

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



**TUESDAY, NOVEMBER 17, 2020  
701 East Carson Street  
Helen Kawagoe Council Chambers**

**5:00 PM**

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

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**“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)**

**\*\*ORAL COMMUNICATIONS\*\***

*The public may address the members of the City Council on any matters within the jurisdiction of the City Council or on any items on the agenda of the City Council , other than closed session matters, prior to any action taken on the agenda. Because of the threat of COVID-19 (aka the “Coronavirus”) you are urged to take all appropriate health safety precautions.*

**DUE TO CORONAVIRUS COVID-19, NO MEMBERS OF THE PUBLIC WILL BE ALLOWED INTO THE COUNCIL CHAMBERS DURING CARSON COUNCIL MEETINGS.**

**TO FACILITATE PUBLIC PARTICIPATION OUR CARSON CITY COUNCIL MEETINGS WILL BE AVAILABLE TO YOU BY:**

- *Livestream on the City’s website: The meeting will be conducted live over the internet via <http://ci.carson.ca.us>*
- *Cable Channel 35 (Spectrum) and Channel 99 (AT&T)*

*Any members of the public wishing to provide public comment for the items on the agenda may do so as follows:*

1. *Email: You can email comments to [cityclerk@carson.ca.us](mailto:cityclerk@carson.ca.us) or through the*

home page of our city's website at [ci.carson.ca.us](http://ci.carson.ca.us), up until the meeting's published start time. Please identify the Agenda item you wish to address in your comments. Your comments will be read into the record.

2. Telephone: You can record your comments at (310) 952-1720, up until the meeting's published start time. Please identify the Agenda item you wish to address in your comments. Your comments will be read into the record.

3. Box outside of City Hall: You can provide hand-written comments by dropping off a note at the box located in front of City Hall (701 East Carson Street), up until the meeting's published start time. Please identify the Agenda item you wish to address in your comments. Your comments will be read into the record.

**CALL TO ORDER: CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY**

**ROLL CALL:**

**CLOSED SESSION (5:00 P.M. - 6:00 P.M.) (Items 1-3)**

**ORAL COMMUNICATIONS – CLOSED SESSION ITEMS ONLY**

**ANNOUNCEMENT OF CLOSED SESSION ITEMS**

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

**Item No. 1. [2020-758](#) 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) & (e1) because there is a significant exposure to litigation in 5 cases.

**Item No. 2. [2020-752](#) 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 Successor Agency Assistant Executive Director John Raymond, with whom City is negotiating, and to give direction to its negotiators, Sharon Landers, City Manager regarding that certain real property known as 20820 South Main. 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. 3. [2020-787](#) 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 Prologis, with whom City is negotiating, and to give direction to its negotiators, Sharon Landers, City Manager, John Raymond, Assistant City Manager and David C. Roberts, Assistant City Manager, regarding that certain real property known as 18620 South Broadway. 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:**

**INVOCATION:**

**INTRODUCTIONS**

Item No. 4. [2020-788](#) **SUPERVISOR-ELECT HOLLY MITCHELL, L.A. COUNTY BOARD OF SUPERVISORS**

Item No. 5. [2020-767](#) **REPORT FROM LIEUTENANT TREJO OF CARSON SHERIFF'S STATION**

**INTRODUCTION OF CITY EMPLOYEES**

Item No. 6. [2020-776](#) **MICHAEL GEORGE, ASSISTANT TO THE CITY MANAGER**

**STEFANIE EDMONDSON, SENIOR PLANNER**

**PRESENTATIONS**

Item No. 7. [2020-745](#) **"SUPPORTING THE TRANSITION TO A CLEAN ENERGY FUTURE" BY JOSHUA TORRES AND CONSTANCE TURNER, SOUTHERN CALIFORNIA EDISON**

**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. 8. [2020-751](#) APPROVAL OF THE JULY 10, 2020 CITY COUNCIL EMERGENCY MEETING MINUTES**

