

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



**MONDAY, NOVEMBER 6, 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

“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 (5:00 P.M. - 6:00 P.M.) (Items 1-9)

ORAL COMMUNICATIONS – CLOSED SESSION ITEMS ONLY

ANNOUNCEMENT OF CLOSED SESSION ITEMS

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

Item No. 1. [2017-819](#) **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: Amina Wallace vs. City of Carson, Workers Comp Case No. ADJ9800875

Item No. 2. [2017-827](#) **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, et al., Los Angeles Superior Court Case No. 4K13109

**Item No. 3. [2017-820](#) 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. 4. [2017-828](#) 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 2 cases.

**Item No. 5. [2017-858](#) 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 1 case.

**Item No. 6. [2017-824](#) 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 Duong of Clear Channel, with whom City is negotiating, and to give direction to its negotiators, Kenneth C. Farfsing, City Manager, John Raymond, Director of Community Development and Sunny Soltani, City Attorney, regarding that certain real property known as 7406 026 915. 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. 7. [2017-825](#) 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 Hans VanLigten, Integral Communities (specify name(s) of party(ies), with whom City is negotiating, and to give direction to its negotiators, Kenneth C. Farfsing, City Manager, John Raymond, Director of Community Development and Sunny Soltani, City Attorney, regarding that certain real property known as 7319 003 104, 105, and 106. 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. 8. [2017-851](#) 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. Farfsing, 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. 9. [2017-424](#) 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 Joey Cinco, with whom City is negotiating, and to give direction to its negotiator(s) Kenneth C. Farfsing, City Manager, John Raymond, Director of Community Development and Sunny Soltani, City Attorney regarding that certain real property 17505 S. Main Street. 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. 10. [2017-822](#) EMMA-NAEA GEORGE, EARLY CHILDHOOD PROGRAM, WITH HER MOM, VALERIE GEORGE

INVOCATION:

Item No. 11. [2017-823](#) REV. JOSHUA CANALES, MISSION EBENEZER FAMILY CHURCH, CARSON

INTRODUCTIONS

Item No. 12. [2017-817](#) REPORT FROM CAPTAIN SKEEN OF CARSON SHERIFF'S STATION

Item No. 13. [2017-835](#) UPDATE ON THE ELITO M. SANTARINA SENIOR TECHNOLOGY CENTER**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. 14. [2017-849](#) OCTOBER 10, 2017 SPECIAL MEETING**

Recommendation: Approve the minutes as listed.

Attachments: [2017 OCT 10 CC Spec Mtg \(minutes-unofficial\) - js](#)

CONSENT: (Items 15-22)

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. [2017-841](#) Resolution No. 17-146, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS, AS FOLLOWS:

TOTAL OF \$3,783,997.71 FOR GENERAL DEMANDS, CHECK NUMBERS 137273 THROUGH 137509.

TOTAL OF \$1,184,704.30 FOR CO-OP AGREEMENT DEMANDS, CHECK NUMBERS 1194 THROUGH 1199, WHICH ARE COSTS ASSOCIATED WITH THE CONSTRUCTION OF CAPITAL PROJECTS WITHIN THE FORMER REDEVELOPMENT PROJECT AREA, USING BOND PROCEEDS TRANSFERRED FROM THE SUCCESSION AGENCY TO THE CITY.

Attachments: [AP CK LISTING 10-12-17 THROUGH 10-26-17 CA FOR COUNCIL](#)
[AP CK LISTING 10-12-17 THROUGH 10-26-17 CM FOR COUNCIL](#)

Item No. 16. [2017-843](#) Resolution No. 17-24-CSA, A RESOLUTION OF THE CARSON SUCCESSOR AGENCY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$1,432.20, DEMAND CHECK NUMBERS SA-001735 THROUGH SA-001736

Attachments: [110617 CSA check listing](#)

Item No. 17. [2017-844](#) Resolution No. 17-28-CHA, A RESOLUTION OF THE CARSON HOUSING AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$41,925.25, DEMAND CHECK NUMBERS HA-001677 through HA-001681

Attachments: [110617 CHA check listings](#)

Item No. 18. [2017-831](#) **CONSIDERATION TO ACCEPT AS COMPLETE 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. ACCEPT as complete Project No. 1540: Curb Ramp Improvements - Avalon Boulevard at Bonds Street, and Avalon Boulevard at the Southerly City Limits.
2. AUTHORIZE staff to file a Notice of Completion.

