



CITY OF CARSON

MINUTES CARSON CITY COUNCIL/ SUCCESSOR AGENCY/HOUSING AUTHORITY REGULAR MEETING APRIL 21, 2020 5:00 P.M.

CALL TO ORDER:

The meeting was called to order at 5:02 P.M. by Mayor/Agency Chairman/Authority Chairman Albert Robles via Zoom Teleconference.

ROLL CALL:

City Clerk/Agency Secretary/Authority Secretary Donesia Gause-Aldana noted the roll:

Council Members/Agency Members/Authority Board Members Present via Zoom Teleconference:

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

Also Present via Zoom Teleconference:

Monica Cooper, City/Agency/Authority Treasurer; Sharon Landers, City Manager; Sunny Soltani, City/Agency/Authority Attorney; David Roberts, Assistant City Manager; John Raymond, Assistant City Manager; Saied Naaseh, Director of Community Development; Faye Moseley, Director of Human Resources and Risk Management; and Tarik Rahmani, Director of Finance

FLAG SALUTE:

Mayor/Agency Chairman/Authority Chairman Robles led the Pledge of Allegiance.

INVOCATION:

Council Member/Agency Member/Authority Board Member Hilton gave the invocation.

INTRODUCTIONS

Item No. 1. 2020-232 REPORT FROM CAPTAIN SKEEN OF CARSON SHERIFF'S STATION

Captain Skeen gave a report on the following:

- Crime Statistics are on a decline
- Announced the Sheriff Department's Blood Drive
- Encouraged residents to contact the Sheriff Department to notify them of a neighbor that may be shut in.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Jim Dear stated he will be donating blood during the Sheriff Department's blood drive. He thanked them for administering their traffic plan during a food giveaway hosted by him over the weekend.

Council Member/Agency Member/Authority Board Member Davis-Holmes thanked the Sheriff Department for their support on the Easter Grab & Go event. She also thanked all of the volunteers and sponsors. Citing that with their help, they were able to pass out over 500 meals.

Council Member/Agency Member/Authority Board Member Hicks thanked Captain Skeen and deputies for their efforts.

Council Member/Agency Member/Authority Board Member Hilton echoed the comments of his colleagues.

ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC) (LIMITED TO ONE HOUR)

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana read public comments from the following:

Rick Pulido – Phone Call

Offered prayers and condolences to the families who lost their loved ones; requested to leave metro lines open; offered comments in support of city employees, COVID-19 Task Force, and Stephen White Middle School Drive Thru Food Program. He encouraged everyone to wear their face masks.

Liz Foisia – Email

Inquired if there was a request submitted to the City to assist in the Food Bank Distribution that was held on Saturday, April 18, 2020 sponsored by the Teamsters Local 572 and the Los Angeles County Federation of Labor.

Sai Momoli – Email

Requested the City consider and review the proposal (not attached at time of receipt of email) from Illumination Technology Company providing the technology infrastructure toward opening up Carson as a Smart City.

Kim Cortado – Email

Reported that the Easter Giveaway Event sponsored by Council Member Davis-Holmes and the Citizens Cultural Arts Foundation had a great turn out and thanked everyone involved.

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

Jessica Martinez, Gang Alternatives Program – Email – Item No. 15

Requested Council consider their request for funding in support of the Gang Alternatives Program.

Mario Peres, Main Street Clubhouse Unit Director, Boys and Girls Club of Carson – Email – Item No. 15

Requested Council consider their request for funding in support of the Boys and Girls Club of Carson.

John Duong, Vice President of Development, Clear Channel – Items No. 13 and 14

Offered comments in support of items.

Jaime Monteclaro, Esq. – Email – Item No. 20

Thanked the Mayor and City Council for purchasing 10,000 face masks for Carson residents. He invited the Mayor and Council to his law firm’s Grab and Go Hot Meals and Face Mask Giveaway on May 2, 2020; and offered to assist the City with distributing the city issued face masks to Carson residents during his Grab and Go event.

APPROVAL OF MINUTES:

Item No. 2. 2020-239 APPROVAL OF THE MARCH 31, 2020 CITY COUNCIL SPECIAL MEETING MINUTES AND APRIL 7, 2020 CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY REGULAR MEETING MINUTES

Recommendation: Approve the minutes as listed.

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

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

Noes: None

Abstain: None

Absent: None

CONSENT: (Items 3-12)

It was moved to approve the Consent items on motion of Robles, seconded by Dear.

City Manager Landers noted the updated staff report to Item No. 4 and Item No. 9 (Cell 1).

Mayor/Agency Chairman/Authority Chairman Robles removed Item No. 4 for discussion.

Council Member/Agency Member/Authority Board Member Davis-Holmes removed Item No. 9 for discussion.

Council Member/Agency Member/Authority Board Member Hicks removed Item No. 11 for discussion.