**Recommendation:** Approve the minutes as listed.

**Attachments:** [2020 JULY 10 CC Emergency Mtg minutes \(FINAL\) dgedits.pdf](#)

**CONSENT: (Items 9-19)**

*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. 9. [2020-789](#) Resolution No. 20-173, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$4,938,115.72, DEMAND CHECK NUMBERS 155567 THROUGH 155771**

**Attachments:** [Demand Reg 11-17-20](#)

**Item No. 10. [2020-719](#) CONSIDER APPROVAL OF AMENDMENT NO. 3 TO THE AGREEMENT WITH DYETT & BHATIA, URBAN AND REGIONAL PLANNERS (C-17-021) TO PROVIDE SERVICES FULLY REIMBURSABLE BY LOCAL EARLY ACTION PLANNING (LEAP) GRANT AND CONSIDER RESOLUTION 20-169 "A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2020-21 BUDGET IN THE GENERAL FUND" (CITY COUNCIL)**

**Recommendation:** TAKE the following actions:

1. APPROVE Amendment No. 3 to the agreement with Dyett & Bhatia, Urban and Regional Partners to increase the contract amount by \$300,000, from \$1,372,164 to \$1,672,164 to provide an updated local Housing Element, a new Environmental Justice Element and a new Accessory Dwelling Unit Ordinance;
2. AUTHORIZE the Mayor to execute the agreements following approval as to form by the City Attorney; and
3. WAIVE further reading and ADOPT Resolution No. 20-169, "A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2020-21 BUDGET IN THE GENERAL FUND".
  - 1.

**Attachments:** [Ex. No. 1 - Executed Dyett & Bhatia Urban and Regional Planners](#)  
[Ex. No. 2 - Executed Dyett & Bhatia Amendment No. 1](#)  
[Ex. No. 3 - Executed Dyett & Bhatia Amendment No. 2](#)  
[Ex. No. 4 - Local Early Action Planning Grant Application](#)  
[Ex. No. 5 - LEAP Award Letter](#)  
[Ex. No. 6 - Proposed Dyett & Bhatia Amendment No. 3](#)  
[Ex. No. 7 - Resolution 20-169](#)

Item No. 11. [2020-773](#)

**CONSIDER APPROVAL OF AMENDMENT NO. 1 TO THE AGREEMENT WITH RSG, INC. (C-20-070) TO PROVIDE AFFORDABLE HOUSING COMPLIANCE MONITORING SERVICES AND CONSIDER RESOLUTION NO. 20-13-CHA "A RESOLUTION OF THE CITY OF CARSON HOUSING AUTHORITY AMENDING THE FISCAL YEAR 2020-21 BUDGET IN THE HOUSING AUTHORITY FUND" (HOUSING AUTHORITY)**

- Recommendation:** TAKE the following actions:
1. APPROVE Amendment No. 1 to the contract services agreement with RSG, Inc. to provide affordable housing compliance monitoring services for three additional developments, for an additional \$13,470, for a contract total of \$78,890 for the three-year agreement.
  2. AUTHORIZE the Authority Chairman to execute the agreement, following approval as to form by the Authority Counsel.
  3. WAIVE further reading and ADOPT Resolution No. 20-13-CHA "A RESOLUTION OF THE CITY OF CARSON HOUSING AUTHORITY AMENDING THE FISCAL YEAR 2020-21 BUDGET IN THE HOUSING AUTHORITY FUND"

**Sponsors:** Community Services

- Attachments:** [Ex. No. 1 - RSG Compliance Monitoring agreement 2020-2023 - e](#)  
[Ex. No. 2 - Proposed RSG Amendment No. 1](#)  
[Ex. No. 3 - Resolution No. 20-13-CHA](#)

**Item No. 12. [2020-634](#) CONSIDER CONTRACT AMENDMENT NO. 3 FOR INTERWEST CONSULTING (C20-059) FOR PUBLIC WORKS CONSULTING SERVICES (CITY COUNCIL)**

- Recommendation:**
1. APPROVE Amendment No. 3 to the Interwest Consulting Group, Inc. contract increasing the contract sum by \$85,000 for a total sum of \$249,999, and extending the contract term with respect to Public Works Department Oversight and Organizational Review and Technical Services to March 31, 2021.
  2. AUTHORIZE the Mayor to execute Amendment No. 3 to the Interwest Consulting Group, Inc. contract after approval as to form by the City Attorney.

