

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



**TUESDAY, JULY 3, 2018
701 East Carson Street
Helen Kawagoe Council Chambers
5:00 PM**

Albert Robles, Mayor

Jawane Hilton, Mayor Pro Tem
Lula Davis-Holmes, 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 1-7)

ORAL COMMUNICATIONS – CLOSED SESSION ITEMS ONLY

ANNOUNCEMENT OF CLOSED SESSION ITEMS

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

**Item No. 1. [2018-472](#) 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. 2. [2018-473](#) 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)(5), because there is a significant exposure to litigation in 1 case.

Item No. 3. [2018-482](#) 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 litigations to which the City is a party. The titles of such litigations are as follows:
USA WASTE OF CALIFORNIA, INC v. CITY OF CARSON, Los Angeles Superior Court Case No. BS172744

Item No. 4. [2018-475](#) CONFERENCE WITH LABOR NEGOTIATOR (CITY COUNCIL)

Recommendation: A closed session will be held, pursuant to Government Code Section 54957.6, with Kenneth C. Farfsing, City Manager, Faye Moseley, Director of Human Resources and Colin Tanner, City Attorney, its negotiators(s), regarding labor negotiations with AFSCME 809 and 1017.

Item No. 5. [2018-484](#) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (CITY COUNCIL AND SUCCESSOR AGENCY)

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 1 case.

Item No. 6. [2018-483](#) 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 1 case.

**Item No. 7. [2018-509](#) CONFERENCE WITH REAL PROPERTY
NEGOTIATOR (CITY COUNCIL AND 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, Assistant City Manager, and Saied Naaseh, 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.

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

REPORT ON CLOSED SESSION ACTIONS

FLAG SALUTE:

**Item No. 8. [2018-493](#) JAYDEN CRUZ, 3RD GRADE, 232ND PLACE
ELEMENTARY**

INVOCATION:

Item No. 9. [2018-474](#) NON DENOMINATIONAL MULTI -FAITH PRAYER

INTRODUCTIONS

**Item No. 10. [2018-457](#) REPORT FROM CAPTAIN SKEEN OF CARSON
SHERIFF'S STATION**

**Item No. 11. [2018-336](#) RECOGNITION OF ARDENT ALMAZAN, FOR BEING
SELECTED TO THE US AIR FORCE ACADEMY
PREPARATORY SCHOOL FOR THE CLASS OF 2019**

**Item No. 12. [2018-494](#) PRESENTATION BY BRANDON JAMES, PRODUCER
AND DIRECTOR OF THE DOCUMENTARY, "FUTURE
UNLIMITED"**

**Item No. 13. [2018-496](#) RECOGNITION OF STEPHEN WHITE MIDDLE
SCHOOL FOR WINNING THE SHELL REGIONAL LAB
CHALLENGE**

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. [2018-497](#) APPROVAL OF THE MAY 29, 2018 (3:00 P.M.) CITY COUNCIL SPECIAL MEETING MINUTES**

Recommendation: Approve the minutes as listed.

Attachments: [2018 MAY 29 CC Spec Mtg \(Budget Wkshp & CS-3pm\) \(minutes-1](#)

CONSENT: (Items 15-25)

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. [2018-489](#) Resolution No. 18-061, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$2,333,493.27, DEMAND CHECK NUMBERS 140849 THROUGH 140993

Attachments: [AP CK LISTING 6-14-18 THROUGH 6-21-18 CM FOR COUNCIL](#)

Item No. 16. [2018-485](#) Resolution No. 18-11-CSA, A RESOLUTION OF THE CARSON SUCCESSOR AGENCY RATIFYING CLAIMS AND DEMAND IN THE AMOUNT OF \$607.50, DEMAND CHECK NUMBER SA-001766

Attachments: [070318 CSA check listing](#)

- Item No. 17. [2018-486](#) Resolution No. 18-11-CHA, A RESOLUTION OF THE CARSON HOUSING AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$30,471.28, DEMAND CHECK NUMBERS HA-001733 through HA-001736

Attachments: [070318 CHA check listing](#)

- Item No. 18. [2018-429](#) CONSIDER APPROVAL OF RESOLUTION NO. 18-076 AND THE USE AND MAINTENANCE AGREEMENT BETWEEN THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT AND THE CITY OF CARSON FOR THE CONSTRUCTION OF PROJECT NO. 1515: CARSON STORMWATER CAPTURE FACILITY AT CARRIAGE CREST PARK (CITY COUNCIL)

Recommendation:

1. APPROVE the Use and Maintenance Agreement between the Los Angeles County Flood Control District and the City of Carson for the construction of Project No. 1515: Carson Stormwater Capture Facility at Carriage Crest Park.
2. AUTHORIZE the Mayor to execute the Use and Maintenance Agreement following approval as to form by the City Attorney.