The motion to approve Consent items 3-12, except Items No. 4, 9 and 11, was unanimously carried by the following vote:

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

Noes: None

Abstain: None

Absent: None

Item No. 3. 2020-238 CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CITY OF CARSON, CARSON HOUSING AUTHORITY, CARSON SUCCESSOR AGENCY-MONTH ENDING MARCH 31, 2020 (CITY COUNCIL)

Recommendation: RECEIVE and FILE.

ACTION: Item No. 3 was approved on Consent.

Item No. 4. 2019-1119 CONSIDER APPROVAL OF BUDGET RESOLUTION NO. 20-032, FOR ONGOING CITY USE OF MULTI-FUNCTIONAL DEVICES AND PRINTERS (CITY COUNCIL)

Item No. 4 was heard after Item No. 21.

Mayor/Agency Chairman/Authority Chairman Robles stated it was brought to his attention that new equipment was provided at the when Xerox was awarded the contract. However, when the contract was extended, Xerox did not provide new equipment, but the contract amount increased. He questioned why the extension being proposed by Xerox Financial Services does not include new equipment.

City Manager Landers addressed his inquiry offering staff's plans moving forward also noting the need to go out for bid.

City/Agency/Authority Attorney Soltani spoke about the legal point of view.

Recommendation: TAKE the following actions:

1. APPROVE Amendment No. 1 to Lease Agreement with Xerox Financial Services, LLC (Exhibit 4), and AUTHORIZE the Mayor to

- execute same following approval as to form by the City Attorney.
2. APPROVE Amendment No. 1 to Maintenance Agreement with Xerox Corporation (Exhibit 5), and AUTHORIZE the Mayor to execute same following approval as to form by the City Attorney.
 3. APPROVE Amendment No. 1 to the Supplies & Maintenance Agreement with Q Document Solutions, Inc., doing business as Qdocs (Exhibit 6), and AUTHORIZE the Mayor to execute same following approval as to form by the City Attorney.
 4. WAIVE further reading and ADOPT Resolution No. 20-032, "A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2019-20 BUDGET IN THE GENERAL FUND" (Exhibit 7);

ACTION: It was moved to approve staff recommendations and direct staff to solicit a Request for Proposals 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 Dear, Council Member/Agency Member/Authority Board Member Davis-Holmes, Council Member/Agency Member/Authority Board Member Hilton and Council Member/Agency Member/Authority Board Member Hicks

Noes: None

Abstain: None

Absent: None

Item No. 5. 2020-199 CONSIDER APPROVAL OF SOFTWARE LICENSE AGREEMENT WITH ZOHOCORPORATION FOR PURCHASE OF MANAGEENGINE HELPDESK SOFTWARE (CITY COUNCIL)

Recommendation: TAKE the following actions:

1. APPROVE the attached Software License Agreement with Zoho Corporation ("Agreement") for purchase of the ManageEngine Service DeskPlus Software and related Maintenance Support for \$16,872.00 (Exhibit 2); and
2. AUTHORIZE the Mayor to execute the Agreement upon approval as to form by the City Attorney.

ACTION: Item No. 5 was approved on Consent.

Item No. 6. 2020-130 CONSIDER RESOLUTION NO. 20-065, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF THE CITY OF CARSON COMMUNITY FACILITIES DISTRICT NO. 2018-01 (MAINTENANCE AND SERVICES) APPROVING ANNEXATION NO. 3 OF PROPERTY LOCATED WITHIN THE FUTURE ANNEXATION AREA (21915 DOLORES STREET; APN:

7335-003-005) (CITY COUNCIL)

Recommendation: TAKE the following actions:

1. WAIVE further reading and ADOPT Resolution No. 20-065, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF THE CITY OF CARSON COMMUNITY FACILITIES DISTRICT NO. 2018-01 (MAINTENANCE AND SERVICES) APPROVING ANNEXATION NO. 3 OF PROPERTY LOCATED WITHIN THE FUTURE ANNEXATION AREA (21915 DOLORES STREET; APN: 7335-003-005)"

2. RECEIVE and FILE the Unanimous Approval Consent Letter from Sharghi Amir Aatari Trust.

ACTION: Item No. 6 was approved on Consent.

Item No. 7. 2020-214 CONSIDER AWARDED A CONTRACT TO ADMINISTRATIVE SERVICES COOPERATIVE, INC. TO PROVIDE DIAL-A-RIDE SERVICES (CITY COUNCIL)

Recommendation: TAKE the following actions:

1. AWARD a contract to Administrative Services Cooperative, Inc. to provide Dial-A-Ride services at a total not-to-exceed contract sum of \$500,000 per year for the period July 1, 2020 through June 30, 2023, with the option of two (2) one-year extensions based on performance.

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

ACTION: Item No. 7 was approved on Consent.

