



**MINUTES
CARSON CITY COUNCIL/
SUCCESSOR AGENCY/HOUSING AUTHORITY
REGULAR MEETING
AUGUST 21, 2018**

5:00 P.M.

CALL TO ORDER:

The meeting was called to order at 5:07 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 noted the following:

Council Members/Agency Members/Authority Board 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 Lula 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; Christopher Neumeyer, Assistant City/Agency/Authority Attorney; John Raymond, Assistant City Manager; David Roberts, Assistant City Manager; Kathryn Downs, Director of Finance; Maria Williams-Slaughter, Director of Public Works; Idris Al-Oboudi, Director of Community Services; Saied Naaseh, Director of Community Development; Faye Moseley, Director of Human Resources and Risk Management; Richard Garland, Traffic Engineer; Ky Truong, Public Safety and Community Services Manager; Reata Kulcsar, Civil Engineering Assistant; and Glenn Turner, Computer Systems Support Technician

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

ORAL COMMUNICATIONS – CLOSED SESSION ITEMS ONLY

ANNOUNCEMENT OF CLOSED SESSION ITEMS

Assistant City/Agency/Authority Attorney Neumeyer announced the Closed Session items.

RECESS INTO CLOSED SESSION

The meeting was recessed at 5:10 P.M. by Mayor/Agency Chairman/Authority Chairman Robles to Closed Session.

RECONVENE TO OPEN SESSION

The meeting was reconvened at 6:15 P.M. by Mayor/Agency Chairman/Authority Chairman Robles with all members noted present previously.

REPORT ON CLOSED SESSION ACTIONS

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

Item No. 1. 2018-602 CITY MANAGER EMPLOYMENT PERFORMANCE EVALUATION (CITY COUNCIL)

Recommendation: A closed session will be held, pursuant to Government Code Section 54957, to conduct an employee evaluation for the position of City Manager.

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

At 10:21 P.M., Assistant City/Agency/Authority Attorney Neumeyer reported that no reportable action was taken.

Item No. 2. 2018-603 CONFERENCE WITH LABOR NEGOTIATOR (CITY COUNCIL)

Recommendation: A closed session will be held, pursuant to Government Code Section 54957.6, with Kenneth C. Farfsing, City Manager, Faye Moseley, Director of Human Resources and Colin Tanner, City Attorney, its negotiators(s), regarding labor negotiations with AFSCME 809 and 1017.

ACTION: Item No. 2 was heard in Closed Session.

At 10:21 P.M., Assistant City/Agency/Authority Attorney Neumeyer reported that no reportable action was taken.

Item No. 3. 2018-614 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 two cases.

ACTION: Item No. 3 was heard in Closed Session. One of the cases was discussed. No reportable action was taken in one case.

At 10:21 P.M., Assistant City/Agency/Authority Attorney Neumeyer reported that no reportable action was taken on the other case.

Item No. 4. 2018-613 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)(2), because there is a significant exposure to litigation in two cases.

ACTION: Item No. 4 was heard in Closed Session.

At 10:21 P.M., Assistant City/Agency/Authority Attorney Neumeyer reported that no reportable action was taken.

Item No. 5. 2018-625 CONFERENCE WITH REAL PROPERTY NEGOTIATOR (CITY COUNCIL AND 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, Assistant City Manager, and Saied Naaseh, 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. 5 was heard in Closed Session.

At 10:21 P.M., Assistant City/Agency/Authority Attorney Neumeyer reported that no reportable action was taken.

Item No. 6. 2018-631 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 Charge Bliss, and to give direction to its negotiators, Kenneth C. Farfsing, City Manager, John Raymond, Assistant City Manager and Saied Naaseh, Director of Community Development, regarding that certain real property known as 801 E. Carson Street for construction of solar collectors and battery storage under a lease agreement. The City's real property negotiator will seek direction from the City Council regarding the price and terms of payment for the property.

ACTION: Item No. 6 was heard in Closed Session. No reportable action was taken.