WAIVE further reading and ADOPT Resolution No. 18-076, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING AMENDING THE FISCAL YEAR 2018-19 BUDGET IN THE NPDES FUND FOR THE CONSTRUCTION OF PROJECT NO. 1515: CARSON STORMWATER CAPTURE FACILITY AT CARRIAGE CREST PARK"

Attachments: [LOCATION MAP](#)
[Use and Maintenance Agreement](#)
[Budget Resolution 18-076](#)

Item No. 19. [2018-442](#) **CONSIDER APPROVAL OF AMENDMENT NO. 4 TO AN AGREEMENT WITH KELLY ASSOCIATES MANAGEMENT GROUP, LLC TO EXTEND THE CONTRACT FOR 12 MONTHS AT NO ADDITIONAL COST TO THE CITY (CITY COUNCIL)**

Recommendation:

TAKE the following actions:

1. APPROVE Amendment No. 4 to the contract with Kelly Associates Management Group, LLC, extending the term through June 30, 2019 at no additional cost to the City.
3. AUTHORIZE the Mayor to execute the amendment, following approval as to form by the City Attorney.

Sponsors:

Community Services

Attachments:

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

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

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

[Exhibit No. 4 - Amendment No. 3.pdf](#)

[Exhibit No. 5 - Proposed Amendment No. 4.pdf](#)

Item No. 20. [2018-459](#) **CONSIDERATION OF RESOLUTION NO. 18-087 AUTHORIZING THE EXECUTION OF PROGRAM SUPPLEMENT AGREEMENT NO. F023 TO THE ADMINISTERING AGENCY-STATE MASTER AGREEMENT NO. 07 5403F15 FOR FEDERAL-AID PROJECTS FOR THE DESIGN PHASE OF PROJECT NO. 1415 [FEDERAL NO. HSIPL 5403(028)]: TRAFFIC SIGNAL UPGRADE AT FIGUEROA STREET AND VICTORIA STREET (CITY COUNCIL)**

Recommendation: WAIVE further reading and ADOPT Resolution No. 18-087, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING THE EXECUTION OF PROGRAM SUPPLEMENT AGREEMENT NO. F023 TO ADMINISTERING AGENCY-STATE MASTER AGREEMENT NO. 07-5403F15 FOR FEDERAL-AID PROJECTS FOR THE DESIGN PHASE OF PROJECT NO. 1415 [FEDERAL NO. HSIPL-5403(028)]: TRAFFIC SIGNAL UPGRADE AT FIGUEROA STREET AND VICTORIA STREET."

Sponsors: Public Works

Attachments: [07-03-18 CC Reso 18-087 Supplement Agreement HSIP FigVictor](#)
[CC 07-03-18 Caltrans Agreement 023F Fig Victoria Signal Exh2](#)

Item No. 21. [2018-462](#) **CONSIDER APPROVAL OF AN AGREEMENT WITH RSG, INC. TO PROVIDE MOBILE HOME RENT REVIEW SERVICES (CITY COUNCIL)**

Recommendation: TAKE the following actions:

1. APPROVE the contract service agreement with RSG, Inc. to provide Mobile Home Rent Review services in the amount not-to-exceed \$243,100 through June 30, 2020.
2. AUTHORIZE the Mayor to execute the agreement, following approval as to form by the City Attorney.

Sponsors: Community Services

Attachments: [Exhibit No. 1 - Draft Agreement - RSG.pdf](#)

Item No. 22. [2018-450](#) **CONSIDERATION OF RESOLUTION NO. 18-079, AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111, BY ADOPTING A REVISED JOB CLASSIFICATION SPECIFICATION FOR INFORMATION TECHNOLOGY MANAGER (CITY COUNCIL)**

Recommendation: WAIVE further reading and ADOPT Resolution No. 18-079, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111. BY ADOPTING THE REVISED JOB CLASSIFICATION SPECIFICATIONS FOR INFORMATION TECHNOLOGY MANAGER."

