULT USE OF MARIJUANA ACT) AND THE MEDICAL MARIJUANA REGULATION AND SAFETY ACT (CITY COUNCIL)**

Recommendation: CONSIDER providing direction on marijuana laws and local control, including whether to schedule community workshops on local marijuana laws.

Sponsors: City Attorney and City Council

Attachments: [Ex. 1 Power Point Marijuana Laws](#)

Item No. 23. [2017-595](#) UPDATE ON SOUTH BAY CITIES COUNCIL OF GOVERNMENT (SBCCOG) FIBER OPTIC MASTER PLAN AND CONSIDER A LETTER OF SUPPORT FOR SOUTH BAY CITIES FOR PARTICIPATION IN EXPLORING COSTS OF REGIONAL FIBER NETWORK (CITY COUNCIL)

Recommendation: AUTHORIZE the Mayor to sign the attached "letter of interest" addressed to the SBCCOG.

Attachments: [Exhibit No. 1 - Letter of Interest to SBCCOG](#)
[Exhibit No. 2 - Letter of Support from TAIC -SBCCOG](#)

Item No. 24. [2017-619](#) UPDATE ON THE DEVELOPMENT OF A NET ZERO ADVANCED ENERGY COMMUNITY PROJECT WITHIN THE CITY OF CARSON (CITY COUNCIL)

Recommendation: 1. Direct Charge Bliss, Inc. to proceed with preparing plans, specifications, costs, and financial models based on each site's category as shown on Exhibit No. 1.

Sponsors: Public Works

Attachments: [Exhibit No. 1 - List of City-owned Sites with responses.pdf](#)

Item No. 26. [2017-236](#) CONSIDER ALLOCATIONS FOR CULTURAL ARTS GRANTS AS RECOMMENDED BY THE CULTURAL ARTS COMMISSION (CITY COUNCIL)

Recommendation: APPROVE the Cultural Arts Commission recommendations for 2017/18 Cultural Art grants.

Attachments: [Ex. 1 Cultural Arts Rating Sheet](#)
[Ex 2 Recap of Rating Scores](#)
[Ex 3 Recap of Funding Amounts](#)

Item No. 27. [2017-107](#) DISCUSSION OF THE CURRENT CITY OF CARSON HIRING FREEZE (CITY COUNCIL)

Recommendation: DISCUSS the current hiring freeze, and PROVIDE additional direction to staff as deemed necessary by the City Council.

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