



**MINUTES  
CARSON CITY COUNCIL  
HOUSING AUTHORITY / SUCCESSOR AGENCY  
REGULAR MEETING  
MARCH 20, 2018**

**5:00 P.M.**

**CARSON CITY HALL  
HELEN KAWAGOE COUNCIL CHAMBERS  
701 EAST CARSON STREET  
CARSON, CA 90745**

**CALL TO ORDER:**

The meetings were called to order at 5:05 P.M., by Mayor/Agency Chairman/Authority Chairman Albert Robles in the Helen Kawagoe Council Chambers, Carson City Hall, located at 701 E. Carson Street, Carson, California 90745.

**ROLL CALL:** City Clerk/Agency Secretary/Authority Secretary Donesia Gause-Aldana called the roll:

**Council Members Present:**

Mayor/Agency Chairman/Authority Chairman Albert Robles, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Jawane Hilton, Council Member/Agency Member/Authority Board Member Elito Santarina, Council Member/Agency Member/Authority Board Member Davis-Holmes, and Council Member/Agency Member/Authority Board Member Cedric Hicks

**Other Elected Officials Present:** Donesia Gause-Aldana, City Clerk/Agency Secretary/Authority Secretary, and Monica Cooper, City/Agency/Authority Treasurer

**Also Present:**

Kenneth C. Farfsing, City Manager; Sunny Soltani, City/Agency/Authority Attorney; John Raymond, Director of Community Development; Kathryn Downs, Director of Finance; Director of Community Services; Maria Williams-Slaughter, Director of Public Works; Arnold Carraway, Recreation Superintendent; Saied Naaseh, Planning Manager; Michael Whittiker, Senior Recreation Center Supervisor; Glenn Turner, Computer Systems Support Technician; and Jason Skeen, Captain, Carson Sheriff's Station.

## **CLOSED SESSION (5:00 P.M. - 6:00 P.M.) (Items 1-4)**

### **ORAL COMMUNICATIONS - CLOSED SESSION ITEMS ONLY**

#### **ANNOUNCEMENT OF CLOSED SESSION ITEMS:**

City/Agency/Authority Attorney Soltani presented the Closed Session items as described in the agenda:

#### **RECESS INTO CLOSED SESSION**

The meeting was recessed at 5:09 P.M. by Mayor/Agency Chairman/Authority Chairman Robles to Closed Session.

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

The meeting was reconvened at 6:45 P.M. by Mayor/Agency Chairman/Authority Chairman Robles with all members present.

#### **REPORT ON CLOSED SESSION ACTIONS**

City/Agency/Authority Attorney Soltani provided the Closed Session report as follows:

#### **Item No. 1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (SUCCESSOR AGENCY)**

Recommendation:

A closed session will be held, pursuant to Government Code Section 54956.8, to enable Successor Agency to consider negotiations with Macerich, with whom the Successor Agency is negotiating, and to give direction to its negotiators Kenneth C. Farfsing, Executive Director and John Raymond, Director of Community Development, regarding that certain real property known as Assessor Parcel Nos. 7336-010-903 and 7336-010-904. The Successor Agency's real property negotiator will seek direction from the Agency member regarding the price, payment terms for purchase, sale or lease.

ACTION: Item No. 1 was heard in Closed Session.

At 11:27 P.M., City/Agency/Authority Attorney Soltani reported that there was no reportable action.

#### **Item No. 2. 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 one case.

ACTION: Item No. 2 was heard in Closed Session. No reportable action was taken.

**Item No. 3. 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 litigations to which the City is a party. The titles of such litigations are as follows:

City of Carson v. CWS Systems, Inc., Los Angeles County Superior Court Case No. BC605925 and  
CWS Systems, Inc. v. City of Carson, Los Angeles County Superior Court Case No. BC630095

**ACTION:** Item No. 3 was heard in Closed Session. A settlement was reached and a copy of the Settlement Agreement will be available at the City Clerk's Office for inspection once finalized.

**Item No. 4. 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 WASTE RESOURCE TECHNOLOGIES, INC., a Delaware corporation, and to give direction to its negotiators, Kenneth C. Farfsing, City Manager and John Raymond, Director of Community Development, regarding that certain real property known as 2400 East Dominguez Street. The City's real property negotiator will seek direction from the City Council regarding "price and terms of payment" for the property.

**ACTION:** Item No. 4 was heard in Closed Session. No reportable action.

**FLAG SALUTE:**

**Item No. 5. SHAVONNA JACKSON, MISS TEEN CARSON**

**INVOCATION:**

**Item No. 6. PASTOR RUDY ABROT, BETHEL BAPTIST CHURCH**

**INTRODUCTIONS:**

**Item No. 7. RECOGNITION OF APPRECIATION PRESENTED TO PRESIDENT JULIE RUIZ RABER OF THE CARSON WOMEN'S CLUB**

Mayor Robles and City Council acknowledged the Members of the Carson Women's Club.

**Item No. 8.**

**PROCLAMATION PRESENTED TO THE AMERICAN RED CROSS  
RECOGNIZING THE MONTH OF MARCH AS AMERICAN RED CROSS  
AWARENESS MONTH**

Council Member Santarina and City Council presented a Proclamation acknowledging March as the American Red Cross Awareness Month to Will Washburn.

On behalf of the American Red Cross, he thanked Mayor and Council Members for the recognition and announced he is the Community Ambassador. In addition to providing response to emergencies, they also provide training and emergency preparedness.