Attachments: [Job Specs - Information Technology Manager](#)
[RESO No. 18-079](#)

Item No. 23. [2018-449](#) **CONSIDER RESOLUTION NO. 18-075 TO INCREASE THE FY 2017-18 BUDGET FOR AUDIO/VISUAL SERVICES PROVIDED BY 5X5 AV BROADCAST SUPPORT FOR THE CONGRESSWOMAN JUANITA MILLENDER-MCDONALD COMMUNITY CENTER (CITY COUNCIL)**

Recommendation: 1. WAIVE City of Carson Purchasing Ordinance 17-1609, Contract Requirement for Services.
2. WAIVE further reading and ADOPT Resolution No. 18-075, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE FISCAL YEAR 2017-18 BUDGET IN THE COMMUNITY CENTER GENERAL FUND ACCOUNT."
1.

Attachments: [Resolution No. 18-075](#)
[Purchase Order #B06265](#)

Item No. 24. [2018-508](#) CONSIDER RESOLUTION NO. 18-094 OPPOSING REPEAL BALLOT MEASURE SENATE BILL 1 - ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017 (CITY COUNCIL)

Recommendation: WAIVE further reading and ADOPT Resolution No. 18-094, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, OPPOSING THE BALLOT MEASURE TO REPEAL SENATE BILL 1 - ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017."

Attachments: [Resolution No. 18-094](#)

Item No. 25. [2018-500](#) CONSIDER APPROVAL OF A LICENSE AGREEMENT BY AND BETWEEN THE CARSON SUCCESSOR AGENCY AND WIN CHEVROLET, INC. FOR TEMPORARY USE OF A PORTION OF 2254 E. 223RD STREET FOR AUTOMOBILE STORAGE (SUCCESSOR AGENCY)

Recommendation: TAKE the following actions:
1. APPROVE the License Agreement between the Carson Successor Agency and WIN Chevrolet, Inc. for access to the property located at 2254 E. 223rd Street.
2. AUTHORIZE the Chairman to execute the License Agreement following approval as to form by Agency Counsel.

Sponsors: Community Services

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

SPECIAL ORDERS OF THE DAY: (Items 26-28)

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. 26. [2018-404](#) PUBLIC HEARING OF THE PROPOSED ADOPTION
OF A CITY CHARTER AND UPDATE AND
RECOMMENDATIONS FROM THE COMMITTEE OF
THE PROPOSED CITY CHARTER (CITY COUNCIL)

Recommendation: OPEN the Public Hearing; TAKE public testimony then CLOSE the
Public Hearing and discuss content of the proposed charter.

Attachments: [\(Charter\) Committee - Draft of Proposed Charter](#)
[Ex. 2 \(Charter\) Committee Recommendations for Proposed City C](#)
[Ex. 3 Proposed City Charter meetings flyer_2edit-01](#)
[Ex. 3 - 2](#)

- Item No. 27. [2018-491](#) PUBLIC HEARING TO CONSIDER ADOPTION OF AN UNCODIFIED ORDINANCE NO. 18-1811 OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING DEVELOPMENT AGREEMENT NO. 7-18 BETWEEN THE CITY OF CARSON AND CLEAR CHANNEL OUTDOOR, INC. TO REMOVE A STATIC BILLBOARD AND INSTALL AND OPERATE A 65-FOOT HIGH OUTDOOR ADVERTISING SIGN ("DIGITAL BILLBOARD") ALONG THE PORTION OF THE I-110 FREEWAY CORRIDOR, ZONED MH, LOCATED ALONG THE EAST SIDE OF THE I-110 FREEWAY AT FIGUEROA STREET AT APN 7406-026-915 (CITY COUNCIL)

Recommendation:

TAKE the following actions:

1. OPEN the Public Hearing; TAKE public testimony then CLOSE the Public Hearing.
2. WAIVE further reading and INTRODUCE AN UNCODIFIED Ordinance No. 18-1811, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING DEVELOPMENT AGREEMENT NO. 7-18 BETWEEN THE CITY OF CARSON AND CLEAR CHANNEL OUTDOOR, INC. TO REMOVE A STATIC BILLBOARD AND INSTALL AND OPERATE ONE 65-FOOT-HIGH OUTDOOR ADVERTISING SIGN ("DIGITAL BILLBOARD") ALONG THE PORTION OF THE I-110 FREEWAY CORRIDOR.