FLAG SALUTE:

Item No. 7. 2018-557 ROBYN-LYNN SMITH, 5TH GRADE AT CARSON ELEMENTARY SCHOOL

INVOCATION:

Item No. 8. 2018-577 PASTOR DWIGHT DUDLEY, CALVARY CHAPEL SOUTH BAY

INTRODUCTIONS

Item No. 9. 2018-585 REPORT FROM LT. AIKEN OF CARSON SHERIFF'S STATION

Captain Skeen thanked the Mayor and Council Members for their attendance and support at the 'National Night Out' event. He reported the first preseason NFL game of Chargers versus Seattle was held at the StubHub Center. Two Sheriff deputies were honored at the game for assisting a child who was choking. He announced the Block Captains Barbecue on Saturday, August 25, 2018 from 11:00 A.M. to 3:00 P.M. at the Andeavor campus.

ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC) (LIMITED TO ONE HOUR)

Louie Diaz, Labor Representative

Referred to Item Nos. 18, 19, 20 and 25 and spoke in full support of the projects.

Joaquin Santos, representing Laborers Local 1309

Referred to Item Nos. 18, 19, 20 and 25 and spoke in support of the projects.

Alex F., representing Laborers Local 1309

Referred to Item Nos. 18, 19, 20 and 25 and spoke in support of the projects.

Jesse Marquez, representing South West Regional Council of Carpenters and Carson resident

Spoke in support of Item No. 25 and recognized members of the South West Regional Council of Carpenters who stood in support of the same item.

Bob Adams, Business Representative, AFSCME District Council 36

Referred to Item No. 17 and expressed his concern about the provisions being presented. He believes the hiring process could have commenced sooner to avoid the expenditures. He requested reconsideration on the item.

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

Tommie Williams

Concerned about the truck traffic on Wilmington Avenue. She encouraged City Council to meet with Watson Land Company, Carson Companies and truck companies to address the residents concerns.

Pastor Quinten Oden and Shellie Oden, representing Tristone Missionary Baptist Church

Invited everyone to the 'Hey Neighbor' event on Saturday, September 1, 2018, from 12:00 P.M. to 4:00 P.M., located at 1249 E. Carson Street, Carson.

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

Announced the Back to School Open House, on August 22, 2108 at 3:30 P.M. and the Annual Bookmark Contest for students grades K-12 - accepting entries until October 13, 2018.

William Davis

Stated the Veterans ground breaking event on Figueroa was not acceptable.

APPROVAL OF MINUTES:

Item No. 10. 2018-629 APPROVAL OF THE JUNE 19, 2018 CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY REGULAR MEETING MINUTES AND JULY 3, 2018 CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY SPECIAL 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 11-23)

The Consent Calendar was heard after Approval of Minutes.

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

During discussion of the motion, Mayor/Agency Chairman/Authority Chairman Robles requested to pull Item No. 17 for discussion.

Council Member/Agency Member/Authority Board Member Hicks requested a Noe vote on Item No. 18.

Council Member/Agency Member/Authority Board Member Davis-Holmes requested to pull Item No. 18 for discussion.

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana referred to Item No. 15 and noted for the record amended Page 50 of the contract.

The motion, as amended, to approve Consent Items 11-23, except Item Nos. 17 and 18, 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. 11. 2018-637 Resolution No. 18-112, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS, AS FOLLOWS:

TOTAL OF \$1,174,756.02 FOR GENERAL DEMANDS, CHECK NUMBERS 141209 THROUGH 141340.

TOTAL OF \$1,163,107.62 FOR CO-OP AGREEMENT DEMANDS, CHECK NUMBERS 1250 THROUGH 1251, WHICH ARE COSTS ASSOCIATED WITH THE CONSTRUCTION OF CAPITAL PROJECTS WITHIN THE FORMER REDEVELOPMENT PROJECT AREA, USING BOND PROCEEDS TRANSFERRED FROM THE SUCCESSOR AGENCY TO THE CITY.

ACTION: Item No. 11 was approved on the Consent Calendar.

Item No. 12. 2018-638 Resolution No. 18-14-CSA, A RESOLUTION OF THE CARSON SUCCESSOR AGENCY RATIFYING CLAIMS AND DEMAND IN THE AMOUNT OF \$5,000.47, DEMAND CHECK NUMBER SA-001770

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

Item No. 13. 2018-639 Resolution No. 18-14-CHA, A RESOLUTION OF THE CARSON HOUSING AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$362.50, DEMAND CHECK NUMBERS HA-001740 through HA-001741

ACTION: Item No. 13 was approved on the Consent Calendar.