Mayor Robles suggested to the City Manager that staff participate in the emergency training in which City Manager Farfaring would follow up.

Council Member/Agency Member/Authority Board Member Davis-Holmes recognized Fred Sykes for his participation in the City's Anniversary Ball who was not present at the last Council meeting. She announced National Women's Month.

**Item No. 9.**

**REPORT FROM CAPTAIN SKEEN OF CARSON SHERIFF'S STATION**

Captain Skeen announced his support of the Carson Station's running team involvement with City of Baker in Las Vegas.

(Council Member/Agency Member/Authority Board Member Davis-Holmes exited the meeting at 7:04 P.M.)

In addition, he deployed his Homelessness Task Force to inform people living along the riverbed of the upcoming storms in hopes of avoiding emergency rescue efforts.

Council Member/Agency Member/Authority Board Member Santarina acknowledged Captain Skeen and the deputies on their efforts in the community.

(Council Member/Agency Member/Authority Board Member Davis-Holmes reentered the meeting at 7:06 P.M.)

**Item No. 10.**

**ANNOUNCEMENT OF LOS ANGELES COUNTY PUBLIC WORKSHOP  
ON THE CLEARWATER PROJECT TO BE HELD ON APRIL 26, 2018,  
6:00 P.M. AT CARRIAGE CREST PARK**

City Manager Farfsing provided a brief staff report on the Clear Water Project.

Director of Public Works Slaughter provided additional information on the Clear Water Project relating to the Public Workshop to be held on March 27, 2018, 6:30 P.M. at the Wilmington Senior Center; and on April 26, 2018, 6:30 P.M. at Carriage Crest Park.

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

### Ana Meni, President, AFSCME Local 809

Requested Item Nos. 19 and 20 be pulled from the Consent Calendar for corrections. She referred to Item No. 19 which had missing information regarding the actual classification identifying the Event Services Coordinator I and II; noted correction to staff recommendation no. 2. She provided the corrected resolution to the City Manager for distribution to the Mayor and Council Members; Referred to Item No. 20 and noted a typographical error in Resolution No. 18-033 that the reclassification effective date be corrected to August 10, 2017; Requested that the bargaining units be notified of any classification changes.

### Miriam Vazquez

Reported on potholes at Alameda and Wilmington Avenue which need to be repaired as soon as possible. In addition, she spoke about an incident with her daughter being arrested at her home and requested assistance.

### Betsy Ryan, representing Torrance Refinery

Referred to and offered comments regarding Item No. 26 and requested City Council speak to representatives of the Torrance Refinery before adopting a resolution.

### Brian Raber, Veteran Affairs Commissioner

Noted the Veterans Affairs Commission was not invited to the ground breaking of the Veterans Affordable Housing project. He thanked the City Council for their efforts with the project.

### Kenneth Dami, representing Andeavor Refinery

Spoke about fence line monitoring. He read an OptED article in the Daily Breeze for the record.

Mayor/Agency Chairman/Authority Chairman Robles stated the residents of Carson would like fence line monitoring sooner than later. He is concerned that Torrance residents will receive their monitoring sooner than Carson. He realized Torrance's monitoring is a result of the explosion and lawsuit. He would like Air Quality Management District and refineries to treat the Carson community fairly. He encouraged Andeavor and others to work with Carson to expedite the monitoring plan.

## **ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)**

### Sarah Harper, Library Manager, Dr. Martin Luther King Jr. Library

Announced the following programs during the Easter Spring Break: Mad Science Los Angeles to present Up, Up and Away, Tuesday, March 27, 2018, 3:00 P.M.; Writing Workshop on Wednesday, March 28, 2018, presented by Darren Manley; After spring break offering Origami Workshop, Tuesday, April 3, 2018, 3:00 P.M., working with recycled materials; Spring Session Family Place Parent Child Workshops starting in April for parents with children ages 0 to 3 on Wednesdays from 6:00 P.M. to 7:00 P.M.

### Bill Smalley

Wished City Clerk Gause-Aldana and Dr. Rita Boggs (who is 80 years old) Happy Birthday. In addition, he spoke about Item No 24 approved at the last City Council meeting for drug/prescription disposal dispensaries. He expressed concern of the legal aspect of the City involving itself with the disposal of drugs. He inquired about monitoring and concerned about possible litigation for the city.

### Kyle Lee, representing 64<sup>th</sup> District Assembly Member Mike Gipson's Office

Announced scholarship opportunity from the California Legislative Black Caucus, application must be received by April 16, 2018. In addition, he announced leadership program, African American Leaders of Tomorrow at California State University Dominguez Hills with California Legislative Black Caucus, application deadline is May 1, 2018; Also, offering a non-profit class in collaboration with the Legal Aid Foundation, April 12, 2018 from 5:30 P.M. to 7:30 P.M., at East Rancho Dominguez Library in Compton; for more information, see him after the meeting.

### Robert Lesley, representing Carson Coalition

Spoke about details of an article in the Los Angeles Times on March 19th on the impacts of the use of cannabis in the Los Angeles area; need to protect investment in the City; referred to Prologis project and to be mindful to protect the community.

### Speaker

Expressed his disappointment with City Council for allowing cannabis dispensaries in Carson.

Mayor/Agency Chairman/Authority Chairman Robles noted the resident is misinformed. Dispensaries are banned in the city.

Council Member/Agency Member/Authority Board Member Davis-Holmes clarified the ordinance is for the cultivation sites.