Attachments:

[EX. 1 CC Ordinance DA Clear Channel Billboard 2018_06-25](#)

[EX. 2 DA \(Clear Channel\) Billboard Development Agreement 2018](#)

[Ex. 3 SR DA 7-18 Clear Channel Billboard at 110 FWY 2018_06](#)

[Ex.4 PC Resolution](#)

Item No. 28. [2018-514](#)

CONSIDER IMPLEMENTATION OF PROJECT AGREEMENTS WITH CAM-CARSON, LLC, A DELAWARE LIMITED LIABILITY CORPORATION AND AN AFFILIATED ENTITY OF MACERICH, FOR THE DEVELOPMENT OF A FASHION OUTLET RETAIL CENTER ON THE CELL 2 SURFACE LOT OF A 157-ACRE PARCEL, THE FORMER CAL-COMPACT LANDFILL; INCLUDING: (1) APPROVAL OF CONSENT TO TRANSFER WHEREBY MACERICH TRANSFERS 50% OF THE DEVELOPMENT ENTITY TO SI-CARSON PROPERTY GROUP OR A SUBSIDIARY; (2) APPROVAL OF AN AGREEMENT TO UNDERTAKE A VALIDATION ACTION OF THE TRANSACTION AND PROVIDE FOR REIMBURSEMENT OF CITY/AUTHORITY EXPENSES; (3) CONDUCT A PUBLIC HEARING PURSUANT TO CODE SECTION 53083; AND (4) AUTHORIZING MAYOR, CHAIRMAN, CITY MANAGER OR EXECUTIVE DIRECTOR AS THE CASE MAY BE, TO APPROVE CERTAIN IMPLEMENTING AGREEMENTS INCLUDING AN OPERATIONAL AGREEMENT, EASEMENT, DEED OF TRUST, AND OTHER IMPLEMENTING AGREEMENTS
(THIS IS A JOINT ITEM BETWEEN RECLAMATION AUTHORITY, CITY COUNCIL AND SUCCESSOR AGENCY)

Recommendation: TAKE the following actions:

1. APPROVE consent to transfer whereby Macerich transfers 50% of the development entity to SI-Carson property group or a subsidiary;
2. APPROVE Agreement to Undertake Validation Action and Reimbursement Agreement II Between City of Carson and the Carson Reclamation Authority and CAM-Carson LLC;
3. AUTHORIZE City Manager and/or Executive Director of the Carson Reclamation Authority to approve and execute certain implementing agreements including an Operational Agreement, Easement, Deed of Trust, and other Implementing Agreements;
4. OPEN the Public Hearing; TAKE public testimony; then CLOSE the Public Hearing; and then APPROVE the Report and economic development subsidy conclusions in Section VG(4) hereof;
5. REAPPROVE the conveyancing agreement approved on April 3, 2018 to provide the option for possession to be transferred via a lease
6. AUTHORIZE Mayor/Chairman to execute all relevant Agreements.

Attachments: [Exhibit A](#)
[Exhibit B](#)
[Exhibit C](#)
[Exhibit D](#)
[Exhibit E](#)

DIISCUSSION: (Items 29-30)

Item No. 29. [2018-423](#) DISCUSSION OF THE CALIFORNIA VOTING RIGHTS ACT AND CONSIDERATION OF POSSIBLY CHANGING FROM AT-LARGE TO BY-DISTRICT SYSTEM FOR COUNCILMEMBER ELECTIONS IN THE CITY (CITY COUNCIL)

Recommendation: CONSIDER TAKING ONE of the following actions:

1. AFFIRM City will not presently switch to districts for Councilmember elections; or
2. CONTINUE TO REVIEW ISSUE and bring back to another Council meeting; or
3. ADOPT Resolution No. 18-092 outlining the City Council's intention to change from at-large elections for members of the City Council, to district-based elections, and establishing an estimated timeline for doing so (Attachment 1).

Attachments: [Ex 1 - Shenkman Letter](#)
[Ex. 2 - CVRA Reso](#)

Item No. 30. [2018-460](#) CONSIDER PROFESSIONAL SERVICES AGREEMENT WITH BRI CONSULTING GROUP, INC. TO PROVIDE AUDIT SERVICES FOR THE OIL INDUSTRY BUSINESS LICENSE TAX (CITY COUNCIL)

Recommendation: APPROVE the proposed professional services agreement with BRI Consulting Group, Inc. to provide audit services for a not-to-exceed price of \$140,000.

Attachments: [BRI Contract 2018](#)

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