Item No. 14. 2018-628 CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CITY OF CARSON, CARSON HOUSING AUTHORITY, CARSON SUCCESSOR AGENCY-MONTH ENDING JULY 31, 2018 (CITY COUNCIL)

Recommendation: RECEIVE and FILE.

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

Item No. 15. 2018-536 CONSIDER APPROVAL OF PLANS, SPECIFICATIONS AND ESTIMATES, AND AWARD OF A CONSTRUCTION AND MATERIALS PURCHASE CONTRACT FOR RUBBERIZED SLURRY SEAL PROJECT NO. 1413-2: CITYWIDE ANNUAL RUBBERIZED SLURRY SEAL PROGRAM (CITY COUNCIL)

Recommendation: TAKE the following actions:

1. APPROVE the plans, specifications and estimates, Location Map and Location List, and order the work for Project No. 1413-2: Citywide Annual Rubberized Slurry Seal Program.
2. MAKE the finding that the proposed Citywide Annual Rubberized Slurry Seal Program is categorically exempt pursuant to Section 15301, 15301(c), and 15301(d) of the California Environmental Quality Act guidelines.
3. AUTHORIZE staff to record the "Notice of Exemption" in the office of the Los Angeles County Clerk for the Citywide Annual Rubberized Slurry Seal Program.
4. WAIVE the formal bid process defined by the Carson Municipal Code, Section 2611, as allowed by Section 2611(f).
5. AUTHORIZE the City of Carson to piggy back on a competitively bid contract between the City of Los Angeles and Petrochem Materials Innovations, LLC.
6. Award a Construction and Materials Purchase Contract to Petrochem Materials Innovations, LLC, in the amount of \$640,023.00 for the Citywide Annual Rubberized Slurry Seal Program (Exhibit No. 3).
7. AUTHORIZE the expenditure of construction contingences in the amount of \$32,001.15 (5%) for any unforeseen construction work such as asphalt patching repairs, material testing, and other work that may be necessary to complete this project.
8. AUTHORIZE the Mayor to execute the Construction and Materials Purchase Contract following approval as to form by the City Attorney.

ACTION: Item No. 15 was approved on the Consent Calendar.

**Item No. 16. 2018-589 CONSIDER BOND RELEASE FOR PARCEL MAP NO. 73914:
20920 CHICO STREET (CITY COUNCIL)**

Recommendation: TAKE the following actions:
1.APPROVE the work as complete.
2.ACCEPT the new off-site improvements for public use.
3.AUTHORIZE the release of the performance bond in the amount of \$6,731.85 for construction of off-site improvements for Parcel Map No. 73914.

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

**Item No. 17. 2018-619 CONSIDER A CONTRACT AMENDMENT FOR SWAYZER
CORPORATION TO PROVIDE LANDSCAPE MAINTENANCE
SERVICES AT CITY FACILITIES (CITY COUNCIL)**

Item No. 17 was heard after Item No. 18.

Mayor/Agency Chairman/Authority Chairman Robles requested City Manager to schedule a meet and confer with Bob Adams and AFSCME President to address concerns and come back with a process to fill the vacancies.

City Manager Farfsing apologized to Bob Adams and AFSCME 809 President for providing the contract just this past Thursday. He stated Director Moseley would be in contact with them and schedule a meet and confer.

Council Member/Agency Member/Authority Board Member Davis-Holmes requested staff move expeditiously while recruiting lower level staff.

Director Moseley addressed the current recruitment status. She noted the timeframe to clear a candidate is anywhere from 30-45 days.

Recommendation: TAKE the following actions:
1.APPROVE a contract amendment for Swayzer Corporation to provide grounds and landscape maintenance services at City facilities in an amount not to exceed \$215,784.00 for the period commencing September 1, 2018 and ending March 1, 2019 with an option to extend for an additional four months at City's election ("Swayzer Amendment"); AND
2. APPROVE Resolution No. 18-111 "A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2018/19 BUDGET IN THE GENERAL FUND"; AND
3.AUTHORIZE the Mayor to execute the Swayzer Amendment, following approval as to form by the City Attorney, and AUTHORIZE the City Manager to execute the optional extensions; OR

4.AUTHORIZE the Mayor to execute the Swayzer Amendment, following approval as to form by the City Attorney, and REQUIRE that each optional extension be presented to the City Council for approval.

