

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



**TUESDAY, DECEMBER 1, 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. [2020-809](#) 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 2 cases.

**Item No. 2. [2020-814](#) CONFERENCE WITH LABOR NEGOTIATORS  
REGARDING LABOR NEGOTIATIONS WITH AFSCME  
LOCAL 809 (CITY COUNCIL)**

**Recommendation:** A closed session will be held, pursuant to Government Code Section 54957.6, with Sharon Landers, City Manager and Faye Moseley, Director of Human Resources & Risk Management, its negotiators, regarding labor negotiations with AFSCME Local 809.

**Item No. 3. [2020-815](#) CONFERENCE WITH LABOR NEGOTIATORS  
REGARDING LABOR NEGOTIATIONS WITH AFSCME  
LOCAL 1017 (CITY COUNCIL)**

**Recommendation:** A closed session will be held, pursuant to Government Code Section 54957.6, with Sharon Landers, City Manager and Faye Moseley, Director of Human Resources & Risk Management, its negotiators, regarding labor negotiations with AFSCME Local 1017.

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

**REPORT ON CLOSED SESSION ACTIONS**

**FLAG SALUTE:**

**INVOCATION:**

**INTRODUCTIONS**

Item No. 4. [2020-774](#) **REPORT FROM LIEUTENANT TREJO OF CARSON SHERIFF'S STATION**

**EMPLOYEE INTRODUCTIONS**

Item No. 5. [2020-802](#) **STEFANIE EDMONDSON, SENIOR PLANNER**

**PRESENTATIONS**

Item No. 6. [2020-801](#) **PRESENTATION BY GINA GOODHILL OF CLEAN POWER ALLIANCE**

**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. 7. [2020-803](#) **APPROVAL OF THE JULY 7, 2020 CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY REGULAR MEETING MINUTES**

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

**Attachments:** [2020 JULY 7 CC-CSA-CHA Reg Mtg Minutes dgfinal](#)

**CONSENT: (Items 8-17)**

*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. 8. [2020-811](#) Resolution No. 20-181, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$1,542,867.16, DEMAND CHECK NUMBERS 155772 THROUGH 155920

**Attachments:** [Demand Register 12-01-20](#)

Item No. 9. [2020-812](#) Resolution No. 20-11-CSA, A RESOLUTION OF THE CARSON SUCCESSOR AGENCY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$6,468.80, DEMAND CHECK NUMBERS SA-001816 THROUGH SA-001819

**Attachments:** [120120 CSA check listing](#)

Item No. 10. [2020-813](#) Resolution No. 20-13-CHA, A RESOLUTION OF THE CARSON HOUSING AUTHORITY RATIFYING CLAIMS AND DEMAND IN THE AMOUNT OF \$5,648.00, DEMAND CHECK NUMBER HA-001836

**Attachments:** [120120 CHA check listing](#)

Item No. 11. [2020-796](#) CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CITY OF CARSON, CARSON HOUSING AUTHORITY, CARSON SUCCESSOR AGENCY-MONTH ENDING OCTOBER 31, 2020

**Recommendation:** RECEIVE and FILE.

**Attachments:** [Cash ReporOctober 2020](#)  
[oct 2020 city](#)  
[oct 2020 successor](#)  
[oct 2020 housing](#)

Item No. 12. [2020-810](#) CONSIDERATION OF RESOLUTION NO. 20-183,

**AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111, BY ADOPTING REVISED JOB CLASSIFICATION SPECIFICATIONS FOR SENIOR SERVICES COORDINATOR AND A TITLE CHANGE TO SOCIAL SERVICES COORDINATOR (CITY COUNCIL)**

**Recommendation:** 1. WAIVE further reading and ADOPT Resolution No. 20-183, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111, BY ADOPTING REVISED JOB CLASSIFICATION SPECIFICATIONS FOR SENIOR SERVICES COORDINATOR AND A TITLE CHANGE TO SOCIAL SERVICES COORDINATOR."

