

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



**TUESDAY, JANUARY 28, 2020
701 East Carson Street
Helen Kawagoe Council Chambers**

Albert Robles, Mayor

Jim Dear, Mayor Pro Tem
Jawane Hilton, Councilmember

Lula Davis-Holmes, 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 1-2)

ORAL COMMUNICATIONS – CLOSED SESSION ITEMS ONLY

ANNOUNCEMENT OF CLOSED SESSION ITEMS

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

**Item No. 1. [2020-026](#) CONFERENCE WITH LEGAL COUNSEL -
ANTICIPATED LITIGATION (CITY COUNCIL)**

Recommendation: A Closed Session will be held, pursuant to Government Code Section 54956.9 (e) (1) because there is a significant exposure to litigation in one case.

Item No. 2. [2020-027](#) 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 Bob Linder, Development Director, JPI Development LLC, with whom City is negotiating, and to give direction to its negotiator(s) Sharon L. Landers, City Manager, John Raymond, Assistant City Manager and Saied Nasseh, Director of Community Development, City negotiator(s), regarding that certain real property known as 21212 S Avalon. The City's real property negotiator will seek direction from the City Council regarding terms of the development agreement.

RECONVENE TO OPEN SESSION AT 6:00 P.M.**REPORT ON CLOSED SESSION ACTIONS****FLAG SALUTE:****Item No. 3. [2020-037](#) SAMANTHA OLIVARES, 5TH GRADE, DOMINGUEZ ELEMENTARY SCHOOL****INVOCATION:****INTRODUCTIONS****Item No. 4. [2020-020](#) REPORT FROM CAPTAIN SKEEN OF CARSON SHERIFF'S STATION****Item No. 5. [2020-039](#) PRESENTATION OF CERTIFICATES IN RECOGNITION OF SCHOOLS ATTAINING DISTINGUISHED SCHOOL DESIGNATION****SUZANNE ZOPATTI, PRINCIPAL OF CATSKILL AVENUE ELEMENTARY SCHOOL****MARTIN LEON, PRINCIPAL OF CARSON STREET ELEMENTARY SCHOOL****Item No. 6. [2020-042](#) PROCLAMATION RECOGNIZING JANUARY AS HUMAN RIGHTS EDUCATION MONTH**

Item No. 7. [2020-043](#) CERTIFICATE RECOGNIZING THE POSITIVE CHANGES IN WORKING CONDITIONS DUE TO THE “BREAD AND ROSES” STRIKE OF JANUARY 11, 1912

Item No. 8. [2020-044](#) CERTIFICATE RECOGNIZING JANUARY 20, 1920 AS THE FOUNDING OF THE AMERICAN CIVIL LIBERTIES UNION

Item No. 9. [2020-028](#) PRESENTATION - DOLPHIN PARK GRAND OPENING VIDEO

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. 10. [2020-034](#) APPROVAL OF THE JANUARY 14, 2020 CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY REGULAR MEETING MINUTES

Recommendation: Approve the minutes as listed.

Attachments: [2020 JAN 14 CC-CSA-CHA Reg Mtg Minutes \(FINAL\)](#)

CONSENT: (Items 11-18)

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. 11. [2020-036](#) Resolution No. 20-022, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$5,155,101.03, DEMAND CHECK NUMBERS 149975 THROUGH 150333

Attachments: [AP CK LISTING 1-5-20 TO 1-16-20 CM](#)

Item No. 12. [2020-040](#) CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CITY OF CARSON, CARSON HOUSING AUTHORITY, CARSON SUCCESSOR AGENCY-MONTH ENDING DECEMBER 31, 2019

Recommendation: RECEIVE and FILE.

Attachments: [city 1 dec 2019](#)
[city 2 dec 2019](#)
[city 3 dec 2019](#)
[city 4 dec 2019](#)
[city 5 dec 2019](#)
[city 6 dec 2019](#)

Item No. 13. [2019-1108](#) CONSIDERATION OF RESOLUTION NO. 20-007, AMENDING THE CLASSIFICATION PLAN, RESOLUTION 77-111, BY ADOPTING THE NEW JOB CLASSIFICATION SPECIFICATION OF ECONOMIC DEVELOPMENT LIAISON AND THE RECLASSIFICATION OF THE EMPLOYMENT AND BUSINESS DEVELOPMENT ASSISTANT TO THE NEW CLASSIFICATION (CITY COUNCIL)

Recommendation: 1. APPROVE Resolution No. 20-007, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, AMENDING THE CLASSIFICATION PLAN, RESOLUTION 77-111, BY ADOPTING THE REVISED JOB CLASSIFICATION SPECIFICATION OF ECONOMIC DEVELOPMENT LIAISON AND THE RECLASSIFICATION OF THE EMPLOYMENT AND BUSINESS DEVELOPMENT ASSISTANT TO THE NEW CLASSIFICATION".
1.

