

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



**TUESDAY, DECEMBER 15, 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

**SPECIAL MEETING OF
CARSON CITY COUNCIL**

“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 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 or through the home page of our city’s website at 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 1-6)

ORAL COMMUNICATIONS – CLOSED SESSION ITEMS ONLY

ANNOUNCEMENT OF CLOSED SESSION ITEMS

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

Item No. 1. [2020-829](#) 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. 2. [2020-859](#) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (CITY COUNCIL)

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.9(d)(2) and (e)(1), because there is a significant exposure to litigation in one (1) case but which the City believes are not yet known to a potential plaintiff or plaintiffs, which facts and circumstances need not be disclosed.

Item No. 3. [2020-845](#) 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 - Leonardo, John v. City of Carson; Workers' Compensation Appeals Board, Los Angeles Workers Compensation Appeals Board (WCAB) Case Nos. ADJ1029447.

Item No. 4. [2020-846](#) 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 - Kennedy-Horton, Gay v. City of Carson; Workers' Compensation Appeals Board, Marina Del Rey Workers Compensation Appeals Board (WCAB) Case Nos. ADJ6810244 and ADJ7648651.

Item No. 5. [2020-861](#) 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:
Watson Land Company v. City of Carson Los Angeles County Superior Court Case No. 19STCP01720

Item No. 6. [2020-856](#) 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.

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

REPORT ON CLOSED SESSION ACTIONS

FLAG SALUTE:

INVOCATION:

PRESENTATIONS

Item No. 7. [2020-841](#) VIDEO PRESENTATION OF THE "NEW" CORPORATE YARD

Item No. 8. [2020-858](#) "HOLIDAY VIDEO"

Item No. 9. [2020-824](#) MAYOR'S FAREWELL REMARKS

ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)

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:

CONSENT: (Items 10-20)

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. 10. [2020-823](#) CONSIDER APPROVAL OF THE CALENDAR FOR FISCAL YEAR 2021-2022 BUDGET WORKSHOPS AND PUBLIC HEARING (CITY COUNCIL)

- Recommendation:**
1. SCHEDULE budget workshops for March 16, 2021, April 20, 2021, and May 18, 2021.
 2. TENTATIVELY SCHEDULE the public hearing to consider adoption of the Fiscal Year 2020-2021 budget on June 15, 2021.

Attachments: [Draft Fiscal Year 2021-2022 Budget Calendar](#)

Item No. 11. [2020-728](#) CONSIDER APPROVING SETTLEMENT AGREEMENT WITH MV TRANSPORTATION, INC. FOR PAYMENT OF FIXED EXPENSES INCURRED DURING THE COVID-19 BUS SERVICE SUSPENSION (CITY COUNCIL)

- Recommendation:** TAKE the following actions:
1. APPROVE the attached proposed settlement agreement with MV Transportation, Inc. (Exhibit No. 4).
 2. AUTHORIZE the Mayor to execute the settlement agreement following approval as to form by the City Attorney.

Sponsors: Community Services

Attachments: [Exhibit 1 - MV Contract](#)
[Exhibit 2 - MV Letter requesting payment of fixed costs](#)
[Exhibit 3 - Modified MV Fixed Operating Costs](#)
[Exhibit 4 - MV Settlement Agreement](#)

Item No. 12. [2020-855](#) **CONSIDER APPROVAL OF SOFTWARE LICENSE AGREEMENT WITH DOCUSIGN INC. FOR PURCHASE OF DOCUSIGN ESIGNATURE SOFTWARE (CITY COUNCIL)**

- Recommendation:** TAKE the following actions:
1. APPROVE the attached Software License Agreement with DocuSign for purchase of the DocuSign eSignature Software for \$3,122.00 (Exhibit No. 1); and
 2. AUTHORIZE the Mayor to execute the Agreement upon approval as to form by the City Attorney.

Attachments: [DocuSign Corp Software License Agreement](#)
[DocuSign Quote](#)

Item No. 13. [2020-685](#) **CONSIDER RESOLUTION NO. 20-185, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF THE CITY OF CARSON COMMUNITY FACILITIES DISTRICT NO. 2018-01 (MAINTENANCE AND SERVICES) APPROVING ANNEXATION NO. 7 (MOBILE MINI) OF PROPERTY LOCATED WITHIN THE FUTURE ANNEXATION AREA (22632 SOUTH ALAMEDA STREET; APN: 7315-010-005) (CITY COUNCIL)**

Recommendation: TAKE the following actions:

1. WAIVE further reading and ADOPT Resolution No. 20-185, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF THE CITY OF CARSON COMMUNITY FACILITIES DISTRICT NO. 2018-01 (MAINTENANCE AND SERVICES) APPROVING ANNEXATION NO. 7 (MOBILE MINI) OF PROPERTY LOCATED WITHIN THE FUTURE ANNEXATION AREA (22632 SOUTH ALAMEDA STREET; APN 7315-010-005)"
2. RECEIVE and FILE the Unanimous Approval Consent Letter from JHD Alameda LLC and SCMR Properties LLC.