- Attachments:** [Interwest Consulting, Inc. Agreement Fully Executed \(6 22 20\)](#)  
[Interwest Consulting Agreement Amendment No. 1 Fully Executed](#)  
[Interwest Consulting Agreement Amendment No. 2 Partially Executed](#)  
[Interwest Agreement Amendment No. 3 \(11 17 20\)](#)

**Item No. 13. [2020-690](#) CONSIDER APPROVAL OF A LS-1 OPTION E AGREEMENT WITH SOUTHERN CALIFORNIA EDISON (SCE) TO REPLACE SCE OWNED AND MAINTAINED HIGH PRESSURE SODIUM VAPOR (HPSV) STREET LIGHTS WITH LIGHT-EMITTING**

**DIODE (LED) STREET LIGHTS (CITY COUNCIL)**

**Recommendation:** TAKE the following actions:

1. APPROVE an LS-1 Option E agreement with SCE to replace SCE owned and maintained High Pressure Sodium Vapor street lights with Light Emitting Diode (LED) street lights.
2. AUTHORIZE the City Manager to execute the agreement substantially similar to the attached Schedule LS-1 Option E, Energy Efficiency-LED Replacement Rate Agreements with Southern California Edison
3. AUTHORIZE staff to give the County permission to execute the LS-1 Option E Agreement with SCE for the street lights located within the County Lighting Maintenance District, if LA County Board approval is obtained.
  - 1.

**Attachments:** [Exhibit No. 1 - LS-1 Option E Agreement.pdf](#)  
[Exhibit No. 2 - CLMD Map Carson.pdf](#)  
[Exhibit No. 3 - Color Temp Chart.pdf](#)

Item No. 14. [2020-764](#) **CONSIDER APPROVING THE RESUMPTION OF THE PARKS AND RECREATION COMMISSION TO VIRTUAL REGULAR MONTHLY MEETINGS TO ADVISE THE COMMUNITY SERVICES DEPARTMENT ON ESSENTIAL REOPENING PROGRAMS AND VARIOUS PLANNING INITIATIVES (CITY COUNCIL)**

**Recommendation:** TAKE the following actions:  
1. APPROVE the resumption of the Parks and Recreation Commission to virtual regular monthly meetings.

Item No. 15. [2020-701](#) **CONSIDER APPROVAL OF AN AGREEMENT FOR CONTRACT SECURITY SYSTEM SERVICES BETWEEN THE CITY OF CARSON AND THE OLLIVIER CORPORATION (CITY COUNCIL)**

**Recommendation:** MAKE the following findings: (1) that the emergency described in this report will not permit a delay resulting from a competitive solicitation for bids and (2) that dispensing with competitive solicitation for bids is necessary to respond to such emergency.

AUTHORIZE the Mayor to execute the Agreement by and between the City of Carson and The Ollivier Corporation for the installation of a security system at the new City Corporate Yard located at 18620 South Broadway for a not-to-exceed contract sum of \$191,671.61 following approval as to form by the City Attorney.

