

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



**TUESDAY, FEBRUARY 15, 2022  
701 East Carson Street  
Online Remote Meeting**

**5:00 PM**

Lula Davis-Holmes, Mayor

Jawane Hilton, Mayor Pro Tem and District 1  
Councilmember

Cedric L. Hicks, Sr., District 3 Councilmember

Jim Dear, Councilmember

Arleen Bocatija Rojas, District 4 Councilmember

Dr. Khaleah Bradshaw, 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)***

**PUBLIC INFORMATION**

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 during the designated public comment period. Because of the threat of COVID-19 (the “Coronavirus”) you are urged to take all appropriate health safety precautions.

**OUT OF AN ABUNDANCE OF CAUTION DUE TO THE INCREASED OMICRON COVID-19 VARIANT, THE CITY COUNCIL MEETING WILL BE HELD VIRTUALLY VIA ZOOM**

**PUBLIC VIEWING AVAILABLE BY:**

- **Live Stream on the City’s website:** The meeting will be streamed live over the internet via: [www.carson.ca.gov](http://www.carson.ca.gov) or on YouTube: [www.youtube.com/c/CityofCarsonCaliforniaOfficialYouTubePage](http://www.youtube.com/c/CityofCarsonCaliforniaOfficialYouTubePage)
- **Cable TV:** Spectrum (Channel 35) and ATT (Channel 99)

**PUBLIC COMMENTS CAN BE MADE AT/VIA:**

- **Call-In:** To make a live comment over the phone, call 1-669-900-6833 (Meeting ID: 310 233 4888) on the date of the meeting during the portion of the agenda entitled "Oral Communications." There will be two Oral Communication sessions: one for Agendized Items (comment items ON the agenda) while the other for non-Agendized items (comment about items NOT on the Agenda). Please refer to the Agenda when to call in for these sessions.

- **Email:** Public comments can be emailed to [cityclerk@carsonca.gov](mailto:cityclerk@carsonca.gov)

- **Written:** Written comments can be placed into the metal Drop Box located in front of City Hall

*Written comments placed in the outside Drop Box or any email received will not be read aloud at Council Meeting but will be circulated to the City Council and incorporated into the record.*

*The Oral Communications portion of the agenda is limited to a duration of one hour unless otherwise approved by the City Council. Comment time is normally 3 minutes depending on number of speakers.*

*While participating, please state your name and identify the agenda item you wish to address in your comments.*

***The Oral Communications portion of the agenda is limited to a duration of one hour unless otherwise approved by the City Council.***

***While participating, please state your name and identify the agenda item you wish to address in your comments.***

**CALL TO ORDER: CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY  
(5:00 pm)**

**ROLL CALL (CITY CLERK):**

**FLAG SALUTE:**

**INVOCATION:**

**Item No. 1. [2022-093](#) REVEREND THOMAS ALEXANDER, CARSON  
CHRISTIAN OUTREACH APOSTOLIC FAITH CHURCH**

**REPORT ON ANY PUBLIC COMMENTS ON CLOSED SESSION ITEMS (CITY CLERK)**

**ANNOUNCEMENT OF CLOSED SESSION ITEMS (CITY ATTORNEY)**

**RECESS INTO CLOSED SESSION UNTIL 6:00 P.M. OR UNTIL THE END OF CLOSED SESSION, WHICHEVER OCCURS FIRST****CLOSED SESSION (Items 2 to 6)****Item No. 2. [2022-053](#) CONFERENCE WITH REAL PROPERTY NEGOTIATOR (CITY COUNCIL)**

**Recommendation:** A closed session will be held, pursuant to Government Code Section 54956.8, to enable the Housing Authority to consider negotiations with Jordan Pynes and Emily Ware, Thomas Safran and Associates (TSA), with whom Authority is negotiating, and to give direction to its negotiator David Roberts, Acting Executive Director, regarding that certain real property known as 526 W. Carson Street and 21704 S. Figueroa Street / APN: 7343-019-901 and 7343-019-900. The Authority's real property negotiator will seek direction from the Authority Board regarding price and terms of payment for the property.