Item No. 8. 2020-237 CONSIDER APPROVAL OF PLANS, SPECIFICATIONS AND ESTIMATES, AND AUTHORIZATION TO ADVERTISE FOR CONSTRUCTION BIDS FOR PROJECT NO. 1393-3: CITYWIDE ANNUAL OVERLAY PROGRAM AND PROJECT NO. 1411-3: CITYWIDE ANNUAL CONCRETE REPLACEMENT PROGRAM (CITY COUNCIL)

Recommendation: TAKE the following actions:

1. APPROVE the plans, specifications and estimates, and order the work for Project No. 1393-3: Citywide Annual Overlay Program and Project No. 1411-3: Citywide Annual Concrete Replacement Program for FY 2019/20.

2. AUTHORIZE staff to advertise the work and call for construction bids for Project No. 1393-3: Citywide Annual Overlay Program and Project No. 1411-3: Citywide Annual Concrete Replacement Program for FY 2019/20.

ACTION: Item No. 8 was approved on Consent.

Item No. 9. 2020-243 CONSIDER APPROVAL OF AMENDMENT NO. 5 TO THE AGREEMENT WITH CSG CONSULTANTS, INC. TO PROVIDE ON-CALL PLANNING SERVICES (CITY COUNCIL)

Item No. 9 was heard after Item No. 21.

Director Naaseh clarified staff recommendation no. 2 is amended to read , “Authorize the Mayor to execute the amendment, following approval as to form by the City Attorney including adding provisions to the contract that CSG staff to work on three major projects (JPI, Faring, and Cells 1, 3, 4 and 5 of the District at South Bay); the contract term shall expire either June 30, 2022 or conclusion of the projects, whichever is later, and staff assigned to the three projects is at least Principal Planner level or higher.”

He also noted an amended contract was provided to the City Clerk’s Office to reflect the changes. In addition, he requested to delete staff recommendation no. 3 which is not necessary since the funds for the contract will be assumed by developers by way of the Planning Application Deposit Program account number 101-99-999-999-2401.

- Recommendation: TAKE the following actions:
1. APPROVE Amendment No. 5 to the agreement with CSG Consultants, Inc. for a two-year extension from May 1, 2020 through June 30, 2022 to provide on-call planning services primarily to continue processing existing and future complex and large-scale projects at an additional cost of not to exceed \$675,000.
 2. AUTHORIZE the Mayor to execute the amendment, following approval as to form by the City Attorney including adding provisions to the contract that CSG staff to work on three major projects in the City (JPI, Faring, and Cells 1, 3, 4 and 5 of the District at South Bay); the contract term shall expire either June 30, 2022 or conclusion of the projects, whichever is later and staff assigned to the three projects is at least Principal Planner level or higher.

ACTION: It was moved to approve staff recommendation no. 1, staff recommendation no. 2, as amended by Director Naaseh, and delete staff recommendation no. 3 on motion of Robles, seconded by Hicks and unanimously carried by the following vote:

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

Noes: None

Abstain: None

Absent: None

Item No. 10. 2020-253 CONSIDER APPROVAL OF TERM SHEET TO LEASE CITY-OWNED UNDERGROUND CONDUIT TO AMERICAN DARK FIBER, PART OF THE SOUTH BAY FIBER NETWORK PROJECT (CITY COUNCIL)

Recommendation: 1. APPROVE the term sheet between the City of Carson and American Dark Fiber, LLC and AUTHORIZE the City Manager to execute.
2. AUTHORIZE staff to issue a construction permit to American Dark Fiber, LLC consistent with the City's engineering permit requirements.
3. AUTHORIZE the Mayor to execute a lease/license agreement with American Dark Fiber, LLC in a form acceptable to the City Attorney, which is consistent with the terms contained in the Term Sheet.

ACTION: Item No. 10 was approved on Consent.

Item No. 11. 2020-223 CONSIDER ADOPTING A RESOLUTION DIRECTING THAT ALL LEGALLY REQUIRED ADVERTISING DONE BY THE CITY OF CARSON BE PLACED IN THE FOLLOWING PUBLICATIONS: OUR WEEKLY, RANDOM LENGTHS, OR THE DAILY BREEZE (CITY COUNCIL)

Item No. 11 was heard after Item No. 9.

Council Member/Agency Member/Authority Board Member Hicks recommended identifying use of all three publications.

Recommendation: ADOPT Resolution No. 20-071 entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, DIRECTING, PURSUANT TO CITY CHARTER SECTION 318, THAT ALL LEGAL NOTICES OR ADVERTISING BE PUBLISHED IN OUR WEEKLY, A WEEKLY NEWSPAPER, OR RANDOM LENGTHS, A WEEKLY LOCAL NEWSPAPER, OR THE DAILY BREEZE, A DAILY NEWSPAPER OF GENERAL CIRCULATION."

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

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

Noes: None
Abstain: None
Absent: None

Item No. 12. 2020-245 APPROVE AND AUTHORIZE THE CITY MANAGER/EXECUTIVE DIRECTOR OR CITY ATTORNEY/AGENCY COUNSEL TO

**CONSENT TO NIXON PEABODY CONFLICT OF INTEREST
WAIVER LETTER (CITY COUNCIL AND SUCCESSOR AGENCY)**

Recommendation:

1. Acting as the City Council:

APPROVE and AUTHORIZE the City Manager or City Attorney to consent to Nixon Peabody conflict of interest waiver letter in Exhibit 1.