**Attachments:** [\(The Ollivier Corporation Contract\) City Yard Security System Installation Security Services Quote](#)

Item No. 16. [2020-769](#) **APPROVE A THREE-YEAR CONTRACT WITH TWO OPTIONAL ONE-YEAR EXTENSIONS WITH UNIFIRST CORPORATION FOR UNIFORM AND ENTRANCE MAT RENTAL AND CLEANING SERVICES BEGINNING JANUARY 1ST, 2021 (CITY COUNCIL)**

**Recommendation:** 1) Approve the attached agreement with Unifirst Corporation for a three-year term with two one-year options in the amount of \$116,413.36 for uniform and entrance mat rental and cleaning services beginning January 1st, 2021.  
2) Authorize the Mayor to execute the agreement, following approval as to form by the City Attorney

**Attachments:** [Unifirst Contract](#)

Item No. 17. [2020-770](#) **APPROVE CONTRACT AMENDMENT NO. 4 TO ALLOW SYSTEMATIC WITHDRAWALS AND AMEND IN-SERVICE DISTRIBUTION AGE WITH VOYA RETIREMENT INSURANCE AND ANNUITY COMPANY AND VOYA FINANCIAL PARTNERS, LLC (CITY COUNCIL)**

**Recommendation:** WAIVE further reading and APPROVE THE VOYA ADMINISTRATIVE SERVICES CONTRACT AMENDMENT NO. 4 TO ALLOW SYSTEMATIC WITHDRAWALS AND AMEND IN-SERVICE DISTRIBUTION AGE WITH VOYA RETIREMENT INSURANCE AND ANNUITY COMPANY AND VOYA FINANCIAL PARTNERS, LLC"; AND

AUTHORIZE THE MAYOR TO EXECUTE THE AGREEMENT UPON APPROVAL AS TO FORM BY THE CITY ATTORNEY.



**Attachments:** [City of Carson Voya Admin Service Agreement \(5 1 15\) Fully Executed](#)  
[Voya Amendment No. 1 Executed \(12 15 15\)](#)  
[Voya Amendment No. 2 \(11 2019\)](#)  
[Voya Amendment No 3 \(5 5 20\) Voya Executed](#)  
[Voya Amendment No. 4 to ASA re SECURE ACT \(11 17 20\).doc](#)

Item No. 18. [2020-780](#)

**CONSIDER AWARD OF A CONSTRUCTION CONTRACT TO ALL AMERICAN ASPHALT, INC. FOR PROJECT NO. 1606: 223RD STREET WIDENING AND PAVEMENT REHABILITATION FROM WILMINGTON AVENUE TO THE EAST CITY LIMIT (CITY COUNCIL)**

**Recommendation:**

TAKE the following actions:

1. AWARD a Construction Contract to All American Asphalt, Inc., the lowest responsive and responsible bidder, for Project No. 1606: 223rd Street Widening and Pavement Rehabilitation from Wilmington Avenue to the East City limit, in the amount of \$1,671,391.68.
2. AUTHORIZE the expenditure of construction contingencies in the amount of \$250,708.75 (15%) for any unforeseen construction work such as substructure conflicts, contaminated soil removal and disposal, material testing, and other work that may be necessary to complete this project.
3. APPROPRIATE (Allocate) \$1,449,304.75 of \$1,922,100.43 from RMRA2017SB1 Fund balance to cover the costs of pavement rehabilitation for Project 1606.
4. APPROPRIATE (Allocate) \$515,542.61 of \$1,922,100.43 from Measure R Highway Program (MRHP) Fund balance to cover the costs of street widening for Project 1606.
5. AUTHORIZE the Mayor to execute a Construction Contract with All American Asphalt, Inc., following approval as to form by the City Attorney.