**Item No. 3. [2022-054](#) 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.  
Property: E. 223rd Street (APN 7315-012-900, 7315-012-804)  
Agency negotiator: David Roberts, Acting City Manager  
Negotiating parties: City of Carson and All Offerors Meeting Price and Terms of Payment Criteria To Be Determined by City Council.  
Under negotiation: Price and terms of payment.

**Item No. 4. [2022-081](#) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**

**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 3 cases.

**Item No. 5. [2022-082](#) PUBLIC EMPLOYEE APPOINTMENT / EMPLOYMENT PERFORMANCE EVALUATION / DISCIPLINE / DISMISSAL (CITY COUNCIL)**

**Recommendation:** A closed session will be held pursuant to Government Code section 54957 (b)(1) for purposes of considering the appointment, employment, evaluation of performance, discipline, or dismissal of a public employee (for the position of the City Manager).

**Item No. 6. [2022-101](#) CONFERENCE WITH LABOR NEGOTIATOR (CITY COUNCIL)**

**Recommendation:** A closed session will be held, pursuant to Government Code Section 54957.6, with David Roberts, Acting City Manager of City and its negotiators, regarding labor negotiations with AME, CPSA affiliated with SEIU Local 721, AFSCME 1017 and AFSCME Local 809.

**RECONVENE TO OPEN SESSION AT 6:00 P.M. OR AT THE END OF CLOSED SESSION, WHICHEVER OCCURS FIRST**

**REPORT ON CLOSED SESSION ACTIONS (CITY ATTORNEY)**

**INTRODUCTIONS (MAYOR)**

**Item No. 7. [2022-016](#) REPORT FROM CAPTAIN JONES OF CARSON SHERIFF'S STATION**

**Item No. 8. [2022-037](#) REPORT FROM ASSISTANT CHIEF BENNETT OF LOS ANGELES COUNTY FIRE DEPARTMENT**

**PRESENTATIONS**

**Item No. 9. [2022-116](#) PRESENTATION FROM TANYA ORTIZ FRANKLIN, BOARD MEMBER FOR LOS ANGELES UNIFIED SCHOOL BOARD DISTRICT 7**

**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. [2022-104](#) APPROVAL OF THE JANUARY 4, 2022 CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY REGULAR MEETING MINUTES**

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

**Attachments:** [2022 JAN 4 CC-CSA-CHA Reg Mtg minutes \(FINAL\).pdf](#)

**CONSENT: (Items 11 to 22)**

*ANY ITEM OR ITEMS MAY BE REMOVED FOR DISCUSSION.*

*These items are considered to be routine items of business and have, therefore, been placed on the CONSENT CALENDAR. For items remaining on the CONSENT CALENDAR, a single motion to ADOPT the recommended action is in order.*

**Item No. 11. [2022-108](#) CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CITY OF CARSON, CARSON HOUSING AUTHORITY, CARSON SUCCESSOR AGENCY-MONTH ENDING JANUARY 31, 2022**

**Recommendation:** RECEIVE and FILE.

**Attachments:** [Cash rpt January 2022](#)  
[CITY OF CARSON PORTFOLIO RESERVES SUMMARY JAN 20](#)  
[CITY OF CARSON PORTFOLIO RESERVES SUCCESSOR JAN](#)

**Item No. 12. [2022-094](#) Resolution No. 22-023, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$2,947,963.13, DEMAND CHECK NUMBERS 161364 THROUGH 161525**

**Attachments:** [Exhibit 1 Demand Reg File # Reso#22-023](#)

**Item No. 13. [2022-096](#) Resolution No. 22-02-CHA, A RESOLUTION OF THE CARSON HOUSING AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$60,266.71, DEMAND CHECK NUMBERS HA-001889 through HA-001895**

**Attachments:** [Exhibit 1 CHA Demand Reso# 22-02-CHA](#)

Item No. 14. [2022-103](#) Resolution No. 22-02-CSA, A RESOLUTION OF THE CARSON SUCCESSOR AGENCY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$12,883.75, DEMAND CHECK NUMBERS SA-001851 THROUGH SA-001853