**Attachments:** [Resolution 20-183 Social Services Coordinator Job Spec](#)  
[Seniors Services Coordinator Job Spec \(red-lined 11 19 20\)](#)

Item No. 13. [2020-806](#)

**CONSIDERATION OF RESOLUTION NO. 20-177 OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111, BY ADOPTING REVISED JOB CLASSIFICATION SPECIFICATIONS FOR SENIOR CIVIL ENGINEER. (CITY COUNCIL)**

**Recommendation:** 1. WAIVE further reading and ADOPT Resolution No. 20-177, "A RESOLUTION OF THE CITY OF CARSON, AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111, BY ADOPTING REVISED JOB CLASSIFICATION SPECIFICATIONS FOR SENIOR CIVIL ENGINEER."

**Attachments:** [Resolution 20-177 Senior Civil Engineer](#)  
[Senior Civil Engineer Job Spec \( red-lined edits 12 1 20\)](#)  
[Senior Civil Engineer Job Spec](#)

Item No. 14. [2020-771](#)

**CONSIDER RESOLUTION NO. 20-182 AUTHORIZING THE CITY OF CARSON TO BECOME AN ADDITIONAL MEMBER OF THE CALIFORNIA COMMUNITY HOUSING AGENCY ("CALCHA"), SUPPORTING CALCHA'S ISSUANCE OF TAX-EXEMPT BONDS FOR THE PRODUCTION, PRESERVATION AND PROTECTION OF ESSENTIAL MIDDLE-INCOME RENTAL HOUSING; AND AUTHORIZING THE CITY MANAGER TO ENTER INTO PURCHASE OPTION**

**AGREEMENTS WITH CALCHA FOR ESSENTIAL MIDDLE-INCOME RENTAL HOUSING CREATED WITHIN THE CITY LIMITS (CITY COUNCIL)**

- Recommendation:**
1. ADOPT Resolution No, 20-182, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON AUTHORIZING THE CITY TO BECOME AN ADDITIONAL MEMBER OF THE CALIFORNIA COMMUNITY HOUSING AGENCY ("CALCHA"); SUPPORTING CALCHA'S ISSUANCE OF TAX-EXEMPT BONDS FOR THE PRODUCTION, PRESERVATION AND PROTECTION OF ESSENTIAL MIDDLE-INCOME RENTAL HOUSING; AND AUTHORIZING THE CITY MANAGER TO ENTER INTO PURCHASE OPTION AGREEMENTS WITH CALCHA FOR ESSENTIAL MIDDLE-INCOME RENTAL HOUSING CREATED WITHIN CITY LIMITS; and
  2. AUTHORIZE the Mayor to execute the Resolution, the JPA Agreement, and all other related documents in a form approved by the City Attorney.
  3. AUTHORIZE the City Manager or designee to enter into purchase option agreements with the Authority, which may result in the City receiving surplus revenue from the future sale of such middle-income rental housing within the City.

- Attachments:**
- [Exhibit 1 - Resolution No 20-182 Middle Income Housing](#)
  - [Exhibit 2 - JPA Agreement](#)
  - [Exhibit 3 - Form of Purchase Option Agreement](#)

- Item No. 15. [2020-777](#) **CONSIDER ADOPTING RESOLUTION NO. 20-170, AUTHORIZING THE SERVICES OF KEN PORTER AUCTIONS TO FACILITATE THE SURPLUS OF TWO (2) CITY BUSES (CITY COUNCIL)**

- Recommendation:**
- TAKE the following actions:
1. APPROVE the surplus of two (2) City buses, Vehicle 1032 and Vehicle 1217.
  2. WAIVE further reading and ADOPT Resolution No. 20-170, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING THE UTILIZATION OF KEN PORTER AUCTIONS TO FACILITATE THE SURPLUS OF TWO (2) CITY VEHICLES"

**Sponsors:** Community Services

- Attachments:**
- [Exhibit No. 1 - Vehicles 1032 and 1217](#)
  - [Exhibit No. 2 - CMC Section 2614](#)
  - [Exhibit No. 3 - Resolution 20-170](#)

Item No. 16. [2020-805](#) **CONSIDER APPROVAL OF A LICENSE TO ENTER AGREEMENT BY AND BETWEEN THE CARSON SUCCESSOR AGENCY AND SPINIELLO INFRASTRUCTURE WEST INC. FOR TEMPORARY USE OF 20820 S. MAIN STREET AGENCY PROPERTY FOR CONSTRUCTION STAGING (SUCCESSOR AGENCY)**

**Recommendation:** TAKE the following actions:  
1. APPROVE the License Agreement.  
2. AUTHORIZE the Chairman to execute the License Agreement following approval as to form by Agency Counsel.