**Attachments:** [EXH. 1 \[Location Map 21606 Street Widening\] .pdf](#)  
[CONTRACT DOCUMENTS Proj. 1606](#)

Item No. 19. [2020-781](#)

**CONSIDER AWARD OF A CONSTRUCTION CONTRACT TO ALL AMERICAN ASPHALT, INC. FOR PROJECT NO. 1393-3: CITYWIDE ANNUAL OVERLAY PROGRAM AND PROJECT NO. 1411-3: CITYWIDE ANNUAL CONCRETE REPLACEMENT PROGRAM (CITY COUNCIL)**

- Recommendation:** TAKE the following actions:
1. AWARD a Construction Contract to All American Asphalt, Inc., the lowest responsive and responsible bidder, for Project No. 1393-3: Citywide Annual Overlay Program and Project No. 1411-3: Citywide Annual Concrete Replacement Program, in the amount of \$1,440,375.00.
  2. AUTHORIZE the expenditure of construction contingencies in the amount of \$216,056.25 (15%) for change orders and any unforeseen construction work such as substructure conflicts, contaminated soil removal and disposal, material testing, and other work that may be necessary to complete these projects.
  3. APPROPRIATE (Allocate) \$1,325,145.00 of \$1,656,431.25 from Measure R Fund balance to cover the costs of Citywide Annual Overlay Program and 15% contingency for Project 1393-3.
  4. APPROPRIATE (Allocate) \$331,286.25 of \$1,656,431.25 from Measure R Fund balance to augment the amount currently budgeted for this project and to cover the 15% contingency necessary for Project 1411-3.
  5. AUTHORIZE the Mayor to execute a Construction Contract with All American Asphalt, Inc., following approval as to form by the City Attorney.

**Attachments:** [Exh No. 1 1393 Location Map.pdf](#)  
[CONTRACT DOCUMENTS Proj. 1393-3 &1411-3](#)

**SPECIAL ORDERS OF THE DAY: (Items 20-21)**

*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. 20. [2020-790](#) PUBLIC HEARING TO CONSIDER A FURTHER SUBSTANTIAL AMENDMENT TO THE 2015-2020 FIVE-YEAR CONSOLIDATED PLAN AND 2019-2020 ANNUAL ACTION PLAN TO RECEIVE AN ADDITIONAL ALLOCATION OF SUPPLEMENTAL COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS UNDER THE CARES ACT, AND ADOPT RESOLUTION NO. 20-174 (CITY COUNCIL)**

**Recommendation:**

TAKE the following actions:

1. OPEN the Public Hearing, TAKE public testimony, and CLOSE the Public Hearing.

2. APPROVE the submission of a second Substantial Amendment to the 2015-2020 Five-Year Consolidated Plan and 2019-2020 Annual Action Plan to the U. S. Department of Housing and Urban Development.

3. AUTHORIZE the following allocation of \$679,161.00 in supplemental Community Development Block Grant (CDBG-CV) FY 20-21 funds:

A. \$171,113.00 to the existing program to assist small Carson businesses that have suffered negative impacts from the COVID-19 pandemic;

B. \$171,113.00 to the existing program of emergency rental assistance to low- and moderate-income Carson residents facing imminent threat of eviction as a result of loss of income related to the COVID-19 pandemic, as well as to senior residents similarly in peril of eviction;

C. \$171,113.00 to a program to provide delivery of food and essential household supplies to senior citizens who are homebound because of the potential effects of the coronavirus on their vulnerable medical conditions;

D. \$30,000.00 to Family Promise of the South Bay to assist Carson residents who are experiencing homelessness or are at risk of homelessness as a result of the COVID-19 pandemic.

E. \$135,822.00 to cover eligible costs associated with the planning and administration of the aforementioned programs.

4. ADOPT Resolution No. 20-174, "A Resolution of the City Council of the City of Carson, California, Amending FY 20-21 CDBG funds by \$679,161.00 in a Second Allocation of Community Development Block Grant-Coronavirus (CDBG-CV) Funds".