**Attachments:** [Exhibit 1 CSA Demand Reso #22-02-CSA](#)

Item No. 15. [2022-077](#) COVID-19 UPDATE (CITY COUNCIL)

**Recommendation:** 1. RECEIVE and FILE.

Item No. 16. [2022-059](#) UPDATE ON DOMINGUEZ CHANNEL ODOR INCIDENT (CITY COUNCIL)

**Recommendation:** RECEIVE and FILE this informational update.

Item No. 17. [2022-060](#) CONSIDER AN UPDATE ON THE SEWER SPILL IN CARSON (CITY COUNCIL)

**Recommendation:** RECEIVE and FILE this informational report.

Item No. 18. [2021-706](#) CONSIDER CONTRACT SERVICES AGREEMENT WITH RRM DESIGN GROUP FOR AN ECONOMIC DEVELOPMENT STRATEGIC PLAN IN AN AMOUNT NOT TO EXCEED \$419,932 (CITY COUNCIL)

**Recommendation:** 1. APPROVE a Contract Services Agreement with RRM Design Group for an Economic Development Strategic Plan in an amount not to exceed \$419,932, in a form acceptable to the City Attorney.

2. AUTHORIZE the Mayor to execute the Agreement.  
1.

**Attachments:** [RRM Contract Services Agreement Final Agenda Version](#)  
[RRM-Proposal-RFP-21-025-Carson-Econ-Dev-Plan](#)  
[Strategic Plan RFQ share copy](#)

Item No. 19. [2022-089](#) **CONSIDER ADOPTING RESOLUTION NO. 22-022 OF THE CITY OF CARSON, CALIFORNIA MAKING A FINDING OF PUBLIC CONVENIENCE OR NECESSITY FOR AN OFF-SALE PERMIT TO SELL ALCOHOLIC BEVERAGES FOR ALDI MARKET LOCATED AT 20700 S. AVALON BOULEVARD SUITE 103 IN THE SOUTHBAY PAVILION (CITY COUNCIL)**

**Recommendation:** TAKE the following actions:  
1. WAIVE further reading and ADOPT Resolution No. 22-022, "MAKING A FINDING OF PUBLIC CONVENIENCE OR NECESSITY FOR AN OFF-SALE PERMIT TO SELL ALCOHOLIC BEVERAGES FOR ALDI MARKET LOCATED AT 20700 S. AVALON BOULEVARD SUITE 103 IN THE SOUTHBAY PAVILION"  
1.

**Attachments:** [EXHIBIT NO. 1-CC Reso ALDI PCN](#)  
[EXHIBIT NO. 2-ALDI Carson \(South Bay Pavilion\) ABC Form 245](#)

Item No. 20. [2022-100](#) **CONSIDER AMENDMENT NO. 1 TO A CONTRACT SERVICES AGREEMENT WITH BEAR DEMOGRAPHICS & RESEARCH, LLC FOR FOUR ADDITIONAL IN-PERSON COMMUNITY WORKSHOPS AT A COST OF \$6,000**

**Recommendation:** 1. APPROVE Amendment No. 1 to a Contract Services Agreement with Bear Demographics & Research, LLC in the amount of \$6,000.  
2. AUTHORIZE the Mayor to execute the Amendment.  
1.

**Attachments:** [Bear Demographics Amendment No. 1](#)  
[C-21-089 - BEAR DEMOGRAPHICS RESEARCH 2021 AUG 25](#)

Item No. 21. [2022-065](#) **CONSIDER ADOPTING RESOLUTION NO. 22-020, AUTHORIZING THE DISPOSITION OF VARIOUS SURPLUS CITY EQUIPMENT (CITY COUNCIL)**

**Recommendation:** WAIVE further reading and ADOPT Resolution No. 22-020, "A RESOLUTION OF THE CARSON CITY COUNCIL AUTHORIZING THE DISPOSITION OF VARIOUS SURPLUS CITY EQUIPMENT." (Exhibit No. 2; Resolution No. 22-020).