2. Acting as the Successor Agency:

APPROVE and AUTHORIZE the Executive Director or Agency Counsel to consent to Nixon Peabody conflict of interest waiver letter in Exhibit 1.

ACTION: Item No. 12 was approved on Consent.

SPECIAL ORDERS OF THE DAY: (Items 13-15)

Item No. 13. 2020-216 PUBLIC HEARING TO CONSIDER INTRODUCING ORDINANCE NO. 20-2004 APPROVING DEVELOPMENT AGREEMENT NO. 21-19 BETWEEN THE CITY OF CARSON AND CLEAR CHANNEL OUTDOOR, LLC, TO (1) REPLACE AN EXISTING SINGLE-SIDED STATIC BILLBOARD WITH A 65-FOOT HIGH DOUBLE-SIDED OUTDOOR ADVERTISING SIGN (“REPLACEMENT DIGITAL BILLBOARD”) ALONG A PORTION OF THE I-405 FREEWAY CORRIDOR, ZONED CR-ORL-D, LOCATED AT 19500 MAIN STREET (APN 7339-017-003), AND (2) INSTALL A 55-FOOT HIGH DOUBLE-SIDED OUTDOOR ADVERTISING SIGN (“NEW DIGITAL BILLBOARD”) ALONG A PORTION OF THE I-405 FREEWAY CORRIDOR, ZONED CR-ORL-D, LOCATED AT 19500 MAIN STREET (APN 7339-017-003) AND (3) REMOVE TWO CITY-ORIENTED BILLBOARDS FROM WITHIN THE CITY AT APN NOS. 7306-011-034 AND 7406-026-914 (CITY COUNCIL)

Item No. 13 was heard after Item No. 14.

Mayor/Agency Chairman/Authority Chairman Robles declared the public hearing open.

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana gave the Public Hearing report. One written communication was received from John Duong, Clear Channel, which was read into the record under Item No. 14.

Director Naaseh gave a staff report.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Dear noted the importance of not making the same mistake as the City of Compton of having too many digital billboards along their corridor of the freeway. He otherwise supports the project.

Council Member/Agency Member/Authority Board Member Davis-Holmes inquired about the height difference between the billboard being proposed being higher than the ones that are being removed and if there are any others in the city with this height.

Director Naaseh addressed Council Member Davis-Holmes's question.

Recommendation: TAKE the following actions:
1. OPEN the public hearing, TAKE public testimony, and CLOSE the public hearing; and
2. INTRODUCE, for first reading by title only and with further reading waived, Ordinance No. 20-2004, entitled, "AN UNCODIFIED ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, APPROVING DEVELOPMENT AGREEMENT NO. 21-19 BETWEEN THE CITY OF CARSON AND CLEAR CHANNEL OUTDOOR, LLC, TO (1) REPLACE AN EXISTING SINGLE-SIDED STATIC BILLBOARD WITH A 65-FOOT HIGH DOUBLE-SIDED OUTDOOR ADVERTISING SIGN ("REPLACEMENT DIGITAL BILLBOARD") ALONG A PORTION OF THE I-405 FREEWAY CORRIDOR, ZONED CR-ORL-D, LOCATED AT 19500 MAIN STREET (APN 7339-017-003), AND (2) INSTALL A 55-FOOT HIGH DOUBLE-SIDED OUTDOOR ADVERTISING SIGN ("NEW DIGITAL BILLBOARD") ALONG A PORTION OF THE I-405 FREEWAY CORRIDOR, ZONED CR-ORL-D, LOCATED AT 19500 MAIN STREET (APN 7339-017-003) AND (3) REMOVE TWO CITY-ORIENTED BILLBOARDS FROM WITHIN THE CITY AT APN NOS. 7306-011-034 AND 7406-026-914."

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

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

Noes: None

Abstain: None

Absent: None

Item No. 14. 2020-204 PUBLIC HEARING TO CONSIDER INTRODUCING ORDINANCE NO. 20-2005 APPROVING ZONE TEXT AMENDMENT NO. 183-19 TO AMEND ARTICLE IX (PLANNING AND ZONING), CHAPTER 1 (ZONING), PART 4 (INDUSTRIAL ZONES), SECTION 9146.7 (SIGNS) OF THE CARSON MUNICIPAL CODE TO EXPAND THE "MAIN STREET PORTION" OF THE "I-405 FREEWAY CORRIDOR," REGARDING ALLOWABLE LOCATIONS FOR PLACEMENT OF DIGITAL BILLBOARDS, TO SPAN FROM DEL AMO BOULEVARD TO FIGUEROA STREET,

TO INCLUDE THE PROPERTY LOCATED AT 19500 MAIN STREET (CITY COUNCIL)

Item No. 14 was heard after Item No. 11.

Mayor/Agency Chairman/Authority Chairman Robles declared the public hearing open.