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

Item No. 18. 2018-606 CONSIDER RESOLUTION 18-113 APPROVING AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 18-1805U TO ALLOW FILING AND PROCESSING OF PLANS AND PERMITS NECESSARY TO OPERATE A LOGISTICS FACILITY AS A TRUCK TERMINAL WITH A 53,000 SQUARE-FOOT BUILDING AND 475 TRUCK/CARGO CONTAINER PARKING/STORAGE SPACES FOR A 7 YEAR PERIOD WITH AN OPTION TO EXTEND FOR THREE ADDITIONAL YEARS ON A 14.3 ACRE SITE LOCATED AT 20601 S. MAIN STREET (CITY COUNCIL)

Item No. 18 was heard after approval of the Consent Calendar.

Council Member/Agency Member/Authority Board Member Davis-Holmes requested a community meeting be held to address the concerns of the residents in the area before the item is heard by City Council.

Mayor/Agency Chairman/Authority Chairman Robles noted the project is not in a residential area and business operations are not 24 hours.

In addition, she requested to revisit the fifty (50) cents per truck trip and requested a staff report.

Director Naaseh noted during the planning process one of the requirements is to host community meetings. A study will take place regarding the fifty cents per truck trip to determine fees for certain projects which will be presented to Council before the end of the year. He stated the resolution includes limitation on hours of operation for office hours and truck hours.

Council Member/Agency Member/Authority Board Member Davis-Holmes noted the truck operation hours, Monday through Friday from 6:00 A.M. to 1:00 A.M., Saturdays from 8:00 A.M. to 5:00 P.M., and closed on Sunday.

Director Naaseh noted the amended resolution with minor revisions was provided to the City Clerk. She received a letter in opposition to the project.

Recommendation: WAIVE FURTHER READING AND ADOPT RESOLUTION NO. 18-113, "APPROVING AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 18-1805U TO ALLOW FILING AND PROCESSING OF PLANS AND PERMITS NECESSARY TO OPERATE FOR LOGISTICS FACILITY AS A

TRUCK TERMINAL WITH A 53,000 SQUARE-FOOT BUILDING AND 475 TRUCK/CARGO CONTAINER PARKING/STORAGE SPACES FOR A 7-YEAR PERIOD WITH AN OPTION TO EXTEND FOR THREE ADDITIONAL YEARS ON A 14.3 ACRE SITE LOCATED AT 20601 S. MAIN STREET"

ACTION: It was moved to waive further reading and adopt Resolution No. 18-113, as amended and as read by title only, 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, Council Member/Agency Member/Authority Board Member Santarina
Noes: Council Member/Agency Member/Authority Board Member Davis-Holmes and Council Member/Agency Member/Authority Board Member Hicks
Abstain: None
Absent: None

Item No. 19. 2018-620 **CONSIDER RESOLUTION 18-116 APPROVING AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 18-1805U AND TO ALLOW FILING AND PROCESSING OF PLANS AND PERMITS NECESSARY TO OPERATE A 132 SPACE TRUCK AND CONTAINER YARD FOR 10 YEARS ON A 5.5 ACRE SITE LOCATED AT 2315 E. DOMINGUEZ STREET (CITY COUNCIL)**

Recommendation: WAIVE FURTHER READING AND ADOPT RESOLUTION NO. 18-116, "APPROVING AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 18-1805U AND TO ALLOW FILING AND PROCESSING OF PLANS AND PERMITS NECESSARY TO OPERATE A 132 SPACE TRUCK AND CONTAINER YARD FOR 10 YEARS ON A 5.5 ACRE SITE LOCATED AT 2315 E. DOMINGUEZ STREET"

ACTION: Item No. 19 was approved on the Consent Calendar.