**Attachments:** [Exhibit No. 1 - Consignment Forms](#)  
[Exhibit No. 2 - Resolution No. 22-020](#)

Item No. 22. [2022-111](#) **CONSIDERATION OF RESOLUTION NO. 22-024, AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111, BY ADOPTING A NEW JOB CLASSIFICATION SPECIFICATION FOR COMMUNITY SERVICES SUPERINTENDENT (CITY COUNCIL)**

**Recommendation:** WAIVE further reading and ADOPT Resolution No. 22-024, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111, BY ADOPTING A NEW JOB CLASSIFICATION SPECIFICATION FOR COMMUNITY SERVICES SUPERINTENDENT."

**Attachments:** [Resolution 22-024 Community Services Superintendent \(New Job](#)

**SPECIAL ORDERS OF THE DAY: (Items 23 to 25)**

*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. 23. [2022-067](#) PUBLIC HEARING TO CONSIDER THE REDISTRICTING OF ESTABLISHED CITY COUNCIL DISTRICTS BASED ON THE RESULTS OF THE 2020 DECENNIAL CENSUS ON REDISTRICTING, AND REVIEW OF DRAFT MAP #5 AND DRAFT MAP #6**

**Recommendation:**

1. OPEN the Public Hearing.
2. RECEIVE testimony from the Public on Draft Map #5 and Draft Map #6.
3. CLOSE the Public Hearing.
4. PROVIDE direction to Staff and the Demographer on Draft Map #5 and Draft Map #6.

**Attachments:** [City of Carson Draft City Council District Maps #5 and #6](#)  
[City of Carson Draft City Council District Maps #1 and #2](#)  
[City of Carson Draft City Council District Maps #3 and #4](#)

**Item No. 24. [2022-075](#) PUBLIC HEARING TO CONSIDER FIRST READING OF ORDINANCE NO. 22-2201, ENTITLED "AN ORDINANCE OF THE CITY COUNCIL OF CITY OF CARSON, CALIFORNIA APPROVING AN ECONOMIC DEVELOPMENT BENEFIT AGREEMENT WITH SOUTH BAY CARSON, LLC"**

**Recommendation:** TAKE the following actions:

1. OPEN the public hearing;
2. TAKE public testimony and accept any written and/or oral communications;
3. CLOSE the public hearing; AND
4. WAIVE further reading and Introduce for first reaching Ordinance No. 22-2201, entitled "AN ORDINANCE OF THE CITY COUNCIL OF CITY OF CARSON, CALIFORNIA APPROVING AN ECONOMIC DEVELOPMENT BENEFIT AGREEMENT WITH SOUTH BAY CARSON, LLC"

**Attachments:** [EXHIBIT NO.1-Ordinance Approving Sywest Econ Development B](#)

Item No. 25. [2022-086](#) PUBLIC HEARING TO CONSIDER A SUBSTANTIAL AMENDMENT TO THE 2021-2022 ANNUAL ACTION PLAN AND CONSIDER ADOPTING RESOLUTION NO. 22-025 OF THE CITY OF CARSON, CALIFORNIA AMENDING THE 2021-2022 ANNUAL ACTION PLAN BUDGET (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 Substantial Amendment to the 2021-2022 Annual Action Plan to the U. S. Department of Housing and Urban Development.
3. AUTHORIZE the following reallocation of Community Development Block Grant (CDBG) funds within the 2021-2022 Annual Action Plan: From Commercial Loans and Grants (Commercial Rehabilitation) to Neighborhood Pride Program (Residential Rehabilitation): \$95,000.

**Attachments:** [EXHIBIT NO. 1-The Proposed CDBG Substantial Amendment to t/](#)  
[EXHIBIT NO. 2 PY2021SubAmdtRes](#)

DISCUSSION: (Items 26 to 30)

Item No. 26. [2022-112](#) CONSIDER RESOLUTION 22-027 APPROVING AN AGREEMENT FOR THE POSITION OF CITY MANAGER (CITY COUNCIL)

**Recommendation:**

1. ADOPT Resolution 22-027 approving the proposed City Manager Employment Agreement.
2. AUTHORIZE the Mayor to execute the agreement with Mr. David C. Roberts, Jr. following approval as to form by the City Attorney.