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana gave the Public Hearing report. One written communication was received from John Duong, Clear Chanel.

Director Naaseh gave a staff report.

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana read comments from John Duong supporting staff recommendations in Items No. 13 and 14.

Recommendation: TAKE the following actions:
1. OPEN the public hearing, TAKE public testimony, and CLOSE the public hearing.
2. INTRODUCE, for first reading by title only and with further reading waived, Ordinance No. 20-2005, entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON APPROVING ZONE TEXT AMENDMENT 183-19 TO ARTICLE IX, CHAPTER 1 (ZONING), PART 4 (INDUSTRIAL ZONES), SECTION 7 (SIGNS) EXPANDING THE "MAIN STREET PORTION" OF "I-405 FREEWAY CORRIDOR" TO INCLUDE THE PROPERTY LOCATED AT 19500 MAIN STREET." (Exhibit 1).

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

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

Noes: None
Abstain: None
Absent: None

Item No. 15. 2020-241 PUBLIC HEARING ON THE 2020-2024 FIVE-YEAR CONSOLIDATED PLAN, 2020-2021 ANNUAL ACTION PLAN, AND ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE (CITY COUNCIL)

Item No. 15 was heard after Item No. 13.

Recommendation: TAKE the following actions:
1. OPEN the Public Hearing, TAKE public testimony, and CLOSE the Public Hearing.

2. ALLOCATE CDBG funding for FY 2020/21 (Planning Year 2020) as recommended by the Citywide Advisory Commission (CAC).
3. AUTHORIZE the Mayor to execute agreements with the public service providers as designated by City Council following negotiation and approval as to form by the City Attorney.
4. APPROVE the proposed FY 2020/21 (PY2020) CDBG budget.
5. APPROVE the submission of the City's 2020-2024 Five-Year Consolidated Plan, 2020-2021 Annual Action Plan, and Analysis of Impediments to Fair Housing Choice to the U. S. Department of Housing and Urban Development.

ACTION: Mayor/Agency Chairman/Authority Chairman Robles continued the public hearing to May 5, 2020 with no objections heard.

DISCUSSION: (Items 16-24)

Item No. 16. 2019-1094 FISCAL YEAR 2020-2021 BIENNIAL BUDGET WORKSHOP #2 (CITY COUNCIL)

City Manager Landers stated her rationale while developing the Fiscal Year 2020-2021 biennial budget.

Recommendation: PROVIDE direction to continue to build the draft budget

ACTION: The budget workshop was held as follows:

Director Rahmani gave a Powerpoint presentation on the FY 2020-2021 Biennial Budget Workshop.

Mayor/Agency Chairman/Authority Chairman Robles commended Director Rahmani on providing a comprehensive report and requested City Council be given a copy of his presentation along with making it accessible online.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Dear suggested the City Manager recommend one of the scenarios being proposed during next budget workshop.

Item No. 17. 2020-252 CONSIDER APPROVING RESOLUTION NO. 20-072 AMENDING THE FISCAL YEAR 2019-2020 BUDGET TO ALLOCATE FUNDS IN AN AMOUNT NOT TO EXCEED \$150,000.00 TO SUPPORT THE CARSON ESSENTIALS TO-GO PROGRAM (CITY COUNCIL)

Item No. 17 was heard after approval of the Consent calendar.

City Manager Landers gave a staff report. She noted the city sponsors for the program.

Mayor/Agency Chairman/Authority Chairman Robles thanked all the sponsors.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Dear inquired about modified packages for the essential food package.

City Manager Landers stated she was certain but will let staff know to work on providing options.

Mike Whittiker, Human Services Manager, noted that staff is working with Norms Restaurant to provide a fourth package that will offer a non-meat package.

Questions asked and answered about how many packages the money appropriation will cover, in addition to the duration of the program.

Council Member/Agency Member/Authority Board Member Davis-Holmes inquired about tracking and funding accounting in an effort to not exceed the funding appropriation.

Human Services Manager Whittiker noted that staff will be tracking orders and handling the accounting.

Mayor/Agency Chairman/Authority Chairman Robles commended the COVID-19 Task Force for their efforts.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Dear inquired about a mechanism that is in place to track the residents who are placing orders and those who are unsuccessful with receiving their orders on time because of popularity of the program.

Human Services Manager Whittiker noted that orders are taken daily for delivery within a 24-hour timeframe.

Recommendation: TAKE the following actions:
1. RATIFY the implementation of the Carson Essentials To-Go Program.
2. WAIVE further reading and adopt Resolution No. 20-072, "A RESOLUTION OF THE CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2019-2020 BUDGET TO ALLOCATE FUNDS IN AN AMOUNT NOT TO EXCEED \$150,000.00 TO SUPPORT THE CARSON ESSENTIALS TO-GO PROGRAM."
3. APPROPRIATE a not to exceed amount of \$150,000.00 to fund the initial purchase of the Carson Essentials To-Go packages from Norms Restaurant.