Upon inquiry, City Attorney Soltani described the city's approved ordinance, prohibiting all uses except cultivation, manufacturing and testing at four sites throughout the city.

## **APPROVAL OF MINUTES**

### **Item No. 11. APPROVAL OF THE MARCH 6, 2018 CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY REGULAR MEETING MINUTES**

Recommendation:

Approve the minutes as listed.

**ACTION:** The minutes were approved as submitted on motion of Robles, seconded by Hilton, and unanimously carried by the following vote:

**Ayes:** Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Santarina, Council Member/Agency Member/Authority Board Member Davis-Holmes and Council Member/Agency Member/Authority Board Member Hicks

**Noes:** None

**Abstain:** None

**Absent:** None

### **CONSENT: (Items 12-23)**

It was moved to approve the Consent Calendar items on motion of Robles and seconded by Hilton.

Mayor/Agency Chairman/Authority Chairman Robles pulled Item Nos. 19 and 20 for discussion.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton pulled Item No. 13 for discussion.

Council Member/Agency Member/Authority Board Member Hicks pulled Item No. 21 for discussion.

Council Member/Agency Member/Authority Board Member Davis-Holmes pulled Item No. 15 for discussion.

Council Member/Agency Member/Authority Board Member Santarina pulled Item No. 18 for discussion.

The motion to approve Consent Calendar items 12-23, except Item Nos. 13, 15, 18, 19, 20, and 21, was unanimously carried by the following vote:

**Ayes:** Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Santarina, Council Member/Agency

Member/Authority Board Member Davis-Holmes, and Council Member/Agency  
Member/Authority Board Member Hicks

Noes: None  
Abstain: None  
Absent: None

**Item No. 12. Resolution No. 18-028, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$683,978.89, DEMAND CHECK NUMBERS 139285 THROUGH 139533**

ACTION: Item No. 12 was approved on the Consent Calendar.

**Item No. 13. CONSIDER AN AWARD OF A CONSTRUCTION CONTRACT TO R.J. NOBLE COMPANY FOR DEL AMO BOULEVARD REHABILITATION FROM AVALON BOULEVARD TO CENTRAL AVENUE, PROJECT NOS. [1411 & 1393] AND FOR THE FIRST CITY PROJECT FUNDED BY SB1, PROJECT NO. 1547: TURMONT STREET REHABILITATION FROM AVALON BOULEVARD TO CENTRAL AVENUE (CITY COUNCIL)**

(Mayor/Agency Chairman/Authority Chairman Robles exited the meeting at 7:42 P.M.)

Council Member/Agency Member/Authority Board Member Hicks requested staff to look into additional funds to expand the project rehabilitation to Wilmington and also look at additional funds for the Rancho Dominguez location to improve east roadway to Wilmington towards University.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton reported that he met with Supervisor Mark Ridley Thomas' Office to discuss working on the same schedule for street improvements.

Recommendation:

TAKE the following actions:

1. AWARD a Construction Contract for Project No. 1547: Turmont Street Rehabilitation from Avalon Boulevard to Central Avenue for FY 2017/18, in the amount of \$533,755.00, and Project Nos. [1411 & 1393]: Del Amo Boulevard Rehabilitation from Avalon Boulevard to Central Avenue, in the amount of \$892,754.80 to the lowest responsive and responsible bidder, R.J. Noble Company.
2. AUTHORIZE the expenditure of construction contingencies in the amount of \$187,490.20 (13.15%) 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. AUTHORIZE the Mayor to execute the Construction Contract following approval as to form by the City Attorney.



Item No. 13 was heard again and motion made after Item No. 18 was discussed.

**ACTION:** It was moved to approve staff recommendations on motion of Hilton, seconded by Santarina and unanimously carried by the following vote:

**Ayes:** Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Santarina, Council Member/Agency Member/Authority Board Member Davis-Holmes, and Council Member/Agency Member/Authority Board Member Hicks

**Noes:** None

**Abstain:** None

**Absent:** None

**Item No. 14. CONSIDERATION OF MAYOR AND CITY COUNCIL TO SUPPORT SENATE BILL 25 AND DRAFT A LETTER TO SENATOR PORTANTINO STATING SUCH (CITY COUNCIL)**

**Recommendation:**

TAKE the following action:

1. AUTHORIZE City staff to draft a letter to Senator Portantino in support of SB 25.

OR:

Take another action as deemed appropriate.

**ACTION:** Item No. 14 was approved on the Consent Calendar.

**Item No. 15 ADOPT AMENDED COUNCIL POLICY 1.1.02 (FORMALLY SMP 1.56) RELATED TO COUNCIL COMMUNICATIONS (CITY COUNCIL)**

Item No. 15 was heard after Item No. 21.

**Recommendation:**

ADOPT Council Policy and Procedure 1.1.02 (formally Standard Management Procedure 1.56), as revised following City Council comments on the same.

**ACTION:** Mayor/Agency Chairman/Authority Chairman Robles continued this item to the next Council meeting for the City Manager to rewrite the proposed implementation guidelines to accurately reflect what was previously approved by the Council, with no objections heard.