**Attachments:**

[DraftTemplate2ndSubAmdt](#)

[Resolution 2ndTrancheCDBG-CV](#)

Item No. 21. [2020-772](#)

**A CONTINUED PUBLIC HEARING TO CONSIDER: (1) INTRODUCTION OF ORDINANCE NO. 20-2014 OF THE CITY COUNCIL OF THE CITY OF CARSON TO APPROVE ENTITLEMENT AGREEMENT NO. 24-18; AND (2) ADOPT RESOLUTION NO. 20- 134 OF THE CITY COUNCIL OF THE CITY OF CARSON**

**AFFIRMING PLANNING COMMISSION'S APPROVAL OF CONDITIONAL USE PERMIT NO. 1074-18, AND APPROVING GENERAL PLAN AMENDMENT NO. 108-18, KL FENIX CONTAINER PARKING SPECIFIC PLAN NO. 18-18, MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE CONSTRUCTION OF A 53,550 SQUARE FOOT WAREHOUSE AND OFFICE BUILDING, AND A TEMPORARY CONTAINER PARKING FACILITY WITH 475 TRUCK AND CONTAINER PARKING SPACES ON A 14.33 ACRE SITE LOCATED AT 20601 MAIN STREET (CITY COUNCIL)**

**Recommendation:**

TAKE the following actions:

1. OPEN the public hearing, TAKE public testimony, and CLOSE the public hearing; and
2. INTRODUCE, for first reading Ordinance No. 20-2014, entitled, "AN UNCODIFIED ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, APPROVING ENTITLEMENT AGREEMENT NO. 24-18 BETWEEN THE CITY OF CARSON AND KL FENIX CORPORATION FOR A PROPOSED WAREHOUSE AND TEMPORARY CARGO CONTAINER PARKING FACILITY AT 20601 SOUTH MAIN STREET" (Exhibit 1); and
3. ADOPT Resolution No. 20-134 entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON AFFIRMING PLANNING COMMISSION'S DECISION TO APPROVE CONDITIONAL USE PERMIT NO. 1074-18, AND APPROVING SPECIFIC PLAN NO. 18-18, GENERAL PLAN AMENDMENT NO. 108-18, AND MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR A PROPOSED WAREHOUSE AND TEMPORARY CARGO CONTAINER PARKING FACILITY AT 20601 S MAIN STREET" (Exhibit 2); OR
4. DENY APPROVAL OF ENTITLEMENT AGREEMENT NO. 24-18, CONDITIONAL USE PERMIT NO. 1074-18, SPECIFIC PLAN NO. 18-18, GENERAL PLAN AMENDMENT NO. 108-18, AND MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR A PROPOSED WAREHOUSE AND TEMPORARY CARGO CONTAINER PARKING FACILITY AT 20601 S MAIN STREET.

**Attachments:** [Exhibit 1- KL Fenix Ordinance 11.11.20](#)  
[Exhibit 2- Complete Reso with COAs](#)  
[Exhibit 3- Container Parking Specific Plan](#)  
[Exhibit 4- Entitlement Agreement 11.11.20](#)  
[Exhibit 5- Development Plans](#)  
[Exhibit 6 - Surrounding parcels](#)  
[Exhibit 7 - MEMO Brownfield Funding](#)  
[Exhibit 8 - Aug 18 CC Staff Report](#)  
[Exhibit 9 - Applicant's City Council presentation](#)  
[Exhibit 10- July 29, 2020 PC Staff Report](#)  
[Exhibit 11 - KL Fenix PC Approved Resolution-FINAL](#)  
[Exhibit 12 - PC July 29 Disposition](#)  
[Exhibit 13 - May 27, 2020 PC SR DOR 20601 S Main Street \(KL](#)  
[Exhibit 14 - May 27, 2020 PC Minutes](#)  
[Exhibit 15- Public Review Draft & Final MND](#)  
[Exhibit 16- Amendment to the General Plan Map](#)  
[Exhibit 17- AGD Letter and DUDEK Response](#)  
[Exhibit 18- Total 76 Neighbors signatures](#)  
[Exhibit 19- KL Fenix Oral Communication-Aug 18](#)

**DISCUSSION: (Items 22-26)**

**Item No. 22. [2020-768](#) COVID-19 UPDATE (CITY COUNCIL)**

**Recommendation:** 1. DISCUSS and PROVIDE direction

**Item No. 23. [2020-766](#) FISCAL YEAR 2020-2021 FIRST QUARTER FINANCIAL REPORT AND CONSIDER ADOPTION OF RESOLUTION NO. 20-172 TO AMEND FISCAL YEAR 2020-2021 BUDGET (CITY COUNCIL).**

**Recommendation:** 1. RECEIVE and FILE First Quarter Fiscal Year 2020-2021 Report  
 2. Adopt Resolution No. 20-172, A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2019-2020 BUDGET IN THE GENERAL FUND.