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

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

Member/Authority Board Member Hicks
Noes: None
Abstain: None
Absent: None

Item No. 18. 2020-248 CONSIDER APPROVING THE TRANSFER OF \$75,000 FROM ACCOUNT 101-70-780-290-6004 TO ACCOUNT 101-99-999-999-6503 (COVID-19 RELATED PROFESSIONAL SERVICES) FOR A CONTRACT WITH THE CALIFORNIA COMMUNITY ECONOMIC DEVELOPMENT ASSOCIATION, A NON-PROFIT ORGANIZATION, TO PROVIDE ASSISTANCE TO CARSON BUSINESSES IN APPLYING FOR LOANS MADE AVAILABLE THROUGH THE CARES ACT, ESPECIALLY THE PAYCHECK PROTECTION PROGRAM ("PPP") LOANS AND ECONOMIC INJURY DISASTER LOANS ("EIDL") (CITY COUNCIL)

City Manager Landers gave a staff report.

Assistant City Manager Raymond offered additional information related to the federal payroll protection grants and consultant that the city enlisted to provide local small businesses with assistance navigating through the Small Business Administration.

Discussion ensued between staff and City Council about which businesses will have access to the service, in addition if the city's funding allocation can be refunded by a federal, state or county agency.

Council Member/Agency Member/Authority Board Member Davis-Holmes directed staff to come back with a status report.

Mayor/Agency Chairman/Authority Chairman Robles moved staff recommendation and directed staff come back with a status report within 45 days with no objections heard, seconded by Dear. In addition, he noted by having the consultant on board will assist local businesses already in the cue for funding.

Council Member/Agency Member/Authority Board Member Davis-Holmes offered a friendly amendment to have staff come back with a recommendation for additional funding allocation.

Council Member/Agency Member/Authority Board Member Hilton stated he wants to ensure the consultant prioritize the local small businesses receive funding. In addition, to receiving a status report on a weekly basis.

Recommendation: APPROVE the recommendation to transfer \$75,000 from Account Number 101-70-780-290-6004 to Account Number 101-99-999-999-6503 for a contract with the California Community Economic Development Association ("CCEDA"), a California non-profit organization for the purpose of operating a Small Business Assistance Program Carson retail and commercial businesses, and non-profits.

ACTION: It was moved to approve the staff recommendation, staff come back with a weekly status report and come back to City Council for additional funding requests in the event the program is successful on motion of Robles, seconded by Dear.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Dear inquired about how the city definition of a small business.

Assistance City Manager Raymond explained the federal definition of a small business, in addition to explaining how the business license department establishes a small business based on the number of employees, in addition to services/goods provided by the business.

Discussion ensued between staff and City Council about how the city determines small businesses.

Mayor/Agency Chairman/Authority Chairman Robles amended his motion to require the consultant reach out to businesses with less than 50 employees, the seconder (Dear) of the motion concurred.

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

Item No. 19. 2020-249 CONSIDER RESOLUTION NO. 20-073, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON AMENDING THE 2019-2020 BUDGET IN THE AMOUNT OF \$500,000 FOR THE PURPOSE OF ESTABLISHING THE CARSON COVID-19 DISASTER SMALL BUSINESS LOAN/GRANT PROGRAM (CITY COUNCIL)

City Manager Landers gave a staff report.

Assistant City Manager Raymond offered additional information related to the staff report.

Mayor/Agency Chairman/Authority Chairman Robles stated he believes this initiative is good for small businesses to assist with sustaining the city's vitality. He requested the City Manager bring back weekly updates of the grant program status as well.

Council Member/Agency Member/Authority Board Member Davis-Holmes noted she would support the item if it is a loan and not a grant with a cap of \$10,000 exempting all small businesses from paying for their business license. She requested staff reach out to federal, state, and county agencies requesting a match to the city's expenditure. She also recommended

the City Council send a letter to other business partners in the community requesting financial support to fund the city's program.

Council Member/Agency Member/Authority Board Member Hilton inquired about the loan term being proposed.

Mayor/Agency Chairman/Authority Chairman Robles recommended a term between three to five years. Council Member/Agency Member/Authority Board Member Davis-Holmes agreed with a three year term.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Dear noted that Small Business Administration (SBA) Loans are still available for small businesses and the city's loan will be in addition to the SBA Loan.

Council Member/Agency Member/Authority Board Member Davis-Holmes directed the City Attorney's get involved ensuring the language in the agreement is clear that the monies from the city's program is for the sole purpose for maintaining their business and should be capped at \$10,000 for 36 months/three years giving preference to businesses with longevity. Also, contract should have a provision barring city's audit rights with a payback clause in the event the applicant receives federal/county funding.