**Attachments:** [Resolution 22-027 Approving the Proposed City Manager Employ](#)  
[Resolution 19-015, A Resolution of the City Council of the City of C](#)

Item No. 27. [2021-936](#) FISCAL YEAR 2021-2022 MID-YEAR FINANCIAL REPORT AND CONSIDER ADOPTION OF RESOLUTION NO. 22-021 TO AMEND THE FISCAL YEAR 2021-2022 BUDGET (CITY COUNCIL).

**Recommendation:**

1. RECEIVE and FILE Mid -Year Budget Report
2. Adopt Resolution No. 22-021, A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2021-2022 BUDGET IN THE GENERAL FUND.
- 1.

**Attachments:**

[Exhibit A: FY 20-21 General Fund Balance Reserve](#)

[Exhibit B: City Attorney's Office FY 20-21 Expenditures](#)

[Exhibit C: City Attorney's Office FY 21-22 Expenditures](#)

[Exhibit D: Budget Resolution 22-021](#)

[Exhibit E: Public Works Department Mid-Year Budget Reallocation](#)

Item No. 28. [2021-964](#) **ADOPT RESOLUTION NO. 22-026 OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING CITY MANAGER RECOMMENDED REORGANIZATION AND REPORTING STRUCTURE OF THE COMMUNITY SERVICES/PARKS AND RECREATION DEPARTMENT, DEFUNDING AND ELIMINATING CERTAIN COMMUNITY SERVICES/PARKS AND RECREATION DEPARTMENT POSITIONS AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A SIDE LETTER AGREEMENT WITH THE ASSOCIATION OF MANAGEMENT EMPLOYEES (CITY COUNCIL)**

**Recommendation:** WAIVE further reading and ADOPT Resolution No. 22-026, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING CITY MANAGER RECOMMENDED REORGANIZATION AND REPORTING STRUCTURE OF THE COMMUNITY SERVICES/PARKS AND RECREATION DEPARTMENT, DEFUNDING AND ELIMINATING CERTAIN COMMUNITY SERVICES/PARKS AND RECREATION DEPARTMENT POSITIONS AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A SIDE LETTER AGREEMENT WITH THE ASSOCIATION OF MANAGEMENT EMPLOYEES."

**Attachments:** [Resolution No 22-026](#)  
[Proposed Community Services Organizational Chart](#)  
[Position Control Summary](#)

Item No. 29. [2022-102](#) **CONSIDER FORMING AN AD HOC COMMITTEE TO DEVELOP A PLANNING PROCESS FOR THE CITY OF CARSON 55TH ANNIVERSARY (CITY COUNCIL)**

**Recommendation:** APPROVE the formation of the 55th Anniversary Planning Ad Hoc Committee, and  
DESIGNATE one other member of the City Council to serve on the Ad Hoc with Mayor Lula Davis-Holmes.

**Attachments:** [Item 2017-840 from the November 21, 2017, City Council meeting](#)

Item No. 30. [2022-107](#) **CONSIDERATION OF LOCAL APPOINTMENTS TO THE CITY'S COMMISSIONS, COMMITTEES AND BOARDS; AND/OR CITY COUNCIL SUB-COMMITTEES; AND/OR CITY-AFFILIATED ORGANIZATIONS 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; and/or
2. REAFFIRM, RE-DESIGNATE and/or DESIGNATE member assignments to the City Council Sub-Committees; and/or
3. REAFFIRM, RE-DESIGNATE and/or DESIGNATE delegates and alternates to the City-Affiliated Organizations; and
4. DIRECT the City Clerk to notify all affected appointments, reappointments or removed members and/or all affected City-Affiliated Organizations of this action in writing;
5. IF APPLICABLE, DIRECT the City Clerk to post and publish in accordance with the Maddy Act.

**Attachments:** [Exhibit 1 - February 15, 2022 Staff Report.pdf](#)

**ORDINANCE SECOND READING: (NONE)**

**MEMORIAL ADJOURNMENTS**

**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**