

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



**MONDAY, NOVEMBER 28, 2016  
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

**SPECIAL MEETING OF CITY COUNCIL  
4:00 P.M.**

***“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 (Items 1-5)**

**ORAL COMMUNICATIONS – CLOSED SESSION ITEMS ONLY**

**ANNOUNCEMENT OF CLOSED SESSION ITEMS**

**RECESS INTO CLOSED SESSION:**

**Item No. 1. [2016-1211](#) CONFERENCE WITH REAL PROPERTY  
NEGOTIATOR (SUCCESSOR AGENCY)**

**Recommendation:** A closed session will be held, pursuant to Government Code Section 54956.8, to enable the City Council to consider negotiations with Waste Management, with whom City is negotiating, and to give direction to its negotiator(s) Kenneth C. Farfsing, Executive Director and John Raymond, Director of Community Development, regarding that certain real property 321 W. Francisco Street, Carson, CA 90745. 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. 2.    [2016-1212](#)    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: City of Carson, a Public Entity, v. Shell Oil Company d/b/a Shell Oil Products US, a Delaware Limited Liability Company, et.al., Case No BC499369, Superior Court.

**Item No. 3.    [2016-1213](#)    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: The Community Development Center vs. City of Carson, Case Number BC565404, Los Angeles Superior Court.

**Item No. 4.    [2016-1214](#)    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

**Item No. 5.    [2016-1222](#)    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.

**RECONVENE TO OPEN SESSION:****REPORT ON CLOSED SESSION ACTIONS****ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)****CONSENT: (Items 6-9)**

*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. 6. [2016-1160](#) **CONSIDER A SIX MONTH CONTRACT AMENDMENT WITH GOODWILL INDUSTRIES TO PROVIDE BUS STOP AND BUS SHELTER MAINTENANCE FOR THE CARSON CIRCUIT (CITY COUNCIL)**

**Recommendation:** 1. APPROVE Contract Amendment #3 with Goodwill Industries to provide routine maintenance of the City of Carson's bus stops and selected bus shelters in the amount of \$6,897.93 per month, for a total cost of \$41,387.58, for the period of January 1, 2017, through June 30, 2017.  
2. AUTHORIZE the Mayor to execute the Goodwill Industries contract extension, following approval as to form by the City Attorney.

1.

**Sponsors:** Community Services

**Attachments:** [Minutes, July 5, 2016, Item #14](#)  
[Executed Amendment #2](#)  
[Draft Amendment #3](#)  
[Goodwill Proposal for Amendment #3](#)  
[Original Goodwill Contract](#)  
[Executed Amendment #1](#)

- Item No. 7. [2016-1169](#) CONSIDER APPROVAL OF AMENDMENT NO. 1 TO SERVICE CONTRACT AGREEMENT WITH ELECTROSONIC, INC. FOR THE MAINTENANCE, SUPPORT & PROGRAMING FOR THE AUDIO VISUAL EQUIPMENT IN THE COUNCIL CHAMBERS AND AV ROOM, TO EXTEND THE TERM OF THE CONTRACT BY ONE YEAR; AND, CONSIDER ADOPTION OF RESOLUTION NO. 16-147 TO AMEND FY 2016/17 PUBLIC EDUCATION / GOVERNMENT BROADCASTING BUDGET AND APPROPRIATE \$100,000.00 TO THE 1% PUBLIC, EDUCATIONAL, AND GOVERNMENTAL (PEG) ACCOUNT (CITY COUNCIL), TO PROVIDE FUNDING FOR SAID CONTRACT AMENDMENT (CITY COUNCIL)

**Recommendation:** CONSIDER the following actions:

1. WAIVE the bidding and proposal requirements otherwise required by the Carson Municipal Code (CMC) for this service contract, pursuant to the "sole source" exception provided by CMC Section 2604(a).
2. APPROVE the amendment to the existing contract with Electrosonic, Inc., for the maintenance and support of the audio equipment and programming of the audio and voting system for the Council Chambers, to extend the term of the contract by one year through calendar year 2017, for the additional amount of \$120,220, and AUTHORIZE Mayor to execute the same upon approval as to form by the City Attorney.
3. WAIVE further reading and ADOPT Resolution No. 16-147, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE FY 2016/17 PUBLIC EDUCATION/GOVERNMENT BROADCASTING FUND BUDGET.

**Attachments:** [Exhibit No. 1 - PEG Fees Summary](#)  
[Exhibit No. 2 - Electrosonic Renewal Proposal](#)  
[Exhibit No. 3 - Amendment No 1 - Electrosonic Contract](#)  
[Exhibit No. 4 - Reso No. 16-147](#)  
[Exhibit No. 5 - Contract Services Agreement \(2016\)](#)

Item No. 8. [2016-1209](#) **CONSIDER POLICY CHANGES FOR THE CITY COUNCIL, SUCCESSOR AGENCY AND HOUSING AUTHORITY DECEMBER AND JANUARY MEETING SCHEDULES (CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY)**

**Recommendation:**

TAKE the following recommendations:

1. CANCEL the City Council/Successor Agency/Housing Authority meeting scheduled for December 20, 2016 due to a proposed lack of quorum.
2. DIRECT staff to amend the Carson Municipal Code to permanently change the December meeting schedule to meet on the first Tuesday in December and go dark on the third Tuesday of the month.
3. DIRECT staff to amend the Carson Municipal Code to permanently change the January meeting schedule to meet on the second and fourth Tuesdays of the month.
- 1.