- Recommendation:
1. APPROVE Resolution No. 20-073, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON AMENDING THE 2019-2020 BUDGET IN THE AMOUNT OF \$500,000 FOR THE PURPOSE OF ESTABLISHING THE CARSON COVID-19 DISASTER SMALL BUSINESS AND NON-PROFIT LENDING PROGRAM.
 2. DIRECT the City Manager, to develop a multi-tiered programmatic model for the Program including how to structure it as a revolving loan program and other program criteria.
 3. AUTHORIZE the City Manager to work with external partners, including but not limited to financial institutions, foundations, and philanthropic organizations, to establish partnerships that will increase the effectiveness of the Program and grow the amount of capital contributions into the fund.
 4. AUTHORIZE the City Manager to enter into any agreements with CCEDA and other third-parties, including but not limited to consultants, financial institutions, and nonprofits, necessary to design, establish, implement and administer the Program.

ACTION: It was moved to approve staff recommendations; loan maximum of \$10,000 for three year term; the assessment process gives preference to Carson businesses with longevity; hire Carson residents who are working in the business and city has audit rights to ensure monies are used for the intended purpose; staff to seek supplemental funding from the state, federal, county and other businesses in the city; and come back with weekly updates of the programs progress on motion of Robles, seconded by Dear.

During discussion of the motion, City/Agency/Authority Attorney Soltani discussed the loan terms including a provision that loan monies be immediately returned to the city program in the event the applicant receives a federal grant/loan.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Dear spoke hypothetically about a carson small business who may have an existing loan with the city and then receives a federal loan if whether or not the business owner should immediately return money from the city loan back to the city.

City/Agency/Authority Attorney Soltani noted if the small business owner receives other sources of funding, the money must be returned to the city so that way other businesses in the city may receive a city loan.

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

Noes: None

Abstain: None

Absent: None

Mayor/Agency Chairman/Authority Chairman Robles directed the City Manager to bring back the business license item to the next City Council meeting and Disaster Council Meeting.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Dear inquired about whether or not businesses that have already paid their license fee will receive a refund.

Mayor/Agency Chairman/Authority Chairman Robles directed staff to include that information as part of their report.

Item No. 20. 2020-250 CONSIDER RESOLUTION NO. 20-070 OF THE CITY OF COUNCIL OF THE CITY OF CARSON, CALIFORNIA, RATIFYING THE DISASTER COUNCIL'S CONSENT FOR THE PURCHASE OF 10,000 CLOTH MASKS AND AMENDING THE FISCAL YEAR 2019-2020 BUDGET (CITY COUNCIL)

City Manager Landers gave a staff report.

Mayor/Agency Chairman/Authority Chairman Robles requested staff provide every Council Member with 40 city issued face masks.

Council Member/Agency Member/Authority Board Member Hilton requested the City Clerk and City Treasurer also receive city issued face masks as well.

Recommendation: WAIVE FURTHER READING AND ADOPT RESOLUTION NO.

20-070, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, RATIFYING THE DISASTER COUNCIL'S CONSENT FOR THE PURCHASE OF 10,000 CLOTH MASKS AND AMENDING THE FISCAL YEAR 2019-2020 BUDGET"

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

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

Noes: None

Abstain: None

Absent: None

Item No. 21. 2020-120 COVID-19 UPDATE (CITY COUNCIL)

Item No. 21 was taken up after reconvening the meeting at 7:51 P.M.

City Manager Landers gave a staff report.

City Manager Landers gave a PowerPoint presentation on COVID-19 Trends.

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana gave a PowerPoint presentation on the Disaster Council summary of actions.

Mike Whittiker, Human Services Manager, gave a PowerPoint presentation on the COVID-19 Task Force.

Suzanne Harrell gave a PowerPoint presentation on Pension Obligation Bonds (POB).

Recommendation: 1. DISCUSS and PROVIDE Direction.

ACTION: Discussion was held and direction provided as follows:

Mayor/Agency Chairman/Authority Chairman Robles inquired if the City could shift the budget relief of the POB to the upcoming years.

City Manager Landers addressed Mayor Robles' inquiry.

Item No. 4 was heard at this time.

Item No. 21 was heard again after Item No. 4.

City Manager Landers gave a PowerPoint presentation on City Employee Leave.

Council Member/Agency Member/Authority Board Member Hilton inquired if staff is certain that the employees identified in her report have not applied for unemployment.

Council Member/Agency Member/Authority Board Member Davis-Holmes inquired if staff has reached out to the 209 part-time employees to determine the reason, they opted to not file for unemployment. She recommended a letter be sent to those employees who did not apply.

City Manager Landers addressed the Council Members inquiries.

Pam Lee, Assistant City Attorney, addressed the Council Members inquiries regarding the unemployment process.

Discussion ensued about overtime and acting pay. City Council clarified their directive to make employees whole did not include acting and overtime pay.

Discussion ensued about shift differential pay. Consensus amongst City Council was reached to include shift differential pay when making employees whole.

City Council directed City Manager to bring back information regarding hazard pay during the next City Council meeting.

City Manager Landers informed the City Council that the Carson Report publication will be trimmed down.

Discussion ensued between City Council members and Faye Moseley, Human Resources Director about provisions being put in place that allow City Employees to withdraw from the 457's and 401Ks without penalty.