Attachments: [Resolution No. 20-007 - Economic Development Liaison Employment Business Dev Assistant Job Spec](#)

Item No. 14. [2020-029](#) CONSIDER RESOLUTION NO. 20-016 OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111, BY ADOPTING A JOB CLASSIFICATION FOR ANIMAL CONTROL OFFICER IN THE PUBLIC SAFETY DIVISION OF THE CITY MANAGER'S OFFICE (CITY COUNCIL)

Recommendation: WAIVE further reading and ADOPT Resolution No. 20-016, a resolution of the City Council of the City of Carson, amending the classification plan, Resolution No. 77-111, by adopting a job classification for Animal Control Officer in the Public Safety Division of the City Manager's Office.

Attachments: [Resolution 20-016 Animal Control Officer](#)

Item No. 15. [2020-025](#) CONSIDER PART-TIME, UNREPRESENTED, AT-WILL COUNCIL AIDE POLICY (CITY COUNCIL)

Recommendation: APPROVE AND ADOPT the Part-Time, Unrepresented, At-Will Council Aide Policy.

Attachments: [Part-Time, Unrepresented, At-Will Council Aide Policy](#)

Item No. 16. [2019-1063](#) CONSIDER APPROVAL OF AMENDMENT NO. 1 TO THE AGREEMENT FOR CONTRACT SERVICES BETWEEN THE CITY OF CARSON AND WEST COAST ARBORISTS, INC. (CITY COUNCIL)

Recommendation: Take the following actions:

1. APPROVE Amendment No. 1 to the Agreement for Contract Services by and between the City of Carson and West Coast Arborists, Inc. to increase the contract sum by \$127,150.00 to provide Tree Planting services to fulfill CalFire Grant requirements, such that the total cost of the Agreement does not exceed \$2,096,914.09.
2. APPROVE the removal of the ten percent (10%) retention requirement from Exhibit "C" Section II of the Contract.
3. AUTHORIZE the Mayor to execute the amendment following approval as to form by the City Attorney.

Attachments: [21 - West Coast Arborists \(WCA\) Contract \(West Coast Arborists\) Amendment 1.pdf](#)

Item No. 17. [2020-017](#) **CONSIDERATION OF APPROVAL OF AMENDMENT NO. 1 TO 2016 AGREEMENT FOR BONDS ARBITRAGE, REBATE AND TAX COMPLIANCE CALCULATIONS REQUIREMENT WITH BLX GROUP LLC.**

Recommendation: TAKE the following actions:

1. APPROVE Amendment No. 1 to the contract with BLX Group, LLC to provide bond arbitrage and rebate calculation services, authorizing an increase in the contract sum in the amount of \$12,600 for the cost of services, thereby increasing the total contract sum from \$16,200 to \$28,800.
2. AUTHORIZE the Mayor to execute Amendment No. 1 to the contract with BLX Group, LLC.

Attachments: [BLX Group LLC Amendment](#)

Item No. 18. [2020-033](#) **CONSIDERATION OF RESOLUTION NO. 20-023 APPROVING THE PURCHASE OF ENVIRONMENTAL INSURANCE FOR THE NEW CITY YARD PROPERTY LOCATED AT 18620 SOUTH BROADWAY & 18601 SOUTH MAIN STREET IN THE CITY OF CARSON (CITY COUNCIL)**

Recommendation: TAKE the following action:

1. ADOPT Resolution No. 20-023, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING THE PURCHASE OF POLLUTION LEGAL LIABILITY INSURANCE FOR THE NEW CITY YARD PROPERTY LOCATED AT 18620 SOUTH BROADWAY & 18601 SOUTH MAIN STREET IN THE CITY OF CARSON

Attachments: [Resolution No. 20-033](#)
[Summary of Pollution Legal Liability Policy](#)

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 19-21)