Item No. 20. 2018-621 **CONSIDER RESOLUTION 18-117 APPROVING AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 18-1805U AND TO ALLOW FILING AND PROCESSING OF PLANS AND PERMITS NECESSARY TO OPERATE A 800 SPACE TRUCK AND CONTAINER YARD ON A 20 ACRE SITE LOCATED AT 2149 E. SEPULVEDA BOULEVARD (CITY COUNCIL)**

Recommendation: WAIVE FURTHER READING AND ADOPT RESOLUTION NO. 18-117, "APPROVING AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 18-1805U AND TO ALLOW FILING AND PROCESSING OF PLANS AND PERMITS NECESSARY TO OPERATE A 800 SPACE TRUCK AND

CONTAINER YARD ON A 20 ACRE SITE LOCATED AT 2149 E. SEPULVEDA BOULEVARD"

ACTION: Item No. 20 was approved on the Consent Calendar.

Item No. 21. 2018-627 CONSIDER SUPPORTING ASSEMBLY MEMBER GIPSON'S LEGISLATION RELATED TO FOSTER CARE AND PUBLIC SAFETY (CITY COUNCIL)

Recommendation: PREPARE letters of support for AB 2247, AB 2337, AB 2448, AB 2382 and AB 3115 and forward to Assembly Member Gipson's office.

ACTION: Item No. 21 was approved on the Consent Calendar.

Item No. 22. 2018-626 CONSIDER ACCEPTING ADDITIONAL GRANT FUNDING FOR THE PREVENTION AND AFTERCARE PROGRAM FROM THE SOUTH BAY CENTER FOR COUNSELING (SBCC) (CITY COUNCIL)

Recommendation: TAKE the following actions:
1.ACCEPT the \$6,175.00 in additional grant funds from the South Bay Center for Counseling for the Prevention and Aftercare Program.
2.AUTHORIZE the Mayor to execute the Prevention and Aftercare Program Amendment #4 following approval as to form by the City Attorney (Exhibit No. 1).
3.WAIVE further reading and ADOPT Resolution No. 18-109, "A RESOLUTION OF THE CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2018-19 BUDGET FOR FAMILY SUPPORT PREVENTION" (Exhibit No. 2).

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

Item No. 23. 2018-630 APPROVE RESOLUTION NO. 18-110, A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2018-19 BUDGET IN THE GENERAL FUND IN THE AMOUNT OF \$26,375 FOR ADDITIONAL WORK PERFORMED BY HG CORNERSTONE, INC. RELATED TO THE INVESTIGATION OF SEWER PIPE CORROSION IN THE CAROUSEL TRACT (CITY COUNCIL)

Recommendation: 1. APPROVE RESOLUTION NO. 18-110, A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2018-19 BUDGET IN THE GENERAL FUND IN THE AMOUNT OF \$26,375
2. AUTHORIZE the Mayor to execute the Resolution and any related documents.

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

SPECIAL ORDERS OF THE DAY: (Item 24)

Item No. 24. 2018-604 CONTINUED PUBLIC HEARING EVALUATING THE FEASIBILITY OF ENTERING INTO AN ENERGY SERVICE CONTRACT WITH CARSON SOLAR 10, LLC (CITY COUNCIL)

Item No. 24 was heard after Item No. 17.

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana reported that Notice of Continued Public Hearing and postings have been given pursuant to applicable law. Other mailings, as requested, were provided to individuals and organizations. The affidavits attesting to mailing such notice is on file in the City Clerk's Office. Four written communications were received.

City Manager Farfsing provided a brief staff report.

Mayor/Agency Chairman/Authority Chairman Robles opened the public hearing.

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

Mayor/Agency Chairman/Authority Chairman Robles encouraged David Bliss to provide all the necessary documents to Civil Engineering Assistant Reata Kulcsar. He also recommended that David Bliss meet with her and Assistant City Attorney Brian Wright-Bushman to address staff concerns.

David Bliss noted a summary of what he previously provided to staff and City Council. In addition, to all the documents provided to the City of Carson to date.

Recommendation: CONTINUE the public hearing. TAKE testimony. CLOSE the public hearing.

DISCUSS AND GIVE DIRECTION to staff on the following Options:

- 1) Discontinue the CEC grant application process
- 2) Approve the Charge Bliss proposed project,
- 3) Approve the staff recommended project.

APPROVE the Power Purchase Agreement (PPA) in concept, if Council supports either Option 2 or 3, directing staff to return with the final PPA at the September 4, 2018 City Council meeting.

DIRECT staff to return with the appropriate resolution and findings under Government Code Section 4217.12, if the City Council commits in concept to Options 2 or 3.