**Item No. 16. CONSIDER AUTHORIZATION OF A COMMERCIAL IMPROVEMENT PROGRAM AGREEMENT WITH GEORGE AND SOTIRIA BOVETAS, TRUSTEES OF THE BOVETA REVOCABLE TRUST, IN THE AMOUNT**

**OF \$95,000 TOWARD A CONSTRUCTION CONTRACT FOR A CDBG -  
FUNDED COMMERCIAL IMPROVEMENT PROJECT LOCATED AT  
22300 AVALON BOULEVARD (YELLOW BASKET) (CITY COUNCIL)**

Recommendation:

TAKE the following actions:

1. APPROVE the Commercial Improvement Program Agreement between the City and George and Sotiria Bovetas, Trustees of the Bovetas Revocable Trust ("Owner"), providing CDBG funding for a commercial facade improvement project located at 22300 Avalon Boulevard in the amount of \$95,000 (owner to contribute private funds \$103,320 for Phase 1 of project).
2. AUTHORIZE the Mayor to execute the Agreement and all related documents in a form acceptable to the City Attorney.

ACTION: Item No. 16 was approved on the Consent Calendar.

**Item No. 17. CONSIDER RESOLUTION NO. 18-029 AMENDING THE FISCAL YEAR  
2017-18 BUDGET FOR SOCIAL MEDIA SERVICES (CITY COUNCIL)**

Recommendation:

WAIVE FURTHER READING AND ADOPT RESOLUTION NO. 18-029, "A RESOLUTION OF THE CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2017-18 BUDGET IN THE CITY MANAGER/PUBLIC INFORMATION/OPERATIONS FUND"

ACTION: Item No. 17 was approved on the Consent Calendar.

**Item No. 18. CONSIDERATION OF RESOLUTION NO. 18-031 SUPPORTING LOS  
ANGELES COUNTY'S PUBLIC HEALTH EMERGENCY RESPONSE  
DIVISION UPCOMING EVENT, "TAKING THE BITE OUT OF PUBLIC  
SPACES" (CITY COUNCIL)**

Item No. 18 was heard after first discussion on Item No. 13.

City Manager Farfsing provided a brief staff report.

Council Member/Agency Member/Authority Board Member Santarina offered additional comments related to benefits of the resolution.

Recommendation:

WAIVE further reading and ADOPT Resolution No. 18-031, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, SUPPORTING GREATER

LOS ANGELES COUNTY VECTOR CONTROL'S "TAKE THE BITES OUT OF PUBLIC SPACES!" TRAINING EVENT SCHEDULED FOR APRIL 10, 2018".

ACTION: It was moved to approve staff recommendation on motion of Santarina, seconded by Hilton and unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Santarina, Council Member/Agency Member/Authority Board Member Davis-Holmes, and Council Member/Agency Member/Authority Board Member Hicks

Noes: None

Abstain: None

Absent: None

**Item No. 19. CONSIDER ADOPTING RESOLUTION NO. 18-032, AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111, BY ADOPTING A JOB CLASSIFICATION FOR EVENT SERVICES COORDINATOR I & II AND TO RECLASSIFY EVENTS COORDINATOR TO EVENT SERVICES COORDINATOR I & II IN THE COMMUNITY SERVICES AND PARKS AND RECREATION DEPARTMENT (CITY COUNCIL)**

Item No. 19 was heard after vote on Item No. 13.

City Manager Farfsing provided a brief staff report. He noted the body of the report is correct, but the resolution is incorrect. City Manager Farfsing provided the City Council with a revised Resolution.

Council Member/Agency Member/Authority Board Member Hicks asked City Manager Farfsing to clarify the corrections in the ordinance.

City Manager Farfsing acknowledged changes to the salary range for Event Services Coordinators I and II.

Item No. 19 was heard again during Item No. 27.

City/Agency/Authority Attorney Soltani stated she reviewed the corrected resolution submitted by City Manager Farfsing which is correct and approved as to form.

Ana Meni, President, AFSCME Local 809

Clarified the corrections to the resolution and requested the motion be made in two parts.

Recommendation:

1. Waive further reading and Adopt Resolution No. 18-032, a resolution of the City Council of the City of Carson, amending the classification plan, Resolution No. 77-

111, by adopting a classification specification for Event Services Coordinator I & II (Exhibit No. 1).

2. Approve the reclassification of the Event Coordinator to Event Services Coordinator I & II.

**ACTION:** It was moved to 1) Waive further reading and adopt Resolution No. 18-032, as read by title only, and as corrected by City Manager Farfsing; and 2) Approve the reclassification of the two existing Event Coordinators to Event Services Coordinator II, step to step, on motion of Robles, seconded by Hilton and unanimously carried by the following vote:

**Ayes:** Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Santarina, Council Member/Agency Member/Authority Board Member Davis-Holmes, and Council Member/Agency Member/Authority Board Member Hicks

**Noes:** None

**Abstain:** None

**Absent:** None

**Item No. 20.            CONSIDER RESOLUTION NO. 18-033 TO RECLASSIFY THE TYPIST CLERK II TO A SENIOR CLERK IN THE CITY COUNCIL OFFICE (CITY COUNCIL)**

Council Member/Agency Member/Authority Board Member Davis-Holmes inquired about retroactive pay. City Manager Farfsing noted the retroactive pay should be the day the request was received. Council Member/Agency Member/Authority Board Member Davis-Holmes requested the retroactive pay go back to date of August 10, 2017.

Ana Meni, President, AFSCME Local 809

Noted she would look into the date the request was submitted to Human Resources.

**Recommendation:**

WAIVE further reading and ADOPT Resolution No. 18-033 " A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, RECLASSIFYING THE TYPIST CLERK II TO A SENIOR CLERK IN THE CITY COUNCIL OFFICE" retroactive to the date of the request.