**Attachments:** [Reso No. 20-172](#)

**Item No. 24. [2020-778](#) CONSIDER APPROVAL OF A DESIGN-BUILD AGREEMENT BETWEEN TRANE U.S. INC. AND THE CITY OF CARSON CONCERNING NEW AIR FILTRATION AND HVAC SYSTEMS AT CITY HALL**

**AND THE COMMUNITY CENTER IN RESPONSE TO EMERGENCY ACTION AUTHORIZED DURING THE AUGUST 4, 2020 CITY COUNCIL MEETING (CITY COUNCIL)**

**Recommendation:** TAKE the following actions:

1. AWARD a Design-Build Agreement for new air filtration and HVAC systems at City Hall and the Community Center in the amount of \$5,822,925.00 to Trane U.S., Inc. subject to the City Council's approval of FY 20/21 budget amendment indicating the proposed funding source that staff will be identifying at a future City Council meeting.
2. AUTHORIZE the expenditure of contingency, if necessary, in an amount not-to-exceed \$349,375.50 (6%) for change orders that may include the removal and remediation of hazardous material, additional scope of work, permit fees, special inspection services, and any unforeseen construction work that may be required to complete this project as specified in section 1.9 of the Design-Build Agreement.
3. AUTHORIZE the Mayor to execute a Design-Build Agreement following approval as to form by the City Attorney.
4. DIRECT staff to review the financing proposals that were received pursuant to RFP No. 20-033 and bring back an item to the City Council for budget appropriation and consideration.

**Attachments:** [Exhibit No. 1 - MOU.pdf](#)  
[Exhibit No. 2 - Design-Build Agreement.pdf](#)

Item No. 25. [2020-786](#) **CONSIDER APPROVAL OF A RESOLUTION, ESTABLISHING "NO LIMIT" AS THE LIMIT APPLICABLE TO CAMPAIGN CONTRIBUTIONS FOR CANDIDATES FOR ELECTION TO CITY OFFICES**

**Recommendation:** 1. Consider adopting A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON ESTABLISHING "NO LIMIT" AS THE LIMIT APPLICABLE TO CAMPAIGN CONTRIBUTIONS FOR CANDIDATES FOR ELECTIONS FOR CITY OFFICES.

**Attachments:** [Resolution Setting Campaign Contribution Limit](#)

Item No. 26. [2020-794](#) **FIRST READING OF AN ORDINANCE AMENDING SECTION 2404 (PRESENTING MATTERS TO COUNCIL - AGENDAS) OF CHAPTER 4 (CITY OFFICERS - COUNCIL CHAMBERS - MEETINGS) OF THE CARSON MUNICIPAL CODE REGARDING THE**

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**MANNER OF PREPARING AGENDAS AND PRESENTING MATTERS TO COUNCIL (CITY COUNCIL)**

**Recommendation:** Discuss and then consider for INTRODUCTION for first reading by title only and with further reading waived, an Ordinance of the City Council of the City of Carson, California, Amending Section 2404 (Presenting Matters to Council - Agendas) of Chapter 4 (City Offices - Council Chambers - Meetings) of Article II (Administration) of the Carson Municipal Code Regarding the Manner of Preparing Agendas and Presenting Matters to Council.

**Attachments:** [Ordinance](#)

**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****MEMORIAL ADJOURNMENTS****ADJOURNMENT**