DIRECT staff to advertise for a public hearing for the September 4, 2018 City Council meeting, pursuant to Government Code Section 4217.13, if the City Council commits to Option 2, allowing Charge Bliss to construct the energy conservation components (chillers and LED lighting).

DIRECT staff to return with a Memorandum of Understanding and Commitment Letter if the City Council commits to Option 2 or Option 3.

ACTION: Mayor/Agency Chairman/Authority Chairman Robles continued the public hearing to the next Council meeting on Tuesday, September 4, 2018 with no objections heard.

DISCUSSION: (Items 25-27)

Item No. 25. 2018-605 CONSIDER RESOLUTION 18-114 APPROVING OR CONSIDER RESOLUTION 18-115 DENYING AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 18-1805U AND TO ALLOW FILING AND PROCESSING OF PLANS AND PERMITS NECESSARY TO OPERATE AS A LOGISTICS FACILITY INCLUDING A 158,450 SQUARE-FOOT BUILDING WITH 30 DOCK DOORS AND 260 TRUCK PARKING SPACES AND/OR CARGO CONTAINER PARKING/STORAGE SPACES ON A 16.6 ACRE SITE LOCATED AT 20881 S. MAIN STREET (CITY COUNCIL)

Item No. 25 was heard after Item No. 24.

City Manager Farfsing provided a brief staff report.

Director Naaseh provided additional information pertaining to the project being proposed. He noted the applicant provided staff, Mayor and Council a red line version of the resolution.

Jeremy Mape, Developer/Applicant, representing Western Realco

Provided a Powerpoint presentation on the project and introduced his team members.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton inquired if outdoor storage will be visible from the street way. Mr. Mape noted the masonry wall that will conceal sight from the street.

Mayor/Agency Chairman/Authority Chairman Robles noted the site is difficult to develop because of the environmental constraints but is ecstatic to watch it develop. He recommended granting the exception to the moratorium and direct staff to work with the developer to finalize the resolution and bring back on September 4, 2018.

Council Member/Agency Member/Authority Board Member Davis-Holmes inquired about Perry Street Mini Park on contaminated soil. Director Naaseh confirmed the contaminated site which is a landscape area on private property.

Jeremy Mape discussed the landfill site.

Council Member/Agency Member/Authority Board Member Davis-Holmes inquired about installation of traffic light and street improvements. Jeremy Mape noted a traffic report must be done and reviewed by the city.

Director Naaseh discussed the details addressing the egress and ingress on the site.

Council Member/Agency Member/Authority Board Member Hicks inquired about trucking modifications. Jeremy Mape addressed the truck routes.

Recommendation: 1. WAIVE FURTHER READING AND ADOPT RESOLUTION NO. 18-114, "APPROVING AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 18-1805U AND TO ALLOW FILING AND PROCESSING OF PLANS AND PERMITS NECESSARY TO OPERATE AS A LOGISTICS FACILITY INCLUDING A 158,450 SQUARE-FOOT BUILDING WITH 30 DOCK DOORS, AN ART PARK AND APPROXIMATELY 200 TRUCK PARKING SPACES AND/OR CARGO CONTAINER PARKING/STORAGE SPACES ON A 16.6 ACRE SITE LOCATED AT 20881 S. MAIN STREET"

OR

2. WAIVE FURTHER READING AND ADOPT RESOLUTION NO. 18-115, "DENYING AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 18-1805U AND TO ALLOW FILING AND PROCESSING OF PLANS AND PERMITS NECESSARY TO OPERATE AS A LOGISTICS FACILITY INCLUDING A 158,450 SQUARE-FOOT BUILDING WITH 30 DOCK DOORS AND 260 TRUCK PARKING SPACES AND/OR CARGO CONTAINER PARKING/STORAGE SPACES ON A 16.6 ACRE SITE LOCATED AT 20881 S. MAIN STREET"

ACTION: It was moved to 1) Grant the exception to the moratorium, and 2) Direct staff to work with the applicant on a formal resolution to consider at the next Council meeting 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. 26. 2018-523 CONSIDER THE ASSIGNMENT OF ALL CROSSING GUARDS
AT CROSSWALKS IN THE CITY OF CARSON (CITY
COUNCIL)**

Item No. 26 was heard after Item No. 25.

