

**CITY OF CARSON  
RECLAMATION AUTHORITY**



**TUESDAY, February 6, 2018  
701 East Carson Street  
Helen Kawagoe Council Chambers  
4:30 P.M. – Regular Session**

**MINUTES**

**REGULAR MEETING OF THE  
CARSON RECLAMATION AUTHORITY**

**CALL TO ORDER:** The meeting was called to order at 4:36 P.M. by Authority Chairman Albert Robles.

**ROLL CALL:** Authority Secretary Gause-Aldana called the roll:

Authority Board Members Present:

Chairman Albert Robles, Authority Vice Chairman Elito Santarina, Board Member Ray Aldridge, Jr., Board Member Louie Diaz and Board Member Rashina Young

Other Elected Officials Present: Donesia Gause-Aldana, Authority Secretary and Monica Cooper, Authority Treasurer

Also Present:

John Raymond, Executive Director; Maya Mouawad, Assistant Authority Attorney; Robert Eggleston, IT Manager; Glenn Turner, Computer Systems Support Technician; and Joy Simarago, Deputy Authority Secretary

**CLOSED SESSION (Item 1)**

**ORAL COMMUNICATIONS (CLOSED SESSION ITEM ONLY) – None.**

**ANNOUNCEMENT OF CLOSED SESSION ITEMS**

Assistant Authority Attorney Mouawad presented the Closed Session item as described in the agenda.

**RECESS TO CLOSED SESSION**

The meeting was recessed at 4:38 P.M. by Authority Chairman Robles to Closed Session.

**RECONVENE: OPEN SESSION**

The meeting was reconvened at 5:13 P.M. by Authority Chairman Robles.

**REPORT ON CLOSED SESSION ACTIONS**

Assistant Authority Attorney Mouawad re-read the Closed Session item as described in the agenda and provided the Closed Session report as follows:

**Item No. 1. 2018-080 CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

Recommendation:

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

ACTION: Item No. 1 was heard in Closed Session. Direction was given and no reportable action was taken.

**ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC) – None.**

**APPROVAL OF MINUTES: None.**

**CONSENT: (Items 2-4)**

It was moved to approve Consent Calendar Items on motion of Robles, seconded by Santarina and unanimously carried by the following vote:

Ayes: Authority Chairman Robles, Authority Vice Chairman Santarina, Board Member Aldridge, Jr., Board Member Diaz and Board Member Young  
Noes: None  
Abstain: None  
Absent: None

**Item No. 2. 2018-081 CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY AS OF DECEMBER 31, 2017**

Recommendation:

RECEIVE and FILE.

ACTION: Item No. 2 was approved on the Consent Calendar.

**Item No. 3. 2018-075 CONSIDER APPROVAL OF RESOLUTION NO. 18-02-CRJPA RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$500,163.46.**

Recommendation:

1. WAIVE further reading and APPROVE RESOLUTION NO. 18-02-CRJPA, "A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$500,163.46."
2. AUTHORIZE the Authority Chairman to execute Resolution No. 18-02-CRJPA following approval as to form by the Authority Counsel.

ACTION: Item No. 3 was approved on the Consent Calendar.

**Item No. 4. 2018-077 RATIFY THE EXTENSION OF COVERAGE AND APPROVE PAYMENT FOR A BUILDER'S RISK POLICY THROUGH LEXINGTON INSURANCE COMPANY, AND A GENERAL LIABILITY POLICY THROUGH FIRST SPECIALTY INSURANCE COMPANY, PROCURED THROUGH JLT SPECIALTY INSURANCE SERVICES, INC., IN AN AGGREGATE PREMIUM AMOUNT NOT TO EXCEED \$11,310.72, INCLUDING APPLICABLE SURPLUS LINES TAXES AND STAMPING FEES**

Recommendation:

RATIFY THE EXTENSION OF COVERAGE AND APPROVE PAYMENT FOR A BUILDER'S RISK POLICY THROUGH LEXINGTON INSURANCE COMPANY, AND A GENERAL LIABILITY POLICY THROUGH FIRST SPECIALTY INSURANCE COMPANY, PROCURED THROUGH JLT SPECIALTY INSURANCE SERVICES, INC., IN AN AGGREGATE PREMIUM AMOUNT NOT TO EXCEED \$11,310.72, INCLUDING APPLICABLE SURPLUS LINES TAXES AND STAMPING FEES.

ACTION: Item No. 4 was approved on the Consent Calendar.