Item No. 19. [2020-035](#) **CONSIDER RESOLUTION NO. 20-024 TO SUPPORT MEASURE FD: LOS ANGELES COUNTY FIRE DISTRICT 911 FIREFIGHTER/PARAMEDIC EMERGENCY RESPONSE MEASURE ON THE MARCH 3, 2020 BALLOT (CITY COUNCIL)**

Recommendation: WAVE further reading and ADOPT Resolution No. 20-024, "TO SUPPORT MEASURE FD: LOS ANGELES COUNTY FIRE DISTRICT 911 FIREFIGHTER/PARAMEDIC EMERGENCY RESPONSE MEASURE ON THE MARCH 3, 2020 BALLOT."

Attachments: [RESOLUTION No. 20-024](#)

Item No. 20. [2019-1128](#) CONSIDER RESOLUTION NO. 20-02-CSA, A RESOLUTION OF THE SUCCESSOR AGENCY TO THE CARSON REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF BONDS IN A PRINCIPAL AMOUNT NOT TO EXCEED \$90,000,000 TO FULFILL AN ENFORCEABLE OBLIGATION TO ASSIST IN THE REMEDIATION OF CERTAIN CONTAMINATED PROPERTY PURSUANT TO AN OWNER PARTICIPATION AGREEMENT, AS IMPLEMENTED AND SUPPLEMENTED BY A SETTLEMENT AGREEMENT, AUTHORIZING THE EXECUTION AND DELIVERY OF AN INDENTURE OF TRUST, A BOND PURCHASE AGREEMENT AND A CONTINUING DISCLOSURE AGREEMENT, APPROVING THE PRELIMINARY OFFICIAL STATEMENT AND THE FINAL OFFICIAL STATEMENT, AND AUTHORIZING TAKING OTHER ACTIONS RELATED THERETO; AND, RESOLUTION NO. 20-03-CSA, AUTHORIZING THE ISSUANCE OF BONDS TO REFUND CERTAIN OUTSTANDING BONDS OF THE FORMER REDEVELOPMENT AGENCY, AUTHORIZING THE EXECUTION AND DELIVERY OF AN INDENTURE OF TRUST, A FIRST SUPPLEMENTAL INDENTURE, BOND PURCHASE AGREEMENTS, ESCROW AGREEMENTS AND CONTINUING DISCLOSURE AGREEMENTS, APPROVING THE PRELIMINARY OFFICIAL STATEMENT AND THE FINAL OFFICIAL STATEMENT, AND AUTHORIZING TAKING OTHER ACTIONS RELATED THERETO; AND, AMENDMENT NO. 3 TO AN AGREEMENT FOR CONTRACT SERVICES WITH DHA CONSULTING, LLC FOR FINANCIAL CONSULTANT SERVICES RELATED TO THE 2020 BOND ISSUES IN AN AMOUNT NOT TO EXCEED \$50,000; AND, A CONTINGENT PAYMENT OF \$7,500 TO HARRELL & COMPANY ADVISORS FOR THE PREPARATION OF BOND DOCUMENTS RELATED TO 2020 SERIES C BONDS IF THE BONDS ARE NOT ISSUED (SUCCESSOR AGENCY)

- Recommendation:**
1. WAIVE further reading and ADOPT RESOLUTION NO. 20-02-CSA, "A RESOLUTION OF THE SUCCESSOR AGENCY TO THE CARSON REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF BONDS IN A PRINCIPAL AMOUNT NOT TO EXCEED \$90,000,000 TO FULFILL AN ENFORCEABLE OBLIGATION TO ASSIST IN THE REMEDIATION OF CERTAIN CONTAMINATED PROPERTY PURSUANT TO AN OWNER PARTICIPATION AGREEMENT, AS IMPLEMENTED AND SUPPLEMENTED BY A SETTLEMENT AGREEMENT, AUTHORIZING THE EXECUTION AND DELIVERY OF AN INDENTURE OF TRUST, A BOND PURCHASE AGREEMENT AND A CONTINUING DISCLOSURE AGREEMENT, APPROVING THE PRELIMINARY OFFICIAL STATEMENT AND THE FINAL OFFICIAL STATEMENT, AND AUTHORIZING TAKING OTHER ACTIONS RELATED THERETO" (SUCCESSOR AGENCY); and