City Manager Farfsing provided a brief staff report.

Traffic Engineer Richard Garland offered the requirements for assigning crossing guards. He noted out of 26 locations, 24 meet the requirements and two locations at Turmont and Central – Main and 215th have seven or fewer pedestrians which do not meet the requirements.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton requested a survey be redone at the two sites to confirm pedestrians traffic.

Public Safety and Community Services Manager Ky Truong noted the survey for these two sites are consistent with the survey of last year.

Council Member/Agency Member/Authority Board Member Davis-Holmes noted most of the students at Annalee School are not from the area and the principal is new. She asked staff to meet with the school principal. Staff noted they met with the principal and she is not amenable to removing the crossing guard on Turmont.

(Council Member/Agency Member/Authority Board Member Santarina exited and reentered the meeting.)

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton requested staff resurvey in September and bring back a report.

Council Member/Agency Member/Authority Board Member Hicks requested to add a crossing guard at Mills Park on Dimondale for Magnolia and Curtiss Middle Schools.

Council Member/Agency Member/Authority Board Member Santarina also requested to resurvey for a month.

Mayor/Agency Chairman/Authority Chairman Robles requested staff resurvey on the third week of September. If count is not significantly different then terminate use of a crossing guard and not come back at these locations. No need to come back to City Council.

Mayor/Agency Chairman/Authority Chairman Robles requested staff to look into funding for placing lights in the streets.

(Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton exited the meeting.)

Discussion ensued about the status of the traffic signal on Central at Dimondale. Staff noted the traffic signal is in the design phase and should be completed the end of September.

(Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton reentered the meeting.)

Discussion ensued about the status of the traffic signal on Lucerne and 223rd Street. Staff noted Los Angeles County will be installing the traffic signal before the end of the year but encouraged Los Angeles County to install sooner.

Recommendation: TAKE the following actions:

1. CONTINUE the deployment of crossing guards at 26 of the previously assigned locations; AND
2. DIRECT the Public Safety Division to conduct a count of all intersections with crossing guards and report back to the City Council with the results of the count.

ACTION: It was moved to 1) Direct staff to conduct a resurvey the third week in September, 2) Ask crossing guard to conduct a count for the whole month of September which will be verified with staff's recount and if numbers do not change significantly then use of crossing guard will be terminated at the end of September, 3) Staff to look at crosswalk as requested by Council Member/Agency Member/Authority Board Member Hicks including the conduct of a count and study on motion of Hilton and seconded by Hicks.

During discussion of the motion, City Clerk/Agency Secretary/Authority Secretary Gause-Aldana clarified if the motion also included, continue the deployment of crossing guards at the 26 sites and resurvey two locations identified which Mayor confirmed. He also included staff to provide report regarding light at Central.

The motion, as amended, 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. 27. 2018-632 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 Commissions, Committees and Boards;
2. APPOINT or REAPPOINT members to the Youth Commission;
3. DIRECT the City Clerk to notify all affected appointments, reappointments or removed members of this action; and
4. IF APPLICABLE, DIRECT the City Clerk to post and publish in accordance with the Maddy Act.

Or:

1. TAKE another action the City Council deems appropriate.

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

Environmental Commission

Appointed Rudolfo “Val” Brillantes

Public Works Commission

Appointed Edgar Vallejo

Youth Commission

Appointed Jade Lustina, Jahari Crawford, Nia Hicks, Diana Meza, Jalen Sazon and Kayla Whittiker

Women’s Issues Commission

Appointed Lilibeth Lustina, Alternate 3

Public Safety Commission

Appointed Amparo Cuellar

Appointed Ernest “Sonny” Moreno

Mayor/Agency Chairman/Authority Chairman Robles directed the City Clerk to post notice of vacancy formerly held by Ernest “Sonny” Moreno, Alternate 2 position on the Public Safety Commission due to his appointment as regular member.

Parks and Recreation Commission

Declared vacant position held by Humberto Duran due to excessive absences

Appointed William Cowens, Alternate 1

It was moved to ratify the mayor’s appointments and vacancies on motion of Robles seconded by Davis-Holmes 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: (None)

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

Martin Saldana

Addressed comments made by Council Member/Agency Member/Authority Board Member Davis-Holmes regarding Perry Street Park. He stated this is the first time he heard about soil contamination and inquired about the environmental report.