**ACTION:** It was moved to waive further reading and adopt Resolution No. 18-033, as amended to change the retroactive date to August 10, 2017, on motion of Hilton, seconded by Santarina, and unanimously carried by the following vote:

**Ayes:** Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Santarina, Council

Member/Agency Member/Authority Board Member Davis-Holmes, and  
Council Member/Agency Member/Authority Board Member Hicks  
Noes: None  
Abstain: None  
Absent: None

**Item No. 21. CONSIDER RESOLUTION NO. 18-037 AMENDING THE FISCAL YEAR 2017-18 BUDGET IN THE HOME INVESTMENT PARTNERSHIP FUND IN THE AMOUNT OF \$500,000 RELATED TO HOME PROGRAM AND CONSIDER HOME PROGRAM GUIDELINES TO SET THE FUNDING CAP AMOUNT NOT TO EXCEED \$50,000 PER SINGLE-FAMILY UNIT AND TO REDUCE THE SIMPLE INTEREST RATE TERM FROM A THREE PERCENT INTEREST RATE TO A ZERO PERCENT INTEREST RATE (CITY COUNCIL)**

City Manager Farfsing provided a brief staff report.

Director of Community Development Raymond offered additional comments related to the HOME Program.

(Mayor/Agency Chairman/Authority Chairman Robles reentered the meeting at 8:02 P.M.)

Council Member/Agency Member/Authority Board Member Hicks inquired on the maximum loan amount. Director of Community Development Raymond clarified the program related to cap amount.

Council Member/Agency Member/Authority Board Member Davis-Holmes asked if there is a waiting list for other programs. Director of Community Development Raymond confirmed there is waiting list for other programs and discussed the application process.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton asked if the threshold can be increased, citing home sale prices. Director of Community Development Raymond noted the caps are mandated by the California Department of Housing and Community Development (HCD) and discussed the appeal process.

Council Member/Agency Member/Authority Board Member Santarina noted it was important that the details of the program be communicated to the public. He inquired how the City will disseminate information to the public. Director of Community Development Raymond stated the Neighborhood Pride Program information is on the city's website, flyers are available and would work with staff, Public Information Office, Information Technology on advertising ideas and will include an advertisement in the Carson Report.

Recommendation:

1. APPROVE the following HOME program guidelines:

- a. Set funding cap at a not to exceed amount of \$50,000 per single-family unit; and
  - b. Establish the interest rate for the HOME loans at zero percent.
2. WAIVE FURTHER READING AND ADOPT RESOLUTION NO. 18-037, A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2017-18 BUDGET IN THE HOME INVESTMENT PARTNERSHIP FUND IN THE AMOUNT OF \$500,000

ACTION: It was moved to approve staff recommendations on motion of Robles, seconded by Santarina and unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Santarina, Council Member/Agency Member/Authority Board Member Davis-Holmes, and Council Member/Agency Member/Authority Board Member Hicks

Noes: None

Abstain: None

Absent: None

Mayor/Agency Chairman/Authority Chairman Robles noted for the record his vote to be reflected as an Aye in the affirmative on Item Nos. 13, 18, and 20, with no objections heard.

**Item No. 22. RECOMMENDATION TO AWARD CONTRACT TO TELECOM LAW FIRM, P.C. FOR AS-NEEDED ON-CALL WIRELESS PERMIT APPLICATION REVIEW CONSULTING SERVICES (CITY COUNCIL)**

Recommendation:

1. APPROVE the On-Call WIRELESS PERMIT APPLICATION REVIEW agreement with Telecom Law Firm, P.C. AND
2. AUTHORIZE the Mayor to execute the agreement following approval as to form by the Counsel.

ACTION: Item No. 22 was approved on the Consent Calendar.

**Item No. 23. CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CITY OF CARSON, CARSON HOUSING AUTHORITY, CARSON SUCCESSOR AGENCY MONTH ENDING FEBRUARY 2018 (CITY COUNCIL)**

Recommendation:

RECEIVE and FILE.

ACTION: Item No. 23 was approved on the Consent Calendar.

## **SPECIAL ORDERS OF THE DAY: (Items 24-25)**

### **Item No. 24. PUBLIC HEARING TO CONSIDER RESOLUTION NO. 18-038, A RATE ADJUSTMENT TO THE INTEGRATED COMMERCIAL WASTE MANAGEMENT SERVICES RATES (CITY COUNCIL)**

Item No. 24 was heard after Item No. 15.

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana reported that Notice of Public Hearing was given pursuant to applicable law, including but not limited to postings as required by law and other mailings as requested by individuals and organizations. The affidavits attesting to mailing such notice are on file in the City Clerk's Office. On February 20, 2018, it was reported two written communications received when in fact there was one written communication received for this item and City Clerk Gause-Aldana requested correction of record.

City Manager Farfsing provided a brief staff report and introduced Michelle Nichols from Waste Resources Inc. (WRI)

Michelle Nichols, representing Waste Resources Inc.

Provided a brief PowerPoint presentation on Commercial Waste Rates and an overview of transition efforts that will be effective on July 1, 2018.

Mayor/Agency Chairman/Authority Chairman Robles clarified the franchise fees.

Council Member/Agency Member/Authority Board Member Santarina referred to Page 24, first paragraph of the staff report and noted the typographical error on the date which should be February 20, 2018 and ask for clarification on public outreach.

(Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton exited the meeting at 8:42 P.M. and reentered the meeting at 8:43 P.M.)

Ms. Nichols provided an overview of the public outreach efforts that WRI will provide before and during the transition.