**Attachments:** [Exhibit No. 1 - Vicinity Map](#)  
[Exhibit No. 2 - License Agreement \(Spiniello\) - 20820 Main Street](#)

Item No. 17. [2020-791](#) **CONSIDER APPROVAL OF AMENDMENT NO. 3 WITH INTELLI-FLEX INC. (C-16-021) TO EXTEND THE MAINTENANCE AND SUPPORT CONTRACT FOR THE AVAYA PHONE SYSTEM (CITY COUNCIL)**

**Recommendation:** TAKE the following actions:  
1. APPROVE Amendment No. 3, to the contract with Intelli-Flex, Inc. for maintenance and support of the Avaya phone system for nine (9) months to end on June 30, 2021.  
2. AUTHORIZE the Mayor to execute Amendment No. 3 to the contract with Intelli-Flex, Inc. upon approval as to form by the City Attorney.

**Attachments:** [Exhibit No. 1 - Intelli-Flex \(Avaya\) Amendment No. 3.pdf](#)  
[Exhibit No. 2 - Intelli-Flex Contract Services Agreement.pdf](#)  
[Exhibit No. 3 - Intelli-Flex, Inc. Amendment No. 1.pdf](#)  
[Exhibit No. 4 - Intelli-Flex, Inc. Amendment No. 2.pdf](#)

**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 18-22)**

Item No. 18. [2020-795](#) **COVID-19 UPDATE (CITY COUNCIL)**

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

**Attachments:** [Public Health PR 11242020](#)

Item No. 19. [2020-792](#) CONSIDER APPROVAL OF A MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF CARSON AND PLENITUDE HOLDINGS, LLC REGARDING THE CREEK AT DOMINGUEZ HILLS PROJECT LOCATED ON THE SOUTHERLY PORTION OF VICTORIA GOLF COURSE ON APPROXIMATELY 94 ACRES; AND A MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF CARSON AND THE COUNTY OF LOS ANGELES REGARDING CITY'S ENHANCED INFRASTRUCTURE FINANCING DISTRICT (CITY COUNCIL)

**Recommendation:** TAKE the following action:

1. AUTHORIZE the Mayor to execute the Memorandum of Agreement with Plenitude pertaining to the Project; AND
2. AUTHORIZE the Mayor to execute the Memorandum of Agreement with the County of Los Angeles pertaining to the EIFD.

**Attachments:** [Ex 1, Plenitude MOA](#)  
[Ex 2, EIFD MOA](#)

Item No. 20. [2020-818](#) CONSIDER AWARDING AND APPROVING: (1) CONTRACT SERVICES AGREEMENT WITH LEAL TREJO, APC; (2) AMENDMENT NO. 1 TO CONTRACT SERVICES AGREEMENT WITH BOUCHER LAW; (3) CONTRACT SERVICES AGREEMENT WITH BATZA & ASSOCIATES, INC., FOR PROVISION OF ON-CALL EMPLOYEE RELATIONS INVESTIGATION SERVICES (CITY COUNCIL)



**Recommendation:** TAKE the following actions:

## Option 1

1. APPROVE the proposed Contract Services Agreement with Leal Trejo, APC for a not-to-exceed contract sum of \$225,000 over an initial three-year contract term, with two optional one-year extension periods thereafter (at City's option, and subject to a limit of \$75,000 per annual extension term) for the provision of on-call employee relations investigation services (Exhibit No. 4.a; the "Leal Trejo, APC Agreement");