Attachments: [Exhibit No. 1 - Executed Unanimous Approval Letter \(Mobile Mini\)](#)
[Exhibit No. 2 - Resolution No. 20-185](#)
[Exhibit No. 3 - Amendment No. 7 to Notice of Special Tax Lien](#)

Item No. 14. [2020-821](#)

CONSIDER RESOLUTION NO. 20-184, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF THE CITY OF CARSON COMMUNITY FACILITIES DISTRICT NO. 2018-01 (MAINTENANCE AND SERVICES) APPROVING ANNEXATION NO. 5 OF PROPERTY LOCATED AT THE 333 W. GARDENA BLVD (APN: 6125-019-024; 041; 042; 043; 044; 050) WITHIN THE FUTURE ANNEXATION AREA (CITY COUNCIL)

Recommendation: TAKE the following actions:

1. WAIVE further reading and ADOPT Resolution No. 20-184, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF THE CITY OF CARSON COMMUNITY FACILITIES DISTRICT NO. 2018-01 (MAINTENANCE AND SERVICES) APPROVING ANNEXATION NO. 5 OF PROPERTY LOCATED AT 333 W. GARDENA BLVD (APN: 6125-019-024; 041; 042; 043; 044; 050) WITHIN THE FUTURE ANNEXATION AREA."
2. RECEIVE and FILE the Unanimous Approval Consent Letter from LIT CTR Gardena Owner LP.

Attachments: [Exhibit No. 1 - Executed Unanimous Approval Letter \(CT Warehou](#)
[Exhibit No. 2 - Resolution No. 20-184](#)
[Exhibit No. 3 - Amendment No. 5 to Notice of Special Tax Lien](#)

Item No. 15. [2020-843](#)

CONSIDER ADOPTION OF RESOLUTION NO. 20-189 APPROVING THE PURCHASE AND SALE AGREEMENT FOR REAL PROPERTY AND JOINT ESCROW INSTRUCTIONS FOR PURCHASE OF PROPERTY LOCATED AT 20820 S. MAIN STREET FROM THE CARSON SUCCESSOR AGENCY AND CONSIDER ADOPTION OF RESOLUTION NO. 20-188 AMENDING THE FISCAL YEAR 2020-21 BUDGET IN THE AMOUNT OF AN \$895,000 INCREASE FOR THE PURCHASE OF REAL PROPERTY LOCATED AT 20820 S. MAIN STREET (CITY COUNCIL)

Recommendation: TAKE the following actions:

1. WAIVE further reading and ADOPT Resolution No. 20-189 "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING THE PURCHASE AND SALE AGREEMENT FOR REAL PROPERTY AND JOINT ESCROW INSTRUCTIONS TO PURCHASE THE PROPERTY LOCATED AT 20820 S. MAIN STREET FROM THE CARSON SUCCESSOR AGENCY."
2. WAIVE further reading and ADOPT Resolution No. 20-188 "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE FISCAL YEAR 2020-21 BUDGET IN THE AMOUNT OF AN \$895,000 INCREASE FOR THE PURCHASE OF REAL PROPERTY LOCATED AT 20820 S. MAIN STREET"

Attachments: [Exhibit No. 1 - Vicinity Map](#)
[Exhibit No. 2 - Purchase and Sales Agreement](#)
[Exhibit No. 3 - Resolution No. 20-189](#)
[Exhibit No. 4 - Resolution No. 20-188](#)

Item No. 16. [2020-852](#)

CONSIDER RESOLUTION NO. 20-12-CSA APPROVING THE PURCHASE AND SALE AGREEMENT FOR REAL PROPERTY AND JOINT ESCROW INSTRUCTIONS FOR SALE OF PROPERTY LOCATED AT 20820 S. MAIN STREET TO THE CITY OF CARSON (SUCCESSOR AGENCY)

Recommendation: 1. WAIVE further reading and ADOPT Resolution No. 20-12-CSA "A RESOLUTION OF THE SUCCESSOR AGENCY OF THE CITY OF CARSON, CALIFORNIA, APPROVING THE PURCHASE AND SALE AGREEMENT FOR REAL PROPERTY AND JOINT ESCROW INSTRUCTIONS TO SELL THE PROPERTY LOCATED AT 20820 S. MAIN STREET TO THE CITY OF CARSON."