There being no persons wishing to speak, Mayor/Agency Chairman/Authority Chairman Robles closed the Public Hearing at 8:47 P.M.

Recommendation:

1. OPEN the Public Hearing, TAKE public testimony, ACCEPT any additional written protests, CLOSE the Public Hearing and the Mayor shall ask the City Clerk to provide a count of all protests received.
2. CONSIDER AND DISCUSS the rate adjustment to the FY18/19 integrated commercial waste management service rates proposed by WRI.

3. APPROVE the commercial component of the integrated waste management services rate structure proposed by WRI, subject to there being no protest of a majority of all parcel owners subject to the new rate structure.

4. WAIVE further reading and ADOPT Resolution No. 18-038, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, TO CONSIDER AND APPROVE THE COMMERCIAL COMPONENT OF A NEW WASTE MANAGEMENT SERVICES RATE STRUCTURE, SUBJECT TO THERE BEING NO QUALIFIED PROTEST FROM A MAJORITY OF PROPERTY OWNERS SUBJECT TO THE NEW RATE STRUCTURE." (Exhibit No. 1)

5. AFFIRM, RECEIVE AND FILE the final "EXCLUSIVE FRANCHISE AGREEMENT FOR PROVISION OF INTEGRATED SOLID WASTE MANAGEMENT SERVICES" ("Agreement") attached hereto as Exhibit 3. The Agreement was approved in substance by the Council on February 20, 2018, and executed by all parties on March 15, 2018. Given the closing of hearings upon both residential and commercial rate structures, it is recommended that the Council AFFIRM, RECEIVE AND FILE the Agreement in its final form.

ACTION: It was moved to approve staff recommendations on motion of Robles, seconded by Santarina and carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton, and Council Member/Agency Member/Authority Board Member Santarina

Noes: None

Abstain: Council Member/Agency Member/Authority Board Member Davis-Holmes and Council Member/Agency Member/Authority Board Member Hicks

Absent: None

**Item No. 25. CONSIDER ISSUING THE "10-DAY REPORT," PURSUANT TO GOVERNMENT CODE SECTION 65858(D), REGARDING INTERIM URGENCY ORDINANCE NO. 17-1618U, EXTENDING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT, EXPANSION, OR MODIFICATION OF TRUCK YARDS, LOGISTICS FACILITIES, HAZARDOUS MATERIALS OR WASTE FACILITIES, CONTAINER STORAGE, AND CONTAINER PARKING IN THE CITY OF CARSON PENDING A STUDY OF THE CITY'S REGULATIONS; AND A PUBLIC HEARING TO CONSIDER ADOPTING INTERIM URGENCY ORDINANCE NO. 18-1805U EXTENDING A MORATORIUM ON THE ESTABLISHMENT, EXPANSION, OR MODIFICATION OF TRUCK YARDS, LOGISTICS FACILITIES, HAZARDOUS MATERIALS OR WASTE FACILITIES, CONTAINER STORAGE, AND CONTAINER PARKING WITHIN THE CITY FOR 12 MONTHS (CITY COUNCIL)**

Mayor/Agency Chairman/Authority Chairman Robles declared the Public Hearing open.



City Clerk/Agency Secretary/Authority Secretary Gause-Aldana reported that Notice of Public Hearing has been given pursuant to applicable law, including but not limited to the timely publication, and such copy of proof received by the City Clerk. Postings as required by law and other mailings as requested by individuals and organizations. The affidavits attesting to mailing such notice are on file in the City Clerk's Office. No written communication was received.

City Manager Farfsing provided a brief staff report.

Planning Manager Naaseh provided additional information relating to the 10-day report. Staff is requesting an additional 12 months to complete task identified in the staff report.

There being no persons wishing to speak, Mayor/Agency Chairman/Authority Chairman Robles closed the public hearing.

Mayor/Agency Chairman/Authority Chairman Robles commended City staff for their efforts.

Recommendation:

1. ISSUE the "10-Day Report," pursuant to Government Code Section 65858(d), regarding Interim Urgency Ordinance No. 18-1805U extending a temporary moratorium on the establishment, expansion, or modification of truck yards, logistics facilities, hazardous materials or waste facilities, container storage, and container parking within the City for 12 months; and
2. WAIVE further reading and ADOPT Interim Urgency Ordinance No. 18-1805U, "AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, EXTENDING A MORATORIUM ON THE ESTABLISHMENT, EXPANSION, OR MODIFICATION OF TRUCK YARDS, LOGISTICS FACILITIES, HAZARDOUS MATERIALS OR WASTE FACILITIES, CONTAINER STORAGE, AND CONTAINER PARKING WITHIN THE CITY FOR 12 MONTHS.

ACTION: It was moved to approve staff recommendations on motion of Robles, seconded by Hilton and unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Santarina, Council Member/Agency Member/Authority Board Member Davis-Holmes, and Council Member/Agency Member/Authority Board Member Hicks

Noes: None

Abstain: None

Absent: None

## **DISCUSSION: (Items 26-30)**

### **Item No. 26. CONSIDERATION OF RESOLUTION NO. 18-030 SUPPORTING THE BAN ON THE USE OF HYDROFLUORIC ACID IN THE TORRANCE AND VALERO REFINERIES (CITY COUNCIL)**

Recommendation:

TAKE the following actions:

1. WAIVE further reading and ADOPT Resolution No. 18-031, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, SUPPORTING A BAN ON THE USE OF HYDROFLUORIC ACID IN THE TORRANCE AND VALERO REFINERIES
2. REAFFIRM the City of Carson's ban on the use of Hydrofluoric Acid in the Andeavor and Phillips 66 refineries; and
3. REQUEST the support of local communities in expediting the installation of fence line air quality monitoring in the Tesoro and Phillips 66 refineries.