**SPECIAL ORDERS OF THE DAY: (None)**

**DISCUSSION: (Item 5)**

**Item No. 5. 2018-079 CONSIDER CARSON RECLAMATION AUTHORITY APPROVAL OF AGREEMENT FOR CONTRACT SERVICES BY AND BETWEEN RE|SOLUTIONS, LLC AND SL CARSON BUILDERS, LLC FOR CONSTRUCTION OF SITE WORK, INFRASTRUCTURE IMPROVEMENTS, AND FOUNDATION SYSTEMS AT THE FORMER CAL-COMPACT LANDFILL ("CCLF") PROJECT**

Executive Director Raymond presented the staff report and noted changes in the staff recommendation as follows:

"APPROVE AS TO FORM AND AS A THIRD PARTY BENEFICIARY THE AGREEMENT FOR CONTRACT SERVICES BY AND BETWEEN RE|SOLUTIONS, LLC AND SL CARSON BUILDERS, LLC FOR CONSTRUCTION OF SITE WORK, INFRASTRUCTURE IMPROVEMENTS, AND FOUNDATION SYSTEMS AT THE FORMER CAL-COMPACT

LANDFILL ("CCLF") PROJECT SUBJECT TO THE CONTRACTOR PARENT COMPANY PROVIDING A GUARANTEE TO THE SATISFACTION OF CRA LEGAL COUNSEL AND AFFIRM AUTHORITY OF THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT AND ANY RELATED DOCUMENTS FOLLOWING APPROVAL AS TO FORM BY CRA LEGAL COUNSEL."

He introduced Kelly McCarty representing Snyder Langston.

Authority Chairman Robles inquired if the contractor had any objection of the CRA setting a local hire requirement goal at 30%.

Upon inquiry, Mr. McCarty discussed their local hiring process and stated that he would work with RE|Solutions and CRA to set the goal for local hire.

Authority Chairman Robles noted that the motion should include additional local hire goal of 30% and indemnification language.

Assistant Authority Attorney Mouawad addressed indemnifying the CRA for challenges as to the approval during the challenge period.

Board Member Diaz noted that assurance or guarantee of indemnification be included in the agreement and PLA, use of labor workforce to be part of local hire.

Assistant Authority Attorney Mouawad noted changes to the motion subject to conditions.

Recommendation:

APPROVE AS TO FORM AND AS A THIRD PARTY BENEFICIARY THE AGREEMENT FOR CONTRACT SERVICES BY AND BETWEEN RE|SOLUTIONS, LLC AND SL CARSON BUILDERS, LLC FOR CONSTRUCTION OF SITE WORK, INFRASTRUCTURE IMPROVEMENTS, AND FOUNDATION SYSTEMS AT THE FORMER CAL-COMPACT LANDFILL ("CCLF") PROJECT SUBJECT TO AUTHORITY COUNSEL'S APPROVAL OF THE PARENT COMPANY GUARANTY AND AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT AND ANY RELATED DOCUMENTS FOLLOWING APPROVAL AS TO FORM BY AUTHORITY COUNSEL

ACTION: It was moved to Approve as to form and as a third party beneficiary the Agreement for Contract Services by and between RE|Solutions, LLC and SL Carson Builders, LLC for construction of site work, infrastructure improvements, and foundation systems at the former Cal-Compact Landfill Project subject to the contractor parent company providing a guaranty to the satisfaction of CRA legal counsel and subject to Contractor exercising good faith effort to reach a local hiring goal of 30% and subject to indemnifying the CRA and the City for any legal challenge related to the Board's approval of this contract and Affirm authority of the Executive Director to execute the Agreement and any related documents following approval as to form by CRA legal counsel on motion of Robles, seconded by Santarina and unanimously carried by the following vote:

Ayes: Authority Chairman Robles, Authority Vice Chairman Santarina, Board  
Member Aldridge, Jr., Board Member Diaz and Board Member Young  
Noes: None  
Abstain: None  
Absent: None

**ORDINANCE SECOND READING: (None)**

**ORAL COMMUNICATIONS (MEMBERS OF THE PUBLIC) – None.**

**ORAL COMMUNICATIONS (AUTHORITY MEMBERS) – None.**

**ANNOUNCEMENT OF UNFINISHED OR CONTINUED CLOSED SESSION ITEMS (AS  
NECESSARY) – None.**

**RECESS TO CLOSED SESSION – None.**

**RECONVENE TO OPEN SESSION – None.**

**ADJOURNMENT**

The meeting was adjourned at 5:29 P.M. by Authority Chairman Robles.

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Authority Chairman Albert Robles

ATTEST:

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Authority Secretary Donesia Gause-Aldana, MMC