Motion

It was moved to end the meeting at 11:30 P.M. on motion of Davis-Holmes, seconded by Dear and unanimously carried by the following vote:

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

Noes: None

Abstain: None

Absent: None

Item No. 22. 2020-242 CONSIDER LOWERING THE CITY OF CARSON FLAG TO HALF-STAFF IN MEMORY OF RESIDENTS PASSING FROM COVID-19 (CITY COUNCIL)

Item No. 22 was heard after Item No. 20.

Recommendation: DISCUSS and PROVIDE direction to staff.

ACTION: It was moved to lower the City of Carson flag to half-staff in memory of residents passing from COVID-19 on motion of Dear, 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 Dear, Council Member/Agency Member/Authority Board Member Davis-Holmes, Council Member/Agency Member/Authority Board Member Hilton and Council Member/Agency Member/Authority Board Member Hicks

Noes: None

Abstain: None

Absent: None

Item No. 23. 2020-244 CONSIDER A REQUEST FOR QUALIFICATIONS FOR FEDERAL AND STATE LEGISLATIVE ADVOCACY SERVICES (CITY COUNCIL)

Item No. 23 was heard after Item No. 16.

Assistant City Manager Roberts gave a staff report.

Recommendation: DISCUSS and PROVIDE direction.

ACTION: It was moved to direct staff to solicit Request for Qualifications for federal and state legislative advocacy services on motion of Robles, seconded by Dear.

Council Member/Agency Member/Authority Board Member Davis-Holmes inquired about deliveries Townsend Public Affairs have provided the city during the term of their contract.

City Manager Landers addressed Council Member Davis-Holmes' inquiry.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Dear noted that most of the initiatives listed in the staff report was carried by local and state legislatures.

The motion was unanimously carried by the following vote:

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

Noes: None

Abstain: None

Absent: None

Item No. 24. 2020-254 CONSIDER APPROVAL IN SUPPORT OF THE CALIFORNIA MAYORS COALITION'S EFFORTS TO WORK TOGETHER TO GAIN STATE AND FEDERAL ASSISTANCE WITH CONTINUATION OF ESSENTIAL SERVICES TO COMBAT

COVID-19 (CITY COUNCIL)

Item No. 24 was heard after Item No. 22.

City Manager Landers gave a staff report.

Mayor/Agency Chairman/Authority Chairman Robles spoke about an issue with the Federal CARES Act provides funding only for municipalities with population of one million plus. This effort will request that smaller municipalities be included for Federal funding.

Recommendation: APPROVE and AUTHORIZE Participation In Support Of The California Mayors Coalition's Efforts To Work Together To Gain State And Federal Assistance With Continuation Of Essential Services To Combat Covid-19

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

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

Noes: None

Abstain: None

Absent: None

ORDINANCE SECOND READING: (Items 25)

Item No. 25. 2020-246 ORDINANCE NO. 20-2007: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, ADDING A NEW CAHPTER 17 (EMERGENCY PRICE-GOUGING PROTECTIONS) TO ARTICLE IV (PUBLIC PEACE) OF THE CARSON MUNICIPAL CODE TO ENACT PROHIBITIONS AGAINST PRICE-GOUGING DURING AND FOR 60 DAYS AFTER THE DECLARED STATE OF EMERGENCY RELATED TO COVID-19 AND OTHER DECLARED STATES OF EMERGENCY

ACTION: It was moved to adopt Ordinance No. 20-2007, as read by title only, on motion of Robles, seconded by Dear and unanimously carried by the following vote:

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

Noes: None

Abstain: None

Absent: None

RECESS:

The meeting was recessed at 7:00 P.M. by Mayor/Agency Chairman/Authority Chairman Robles to the City Council Special Meeting.

RECONVENE:

The meeting was reconvened at 7:51 P.M. by Mayor/Agency Chairman/Authority Chairman Robles to Item No. 21.

CLOSED SESSION (Item 26)

ORAL COMMUNICATIONS – CLOSED SESSION ITEMS ONLY – None.

ANNOUNCEMENT OF CLOSED SESSION ITEMS

City Manager Landers announced the Closed Session item.

RECESS TO CLOSED SESSION

The meeting was recessed at 11:27 P.M. by Mayor/Agency Chairman/Authority Chairman Robles to Closed Session.

RECONVENE TO OPEN SESSION

The meeting was reconvened by Mayor/Agency Chairman/Authority Chairman Robles.

REPORT ON CLOSED SESSION ACTIONS

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

Item No. 26. 2020-240 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: The City Council approved a severance and release package and a copy will be available in the City Clerk’s Office for inspection.

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

ORAL COMMUNICATIONS (COUNCIL MEMBERS) – None.

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

REPORT OF ACTIONS ON UNFINISHED OR CONTINUED CLOSED SESSION ITEMS – None.

ADJOURNMENT

The meeting was adjourned after the closed session report by Mayor/Agency Chairman/Authority Chairman Robles.

Mayor/Agency Chairman/Authority Chairman
Albert Robles

ATTEST:

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