2. APPROVE the proposed Contract Services Agreement with Batza & Associates, Inc. for a not-to-exceed contract sum of \$75,000 over an initial three-year contract term, with two optional one-year extension periods thereafter (at City's option, and subject to a limit of \$25,000 per annual extension term) for the provision of on-call employee relations investigation services (Exhibit No. 4.b; the "Batza Agreement");

3. APPROVE the proposed Amendment No. 1 to the Contract Services Agreement with Boucher Law, increasing the contract sum of the existing contract by \$200,001 and extending the contract term by three years from the date of full execution of the Amendment, with two optional one-year extension periods thereafter (at City's option, and subject to a limit of \$75,000 per annual extension period), for the provision of on-call employee relations investigations services (Exhibit No. 4.c; the "Boucher Amendment"); and

4. AUTHORIZE the Mayor to execute the Leal Trejo, APC Agreement, the Batza Agreement, and the Boucher Amendment, after approval as to form by the City Attorney.

OR

## Option 2

1. APPROVE the proposed Batza Agreement (Exhibit No. 4.b);

2. APPROVE the proposed Boucher Amendment (Exhibit No. 4.c), subject to the following modifications to be made by the City Attorney: (i) the contract sum shall be increased by a total of \$425,001 for a total contract sum of \$450,000 over the Extended Initial Term; and (2) the compensation limit per optional annual extension period shall be increased from \$75,000 to \$150,000; and

3. AUTHORIZE the Mayor to execute the Batza Agreement and the Boucher Amendment (as modified per the preceding paragraph), after approval as to form by the City Attorney.

**Attachments:** [RFQ 20-015 WORKPLACE INVESTIGATION SERVICES](#)  
[Internal Panel Rating Worksheet](#)  
[External Panel Updated Rating Worksheet](#)  
[Workplace Investigator Contract - Leal Trejo APC \(12 1 20\)](#)  
[Batza & Associates Agreement](#)  
[Boucher Law Amendment No. 1 \(12 1 20\)](#)  
[Boucher Law Agreement Executed \(2 10 20\)](#)

Item No. 21. [2020-799](#) **CONSIDERATION OF RESOLUTION NO. 20-180 OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE GENERAL FUND AND SPECIAL REVENUE FISCAL YEAR 2020-21 BUDGET IN THE AMOUNT OF \$6,546,676.00 AND CONSIDER DIRECTING STAFF TO PURSUE TAX EXEMPT LEASE PURCHASE OPTION FOR FINANCING INCLUDING LOCKING IN CURRENT FINANCING RATES (CITY COUNCIL)**

**Recommendation:**

1. WAIVE further reading and ADOPT Resolution No. 20-180, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE FISCAL YEAR 2020-21 BUDGET IN THE GENERAL FUND AND SPECIAL REVENUE FUNDS"
2. AUTHORIZE staff to seek \$6 million in financing, negotiate the terms of the financing, prepare a legal opinion, draft a financing agreement, and issue a Notice of Intent to Award for City Council consideration at a future meeting.
3. AUTHORIZE the Finance Director to execute all necessary documents to lock in financing rates that are not subject to termination fees.

**Attachments:** [Exhibit No. 1 - Resolution No. 20-180.pdf](#)  
[Exhibit No. 2 - 10 yr. Amortization Schedule.pdf](#)

Item No. 22. [2020-817](#) **GENERAL PLAN UPDATE AND PRESENTATION OF THE PREFERRED PLAN (CITY COUNCIL)**

- Recommendation:** TAKE the following actions:
1. DISCUSS and PROVIDE input on the Preferred Plan; AND
  2. PROVIDE direction to staff to continue the General Plan process including writing the General Plan document and the Environmental Impact Report based on the Preferred Plan.

- Attachments:** [Ex. 1 Carson GP Vision and Guiding Principles 040918](#)  
[Ex. 2 Carson GP Alternatives Report.pdf](#)  
[Ex.3 MAP Preferred Plan](#)  
[Ex. 4 Land+Use+Classifications](#)

**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**