Mayor/Agency Chairman/Authority Chairman Robles directed Martin Saldana to the City Manager for the environmental report.

ORAL COMMUNICATIONS (COUNCIL MEMBERS)

Mayor/Agency Chairman/Authority Chairman Robles

- Reported on the passing of Louie Reyes, stepfather of former City Treasurer Karen Avilla, and Marcelino Ines, Jr.

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:

Curtis Washington
Robert Clark
Celestine Kelly
Nancy Prince-Peterson
Marcelino "Marci" Ines, Jr.
Otaileiu Noa
Edmund Morales

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton requested to add Aretha Franklin to the memorial adjournments.

Council Member/Agency Member/Authority Board Member Santarina requested to add Oscar Insong to the memorial adjournments.

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

- Asked to revisit the SMP regarding bereavement arrangements.

Council Member/Agency Member/Authority Board Member Santarina

- Asked staff to be consistent with dollar amount for bereavement arrangements.

Council Member/Agency Member/Authority Board Member Hicks

- Noted Item No. 15 will allow for slurry seals in certain parts of the City and wanted the residents to know that streets are being repaved.

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

- Reported the trash in front of Scottsdale have not been emptied for the last three weeks. In addition, trash has not been emptied in front of the bus stop on Avalon and Scottsdale for more than a month.
- Requested the City Manager to bring an item at a Council meeting in September revisiting the real estate signs and the ordinance criteria to sell homes.

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

- Inquired about the real estate meeting that was to be finalized with the realtors a year ago.

Director Naaseh noted staff is working on report and will bring back to Council. Council Member/Agency Member/Authority Board Member Davis-Holmes requested report to come back first Council meeting in October.

Council Member/Agency Member/Authority Board Member Hicks

- Inquired on who to contact at Waste Resources regarding trash issues and reports of trash not being picked up

Director Williams-Slaughter referred him to contact Waste Resources representative at 310-847-3598 which also is posted on the City website.

Council Member/Agency Member/Authority Board Member Hicks

- Reported that some waste receptacles from Waste Management have not yet been picked up.

Director Williams-Slaughter stated Waste Resources is no longer picking up Waste Management bins and will contact Waste Management to pick up their bins.

City Manager Farfsing noted that residents will have to provide location for trash pick up.

Council Member/Agency Member/Authority Board Member Santarina

- Reported a Waste Management trash bin not picked up at 21132 Catskill.
- Inquired why truck with graffiti on Main Street between Torrance Boulevard and 213th Street has not been removed; stated it was his 27th time calling attention to staff to take care of the problem. He also reported other trucks along Main Street.

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

- Reported trash receptacles at 18329 Avalon Boulevard have not been picked up.
- Reported the Successor Agency signs have not been changed and requested the signs be changed on Main Street and by the Veterans Housing project.

Assistant City Manager Raymond stated that he would inspect the sites for sign changes.

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

- Reported used cars for sale by Stephen White Middle School as discussed at previous Council meetings.

Mayor/Agency Chairman/Authority Chairman Robles directed Assistant City/Agency/Authority Attorney Neumeyer to look into legal solutions for used cars being sold on city streets.

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

Assistant City/Agency/Authority Attorney Neumeyer announced the Closed Session items earlier in the meeting.

RECESS TO CLOSED SESSION

The meeting was recessed at 8:32 P.M. by Mayor/Agency Chairman/Authority Chairman Robles to Closed Session.

RECONVENE TO OPEN SESSION

The meeting was reconvened at 10:21 P.M. by Mayor/Agency Chairman/Authority Chairman Robles with all members previously noted present except Davis-Holmes and Hicks absent.

REPORT OF ACTIONS ON UNFINISHED OR CONTINUED CLOSED SESSION ITEMS

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

Council Item No. 1

No reportable action was taken.

Council Item No. 2

No reportable action was taken.

Council Item No. 3

No reportable action was taken.

Council Item No. 4

No reportable action was taken.

Council Item No. 5

No reportable action was taken.

ADJOURNMENT

The meeting was adjourned at 10:22 P.M. by Mayor/Agency Chairman/Authority Chairman Robles.

Mayor/Agency Chairman/Authority Chairman
Albert Robles

ATTEST:

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