Attachments: [Exhibit No. 1 - Vicinity Map](#)
[Exhibit No. 2 - Purchase and Sales Agreement](#)
[Exhibit No. 3 - Resolution No. 20-12-CSA](#)

Item No. 17. [2020-862](#) **CONSIDER APPROVING THE RESUMPTION OF THE CITYWIDE ADVISORY COMMISSION TO VIRTUAL REGULAR MEETINGS AS NECESSARY TO FACILITATE REQUIREMENTS FOR CITIZEN PARTICIPATION IN FEDERALLY FUNDED HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS (CITY COUNCIL)**

Recommendation: TAKE the following actions:
1. APPROVE the resumption of the Citywide Advisory Commission to virtual regular meetings as necessary.

Item No. 18. [2020-822](#) **CONSIDER ADOPTION OF A RESOLUTION NO. 20-186 AUTHORIZING EXECUTION OF AGREEMENTS WITH THE CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION TO ADMINISTER AND COLLECT THE LOCAL TRANSACTIONS AND USE TAX (MEASURE K); AND ADOPTION OF A RESOLUTION NO. 20-187 AUTHORIZING EXAMINATION OF TRANSACTIONS AND USE TAX RECORDS (CITY COUNCIL)**

Recommendation: 1. ADOPT resolution 20-186 authorizing agreements with CDTFA (including Exhibit A - Preparatory Agreement, and Exhibit B - Administrative Agreement); and
2. ADOPT resolution 20-187 authorizing examination of transactions and use tax records
1.

Attachments: [Resolution 20-186](#)
[Resolution 20-187](#)

Item No. 19. [2020-847](#) **CONSIDER APPROVAL OF AMENDMENT NO. 3 TO**

AGREEMENT FOR CONTRACT SERVICES BETWEEN THE CITY OF CARSON AND OCCUPATIONAL HEALTH CENTERS (#17-036) (CITY COUNCIL)

Recommendation: 1. APPROVE Amendment No. 3 to Agreement for Contract Services by and between the City of Carson and Occupational Health Centers of California, a Medical Corporation, formerly U.S. HealthWorks Medical Group (#17-036), extending the term of the agreement by one additional year, from February 28, 2021 to February 27, 2022, and increasing the contact sum by an additional \$20,000, from \$95,000 to \$115,000.

2. AUTHORIZE the Mayor to execute the Agreement following approval as to form by the City Attorney.

Attachments: [U.S. Healthworks Contract Executed \(2 28 17\)](#)
[U.S. Healthworks Amendment No 1 Executed \(2 1 19\)](#)
[OHCC \(Concentra\) Amendment No 2 Executed \(2 28 20\)](#)
[OHCC \(Concentra\) Amendment No. 3 \(12 15 20\)](#)

Item No. 20. [2020-842](#) **CONSIDER ADOPTING RESOLUTION NO. 20-179, AUTHORIZING THE SERVICES OF KEN PORTER AUCTIONS TO FACILITATE THE SURPLUS OF TWENTY- FIVE (25) CITY OWNED VEHICLES AND EQUIPMENT (CITY COUNCIL)**

Recommendation: TAKE the following actions:
1. APPROVE the surplus of twenty-five (25) City Vehicles and Equipment, Vehicle No. 1261, 1075, 1049, 1260, 992 and Equipment No. 717, 767, 790, 969, 1141, 1178, 1179, 1212, 1048, 1108, 1159, 1239, 1270, 1276, 1291, 1293, 1324, 1328, 1337, 802.
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 TWENTY-FIVE (25) CITY VEHICLES AND EQUIPMENT"

Attachments: [EXHIBIT 1](#)
[EXHIBIT 2](#)
[Resolution No. 20-179](#)

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 21-23)

Item No. 21. [2020-831](#) COVID-19 UPDATE (CITY COUNCIL)

Recommendation: 1. DISCUSS and PROVIDE direction

Attachments: [HOO SaferatHome SurgeResponse - 12092020](#)

Item No. 22. [2020-863](#) CONSIDER APPROVAL OF THE FORMATION OF AN AD HOC COMMITTEE TO ASSIST THE LOS ANGELES COUNTY SHERIFF'S DEPARTMENT WITH CONDUCTING INTERVIEWS FOR THE NEXT CAPTAIN OF THE CARSON STATION (CITY COUNCIL)

Recommendation: APPROVE the formation of a two-member Ad Hoc Committee to participate in the interview process for the new Captain of the LASD Carson Station.

Item No. 23. [2020-808](#) UPDATED FINANCIAL REPORT OF THE GENERAL FUND RESERVE FOR THE FIRST QUARTER OF FISCAL YEAR 2020-2021

Recommendation: RECEIVE and FILE Updated Financial Report of the General Fund Reserve.

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