Sponsors:

Public Works

Attachments:

[Exh No. 1 - Project 1540 Location Map](#)

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

[Exh No. 3 - Resolution No. 17-090](#)

Item No. 19. [2017-832](#) **CONSIDER AWARDING TWO (2) NON-EXCLUSIVE TOWING AND STORAGE FRANCISE AGREEMENTS WITH FALCON TOWING AND KRUGER TOWING (CITY COUNCIL)**

Recommendation:

1. Award Two (2) Non-Exclusive Towing and Storage Franchise Agreements to Falcon Towing and Kruger Towing and authorizes the Mayor to execute the Agreements.
2. Authorize Staff to send a letter to the Los Angeles County Sheriff's Department recommending that the Carson Station consider adding Falcon Towing to their approved towing list for the City of Carson.

Attachments:

[Falcon Towing Agreement](#)

[Kruger Towing Agreement](#)

Item No. 20. [2017-833](#) **APPROVAL OF AGREEMENT FOR ADMINISTRATIVE SERVICES WITH PRINCIPAL LIFE FOR ADMINISTRATION OF THE CITY OF CARSON SELF-INSURED DENTAL PLAN AND AMENDMENT TO AGREEMENT FOR ADMINISTRATIVE SERVICES FOR BENDER BENEFITS BROKER ADMINISTRATION (CITY COUNCIL)**

Recommendation:

TAKE the following actions:

1. AWARD a one-year contract for dental insurance administrative services to Principal Life including payment of broker fees to Bender Benefits commencing November 1, 2017 with three one-year City renewal options and should the City exercise those options the agreement has the potential of reaching November 1, 2021; AND
2. AUTHORIZE the Mayor to execute the contract after approval as to form by the City Attorney and AUTHORIZE the City Manager to execute each of the optional extensions in one year increments.

Attachments:

[\(PRINCIPAL LIFE INSURANCE\) City of Carson ASO Dental Agree](#)
[\(PRINCIPAL LIFE INSURANCE\)Amendment](#)

Item No. 21. [2017-837](#) **AMENDMENT NO. 1 TO THE AGREEMENT WITH CSG CONSULTANTS, INC. FOR ON-CALL PLANNING SERVICES (CITY COUNCIL)**

Recommendation:

APPROVE Amendment No. 1 to the On-Call Planning Services agreement with CSG Consultants, Inc.
AUTHORIZE the Mayor to execute the agreements following approval as to Form by the City Attorney.

Attachments:

[Exhibit No. 1 - Contract Services Agreement with CSG Consultant](#)
[Exhibit No. 2 - CSG Contract Amendment No. 1](#)

Item No. 22. [2017-839](#) CONSIDER APPROVAL OF AMENDMENT NO. 3 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. 3 to the contract with Kelly Associates Management Group, LLC, increasing the contract amount by \$20,000.00 and extending the term through June 30, 2018.
2. ADOPT Resolution No. 17-147, A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2017-18 BUDGET IN THE GENERAL FUND.
3. AUTHORIZE the Mayor to execute the amendment, following approval as to form by the City Attorney.

Sponsors:

Community Services

Attachments:

[Kelly Associates Contract - executed](#)

[Kelly Associates Contract Amendment No. 1](#)

[Kelly Associates Contract Amendment No. 2](#)

[Kelly Associates Proposed Amendment No. 3](#)

[General Fund Budget Summary FY 17-18](#)

[Resolution No. 17-147 - Amendment No. 3](#)

SPECIAL ORDERS OF THE DAY: (Items 23-24)

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. 23. [2017-846](#) PUBLIC HEARING TO CONSIDER INTRODUCTION OF ORDINANCE NO. 17-1633 AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, APPROVING THE JOINT POWERS AGREEMENT FOR LOS ANGELES COMMUNITY CHOICE ENERGY AND AUTHORIZING THE IMPLEMENTATION OF A COMMUNITY CHOICE AGGREGATION PROGRAM (CITY COUNCIL)

Recommendation:

OPEN the public hearing, TAKE public comments, and CONTINUE the public hearing to a date certain.