ACTION: Mayor/Agency Chairman/Authority Chairman Robles continued this item with no objections heard.

### **Item No. 27. FISCAL YEAR 2018-19 BUDGET WORKSHOP #1 - BUDGET POLICY ISSUES (CITY COUNCIL)**

City Manager Farfsing provided a brief staff report and deferred to Finance Director Downs to provide the budget presentation.

(Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton exited the meeting 8:59 P.M. and reentered the meeting at 9:00 P.M.)

Director of Finance Downs provided a PowerPoint presentation of the budget.

The City Council reached a consensus on the following:

- Recommended staff bring back the proposed seven Public Works positions with Fiscal Impact.
- Recommended to continue request for funding to re-establish an LBM Superintendent.

Discussion continued on the budget.

- Unfreeze the Public Safety Specialist and including the cost for one additional Parking Control Officer. Mayor/Agency Chairman/Authority Chairman Robles included the caveat that the Parking Enforcement Team be mindful of the residents and understand the law that once the street sweeper goes by that the Parking Control Officer not issue a ticket if still within the street sweeping hours.

Item No. 27 was heard again after vote on Item No. 19.

- Include installation and maintenance of 208 security cameras.
- Expend \$100,000 for Hazardous Materials Inspection Program including cost for staff.
- Include budget for initial in-depth audits of oil industry businesses paying the City's new business license tax.

Council Member/Agency Member/Authority Board Member Davis-Holmes inquired about revenue received by the new tax. Director of Finance Downs provided an explanation for lower revenues than anticipated.

- Release an RFP for a Social Media Consultant and include placeholder in the FY 2018-2019 Budget.
- Include placeholder and conduct an RFP for full color printing on glossy paper for both the Carson Report and Community Services Guide.

Council Member/Agency Member/Authority Board Member Hicks recommended selling ads in the Recreation Guide to offset printing costs. Mayor Robles directed staff to work on a policy guide.

Council Member/Agency Member/Authority Board Member Davis-Holmes directed staff to bring back item disclosing cost associated with 2018 Rose Float. Mayor/Agency Chairman/Authority Chairman Robles noted the city has an application for 2019 float and may not enter parade, therefore, topic is moot.

- Bring back options for deploying Wi-Fi at all City parks.
- Phase out the Senior Assisted Living Services and for staff to come back with a plan that include alternative resources/funding, etc.
- Bring back analysis for 100 versus 200 Summer Youth participants and the Blended Program (Youth Services/County).

(Mayor/Agency Chairman/Authority Chairman Robles exited the meeting at 10:00 P.M.)

- Bring back analysis of pros and cons and fiscal impact for contracting sports officials.
- Staff to prepare a detailed proposal for Reciprocal Agreements regarding the Cultural Arts contractors. Upon request, Senior Recreation Center Supervisor Whittiker stated the following Cultural Arts contractors are: Sophisticated Dance, Mariachi Academy, Printing Press Museum, Dr. Montecarlo's Group, CSUDH, Alexey Steele, and C2R Productions.

(Mayor/Agency Chairman/Authority Chairman Robles reentered the meeting at 10:15 P.M.)

- Bring back item for an RFP for consulting Landscape Architect.
- Bring back city events to include Carson Foundation approved nine events.

Mayor/Agency Chairman/Authority Chairman Robles encouraged Council Members to come back with five recommendations on which city events can be reduced and/or consolidated.

Recommendation:

PROVIDE direction for each budget policy question, which will be used to build the draft budget.

ACTION: City Council provided direction.

**Item No. 28. INTRODUCTION AND FIRST READING OF ORDINANCE 2018-173  
ESTABLISHING A "LOCAL PREFERENCE" WITHIN THE CITY'S  
PURCHASING ORDINANCE (CITY COUNCIL)**

City/Agency/Authority Attorney Soltani provided a brief staff report.

Discussion ensued between City Council and City/Agency/Authority Attorney Soltani on the details of the proposed ordinance.

Recommendation:

WAIVE further reading and INTRODUCE for first reading Ordinance No. 2018-173, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE CARSON MUNICIPAL CODE TO ESTABLISH A PREFERENCE FOR LOCAL BUSINESSES IN THE PROCUREMENT OF SUPPLIES AND EQUIPMENT AND SERVICES."

ACTION: Mayor/Agency Chairman/Authority Chairman Robles continued this item, pending additional information, with no objections heard.

**Item No. 29. CONSIDERATION OF CITY-AFFILIATED ORGANIZATIONS BY  
MAYOR ROBLES (CITY COUNCIL)**

Recommendation:

TAKE the following actions:

1. REAFFIRM, RE-DESIGNATE and/or DESIGNATE delegates and alternates to the City-Affiliated Organizations;
2. DIRECT the City Clerk to notify all affected City-Affiliated Organizations of this action in writing;

Or:

TAKE another action the Mayor and City Council deem appropriate.

ACTION: Mayor/Agency Chairman/Authority Chairman Robles continued this item with no objections heard.

**Item No. 30. 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 Commission, 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:

TAKE another action the City Council deems appropriate.

ACTION: Mayor/Agency Chairman/Authority Chairman Robles took the following actions:

Citywide Advisory Commission

Declared Alternate Member No. 1 vacated by Lori Carter-Muhammad

Economic Development Commission

Appointed Lori Carter-Muhammad to first regular vacancy.