**Item No. 9. [2016-1210](#) APPROVE A CHANGE ORDER FOR ADDITIONAL FUNDING NEEDED TO COMPLETE THE DOLPHIN PARK AND STEVENSON PARK REMODEL PROJECTS (CITY COUNCIL)**

**Recommendation:**

TAKE the following actions:

1. APPROVE the change orders in the amount of \$60,478.00 to Damon Inc. to be funded from the Los Angeles County Park District Grant, Park Development Grant and Load Shed Fund Grant.
2. APPROVE the change orders in the amount of \$16,418.00 to Ramco General Engineering Contractor, to be funded from the Los Angeles County Park District Grant and Park Development Grant.
3. WAIVE further reading and ADOPT Resolution No. 2016-153, "A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2016-17 BUDGET IN THE LOAD SHED FUND," to cover the costs of the energy efficient windows and LED lighting for Dolphin Park Project #1475.
4. TRANSFER a total of \$25,258.20 from Account 16-90-999 -004-8008 for the Hemingway Park Project No. 1470 to cover the remaining change order costs for Dolphin Park Project No. 1475 in the amount of \$14,318.40 and Stevenson Park Project No. 1477 in the amount of \$10,939.80.

**Attachments:**

[Exhibit 1 Dispo for April 5, 2016 Item 5](#)

[Exhibit 2 Dispo May 17, 2016 Item 30](#)

[Exhibit 3 Dispo May 17, 2016 Item 32](#)

[Exhibit 4 Project 1475 Change Orders Damon Inc](#)

[Exhibit 5 Project 1477 Change Orders Ramco](#)

[Exhibit No. 6 Resolution 16-153](#)

**SPECIAL ORDERS OF THE DAY: (Item 10)**

*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. 10. [2016-1207](#) CONTINUED JOINT PUBLIC HEARING ON A DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CARSON SUCCESSOR AGENCY, THE CARSON HOUSING AUTHORITY, AND CARSON FIGUEROA AFFORDABLE HOUSING, LP, FOR 50 UNITS OF AFFORDABLE HOUSING FOR VETERANS AT 600 WEST CARSON STREET, AND CONTINUE THE PUBLIC HEARING TO THE DECEMBER 6, 2016 REGULAR MEETING

**Recommendation:**

TAKE the following actions:

1. TAKE additional public testimony on the project.
2. CONTINUE the Public Hearing to the December 6, 2016 meeting.

**DISCUSSION: (Items 11-15)**

Item No. 11. [2016-1218](#) CONSIDER THE APPROVAL OF PROGRAM GUIDELINE MODIFICATIONS TO THE CITY OF CARSON'S COMMERCIAL IMPROVEMENT PROGRAM (CITY COUNCIL)

**Recommendation:**

APPROVE program guideline modifications as presented.

**Attachments:**

[Commercial Improvement Program Guidelines 11 21 16](#)

**Item No. 12. [2016-1184](#) CONSIDER AN AGREEMENT WITH TYLER TECHNOLOGIES, INC. FOR THE PURCHASE OF AN ENTERPRISE RESOURCE PLANNING (ERP) SYSTEM (CITY COUNCIL)**

- Recommendation:**
1. APPROVE the proposed contract with Tyler Technologies, Inc.
  2. ADOPT Resolution No. 16-150 to increase the budget in the Capital Asset Replacement Fund and General Fund (Exhibit No. 5).
  3. DIRECT Staff to release a Request for Proposals for an implementation Project Manager.

**Attachments:** [Exhibit No. 1 - Letter of Support](#)  
[Exhibit No. 2 - SDLC - ERP System](#)  
[Exhibit No. 3 - List of CA Cities using Munis](#)  
[Exhibit No. 4 - Proposed Tyler Technologies, Inc. Contract](#)  
[Exhibit No. 5 - Resolution No. 16-150](#)  
[Exhibit No. 6 - General Fund Summary](#)

**Item No. 13. [2016-1217](#) CONSIDER AN AGREEMENT WITH CHARGE BLISS, INC. TO DEVELOP A NET ZERO ADVANCED ENERGY COMMUNITY WITHIN THE CITY OF CARSON, CALIFORNIA, ENERGY COMMISSION SOLICITATION NO. GFO-15-312 (CITY COUNCIL)**

- Recommendation:**
1. AUTHORIZE the Mayor to execute the Phase I Agreement with Charge Bliss, Inc., following approval as to form by the City Attorney.

**Sponsors:** Public Works

**Attachments:** [Exhibit No. 1 - Minutes Feb. 2, 2016, Item No. 19](#)  
[Exhibit No. 2 Charge Bliss Agreement with Changes Accepted \(DF](#)

**Item No. 14. [2016-1208](#) CONSIDER ADDITIONAL CITY EVENT FUNDING (CITY COUNCIL)**

- Recommendation:**
1. ADOPT Resolution No. 16-151, A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2016-17 BUDGET IN THE GENERAL FUND AND SPECIAL EVENTS FUND (Exhibit A); OR
  2. PROVIDE alternative direction to staff.
  - 1.

**Attachments:** [20161128 Events Reso](#)



**Item No. 15. [2016-1219](#) COMMISSIONS, COMMITTEES AND BOARDS BY  
MAYOR AND CITY COUNCIL (CITY COUNCIL)**

**Recommendation:** RECEIVE AND FILE.

**Attachments:** [Exhibit No. 1 - List of CC&B dated 10-20-16](#)  
[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](#)

**ORAL COMMUNICATIONS (COUNCIL MEMBERS)**

**ADJOURNMENT**