 2. WAIVE further reading and ADOPT RESOLUTION NO. 20-03-CSA, "A RESOLUTION OF THE SUCCESSOR AGENCY TO THE CARSON REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF BONDS TO REFUND CERTAIN OUTSTANDING BONDS OF THE FORMER REDEVELOPMENT AGENCY, AUTHORIZING THE EXECUTION AND DELIVERY OF AN INDENTURE OF TRUST, A FIRST SUPPLEMENTAL INDENTURE, BOND PURCHASE AGREEMENTS, ESCROW AGREEMENTS AND CONTINUING DISCLOSURE AGREEMENTS, APPROVING THE PRELIMINARY OFFICIAL STATEMENT AND THE FINAL OFFICIAL STATEMENT, AND AUTHORIZING TAKING OTHER ACTIONS RELATED THERETO" (SUCCESSOR AGENCY).

 3. APPROVE Amendment No. 3 to an Agreement for Contract Services with DHA Consulting, LLC for Financial Consultant Services related to the 2020 Bond Issues, Series A, B and C, in an additional amount not to exceed \$50,000, in a form acceptable to Agency Counsel.

 4. AUTHORIZE the Agency Chairman to execute the Amendment No. 3 following approval as to form by the Agency Counsel.

 5. AUTHORIZE a contingent payment to Harrell & Company Advisors in the event the Agency does not issue Series C Bonds or abandons the Series C financing, in the amount of \$7,500 for the preparation of the draft of the POS, the Debt Service Analysis, the Bond Purchase Agreement and the Continuing Disclosure

Agreement for the Series C Bonds to be issued for the remediation costs, as well as the review of the resolution and documents prepared by Bond Counsel.

1.

- Attachments:**
- [Ex. 1 - CARSON 2020 A B - RESOLUTION REFUNDING HOUSING](#)
 - [Ex. 2 - Carson 2020 A Housing Indenture](#)
 - [Ex. 3 - Carson 2020 B First Supplemental Indenture -Series 2007](#)
 - [Ex. 4 - Carson 2020 A Housing Bonds Escrow Agreement](#)
 - [Ex. 5 - \(Carson\) SA to RDA TABS 2020 Series B - Escrow Agreement](#)
 - [Ex. 6 - Carson 2020 TAB Series A and B POS \(for agenda\) Jan 23](#)
 - [Ex. 7 - Carson 2020 TAB - BPA Series A](#)
 - [Ex. 8 - Carson 2020 TAB - BPA Series B](#)
 - [Ex. 9 - Series A Debt Service Savings Analysis for Successor Agency](#)
 - [Ex. 10 - Series B Debt Service Savings Analysis for Successor Agency](#)
 - [Ex. 11 - Carson 2020 C - Resolution](#)
 - [Ex. 12 - \(Carson\) SA to RDA Taxable Subordinate TABS, Series 2](#)
 - [Ex. 13 - Carson 2020 TAB Series C POS \(for agenda\) Jan 23, 202](#)
 - [Ex. 14 - Carson 2020 TAB - BPA Series C](#)
 - [Ex. 15 - Series C Debt Service Analysis for Successor Agency Agreement](#)
 - [Ex. 16 - SA - DHA Consulting LLC Contract Amendment No. 3 - 28](#)

Item No. 21. [2020-024](#) CONSIDER APPOINTMENTS TO THE CITY'S COMMISSIONS, COMMITTEES AND BOARDS BY MAYOR AND CITY COUNCIL (CITY COUNCIL)

- Recommendation:** TAKE the following actions:
1. CONSIDER and APPOINT, REAPPOINT or REMOVE members to the 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.
- Or:
1. TAKE another action the City Council deems appropriate.

- Attachments:** [Exhibit 1 pgs. 4-16 - January 28, 2020](#)

ORDINANCE SECOND READING: (Item 22)

Item No. 22. [2020-032](#) ORDINANCE NO. 20-2001: AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, MAKING ADMENDMENTS TO THE CARSON MUNICIPAL CODE BY ADOPTING BY REFERENCE - TITLES 26, 27, 28, 29, 30, 31, AND 33 OF THE LOS ANGELES COUNTY CODE, AS AMENDED, INCORPORATING THE 2019 EDITIONS OF THE CALIFORNIA BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, RESIDENTIAL, GREEN BUILDING, AND EXISTING BUILDING CODES, RESPECTIVELY

Attachments: [ORDINANCE 20-2001 INDEX- BUILDING CODES](#)

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