Declared Allen Caldwell vacant due to resignation.

Measure C Budget Oversight Committee

Declared Alternate Member No. 1 and 2 vacant.

Reassigned James Boyer Sr. to the first existing regular vacancy.

Reassigned Nora Momoli to the second existing regular vacancy.

Mobilehome Park Rental Review Board

Removed Richard Sekerman, Resident Homeowner Alternate Member No. 2, and declared vacant.

It was moved to ratify the Mayor's appointments and removals on motion of Robles, seconded by Hilton and unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Santarina, Council

Member/Agency Member/Authority Board Member Davis-Holmes and  
Council Member/Agency Member/Authority Board Member Hicks  
Noes: None  
Abstain: None  
Absent: None

#### **ORDINANCE SECOND READING: (Item 31)**

**Item No. 31. ORDINANCE NO. 18-1804: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA REAUTHORIZING THE CITY'S PUBLIC, EDUCATIONAL, OR GOVERNMENTAL CHANNEL FEE**

**ACTION:** It was moved to waive further reading and adopt Ordinance No. 18-1804, as read by title only, on motion of Robles, seconded by Hilton and unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Santarina, Council Member/Agency Member/Authority Board Member Davis-Holmes and Council Member/Agency Member/Authority Board Member Hicks  
Noes: None  
Abstain: None  
Absent: None

**COUNCIL MEMBER REQUESTS TO ADD ITEMS TO FUTURE AGENDAS – None.**

#### **ORAL COMMUNICATIONS (COUNCIL MEMBERS)**

##### **Mayor/Agency Chairman/Authority Chairman Robles**

- Announced City Clerk/Agency Secretary/Authority Secretary Gause-Aldana's birthday and invited everyone to sing the Happy Birthday song.

##### **City Clerk/Agency Secretary/Authority Secretary Gause-Aldana**

- Offered prayers and condolences to the families who lost their loved ones and requested that this evening's meeting be adjourned in memory of the following individuals:

Rosie Truwell  
Effie Mae Sims  
Alfonso Odal  
Martha Fuller  
Barbara Mims  
Thomas Davis, Jr.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton requested to add victims killed in the school shooting from Maryland to the Memorial Adjournment list.

Mayor/Agency Chairman/Authority Chairman Robles requested to add all other shootings not reported to the Memorial Adjournment list.

Council Member/Agency Member/Authority Board Member Hicks requested to add Gale Morris, Colleen Ungos' sister and former City employee, to the Memorial Adjournment list.

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana announced that the Los Angeles Registrar-Recorder is preparing for the Statewide Primary Election to be held on June 6, 2018 and looking for volunteers to serve in the polling places. If interested, contact the County Registrar-Recorder Pollworker Recruiter's Office at 562-462-2523.

**Council Member/Agency Member/Authority Board Member Davis-Holmes**

- Requested City Attorney to cite what was approved on the Cannabis Ordinance.

City/Agency/Authority Attorney Soltani stated under State law, all uses and all cultivation, manufacturing, dispensaries, everything is legal unless a city specifically prohibits a business. The action the City of Carson took was to prohibit all uses except four locations of uses for cultivation, manufacturing, and testing. They specifically prohibited all dispensaries. There was a question as to whether mobile dispensaries could be prohibited by the City Council, which is the one use that cannot be prohibited by local jurisdictions because of the interstate commerce issues.

Mayor/Agency Chairman/Authority Chairman Robles added that the City voted as part of same ordinance to regulate the state permissible residential ability to grow six individual plants unlike most cities.

**Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton**

- Directed the City Manager to look into an ordinance to explore safety measures at Dales Liquor Store located at the corner of University and Avalon.

**Council Member/Agency Member/Authority Board Member Davis-Holmes**

- Directed staff to address RV overnight parking at a future meeting.

City Manager Farfaring stated he was working on bringing back the ordinance regarding RV's.

**Council Member/Agency Member/Authority Board Member Hicks**

- Announced California Park and Recreation Society (CPRS) presented a community service award to Mary Anne O'Neal for the Joseph B. and Mary Anne O'Neal Stroke Center, at their annual conference in Long Beach; staff also attended the annual event.
- Requested staff to bring back a ceremonial event to acknowledge the 50th anniversary committee.

**ANNOUNCEMENT OF UNFINISHED OR CONTINUED CLOSED SESSION ITEMS (AS NECESSARY)**

City/Agency/Authority Soltani announced the Closed Session items earlier in the meeting.

**RECESS TO CLOSED SESSION**

The meeting was recessed at 10:56 P.M. by Mayor/Agency Chairman/Authority Chairman Robles to continued Closed Session.

**RECONVENE TO OPEN SESSION**

The meeting was reconvened at 11:27 P.M. by Mayor/Agency Chairman/Authority Chairman Robles with all members present.

**REPORT OF ACTIONS ON UNFINISHED OR CONTINUED CLOSED SESSION ITEMS**

City/Agency/Authority Attorney Soltani provided the Closed Session report as follows:

Successor Agency Closed Session Item No. 1

No reportable action.

**ADJOURNMENT**

The meeting was adjourned at 11:27 P.M. by Mayor/Agency Chairman/Authority Chairman Robles.

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Mayor/Agency Chairman/Authority Chairman  
Albert Robles

ATTEST:

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City Clerk/Agency Secretary/Authority Secretary  
Donesia Gause-Aldana