- Item No. 24. [2017-838](#) INTRODUCTION OF ORDINANCE NO. 17-1634 AMENDING AND UPDATING PROVISIONS OF THE CARSON MUNICIPAL CODE REGARDING APPEALS OF CERTAIN PERMITS, USE PERMITS, OR CONDITIONAL USE PERMITS (CITY COUNCIL)

Recommendation: WAIVE further reading and INTRODUCE for first reading ORDINANCE NO. 17-1634 "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA AMENDING ARTICLE IX, CHAPTER 1, OF THE CARSON MUNICIPAL CODE RELATING TO APPEALS."

Attachments: [Exhibit No. 1 - Resolution No. 17-2613.pdf](#)
[Exhibit No. 2 - Ordinance 17-1634](#)
[Exhibit No. 2 - Ordinance No. 17-1634](#)

DISCUSSION: (Items 25-29)

- Item No. 25. [2017-818](#) PHILLIPS 66 REFINERY - DEPARTMENT OF TOXICS SUBSTANCES CONTROL - PERMIT RENEWAL OF THE PROCESS WATER STORAGE POND CLOSURE PERMIT (CITY COUNCIL)

Recommendation: DISCUSS and PROVIDE direction to the City on the proposed letter to DTSC outlining the City's concerns.

Attachments: [Ex 1 - Public Notice](#)
[Ex 2 - Letter](#)

- Item No. 26. [2017-845](#) **CONSIDER RESOLUTION NO. 17-148 AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 17-1618U TO ALLOW FILING OF PLANS AND PERMITS NECESSARY TO MODIFY AN EXISTING CONTAINER STORAGE FACILITY BY ADDING THREE MODULAR OFFICE UNITS AND TO CONSTRUCT A MAINTENANCE CANOPY FOR MOBILE MINI, LOCATED AT 22636 SOUTH ALAMEDA STREET (CITY COUNCIL)**

Recommendation: 1. WAIVE FURTHER READING AND ADOPT RESOLUTION NO. 17-148, "AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 17-1618U TO ALLOW FILING OF PLANS AND PERMITS NECESSARY TO MODIFY AN EXISTING CONTAINER STORAGE FACILITY BY ADDING THREE MODULAR OFFICE UNITS AND A MAINTENANCE CANOPY FOR MOBILE MINI INC. 22636 ALAMEDA STREET."

2. DIRECT THE CITY MANAGER, PLANNING MANAGER, AND CITY ATTORNEY TO ENTER INTO THE AGREEMENTS ARTICULATED IN RESOLUTION NO. 17-148, IN ACCORDANCE WITH THE TERMS STATED THEREIN.

Attachments: [Exhibit No. 1 - Ordinance No. 17-1618U.pdf](#)
[Exhibit No. 2 - Exception Request Letter - MM - Ordinance No 17-](#)
[Exhibit No. 3 RESO 17-148.pdf](#)

- Item No. 27. [2017-860](#) **CONSIDERATION OF COUNCIL ASSIGNMENTS TO CITY-AFFILIATED ORGANIZATIONS BY MAYOR ROBLES (CITY COUNCIL)**

Recommendation: REAFFIRM, RE-DESIGNATE and/or DESIGNATE delegates and alternates to the City-Affiliated Organizations listed on Exhibit No. 1.

Attachments: [10-17-17 - CityAffilOrg Exhibit 1](#)

- Item No. 28. [2017-859](#) **CONSIDERATION OF CITY COUNCIL SUB-COMMITTEES (CITY COUNCIL)**

Recommendation: RATIFY Mayor Robles recommendation to City Council Sub-Committees; and appointments and/or removals to City Council Sub-Committee.

Attachments: [10-17-17 - CCB SUB - Exhibit 1 Final](#)

Item No. 29. [2017-861](#) CONSIDER APPOINTMENTS TO THE CITY COUNCIL'S COMMISSION, COMMITTEES AND BOARDS BY THE MAYOR AND CITY COUNCIL (CITY COUNCIL).

- Recommendation:**
1. RATIFY Mayor Robles's appointments and/or removals to various Commissions, Committees and Boards.
 2. DIRECT the City Clerk to notify all affected appointments, reappointments or removed members of this action; and
 3. IF APPLICABLE, DIRECT the City Clerk to post and publish in accordance with the Maddy Act.

Attachments: [11-6-2017- MADDY ACT - Exhibit 1 Final](#)

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