



## **CITY OF CARSON**

### **MINUTES CARSON CITY COUNCIL/ SUCCESSOR AGENCY/HOUSING AUTHORITY REGULAR MEETING JULY 7, 2020 5:00 P.M.**

#### **CALL TO ORDER:**

The meeting was called to order at 5:00 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 telephone:**

Monica Cooper, City/Agency/Authority Treasurer; Sharon Landers, City Manager; Sunny Soltani, City/Agency/Authority Attorney; Ben Jones, Assistant City 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

#### **ORAL COMMUNICATIONS – CLOSED SESSION ITEMS ONLY –None.**

#### **CLOSED SESSION (None)**

#### **FLAG SALUTE:**

Assistant City Attorney Ben Jones led the Pledge of Allegiance.

#### **INVOCATION:**

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

#### **INTRODUCTIONS**

**Item No. 1. 2020-426           REPORT FROM CAPTAIN SKEEN OF CARSON SHERIFF'S STATION**

Captain Skeen gave a report on calls for service related to fireworks. There were more than 80 citations issued.

Council Member Hilton gave comments.

Council Member Hicks gave comments.

**Item No. 2. 2020-325           PRESENTATION BY ROBERTO BARRAGAN, CCEDA**

Roberto Barragan gave a PowerPoint presentation of the Carson Small Business Loan Program.

Discussion ensued regarding other economic assistance programs and update of the loan program.

Mayor/Agency Chairman/Authority Chairman Robles directed the City Manager to look into the conversion process, criteria of the program, and provide a copy of the application with no objection heard.

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

David Noflin – Website Public Comment– Item No. 7 and Non-Agenda item

Inquired about the reason his paper, Neighborhood Marketplace a subsidiary of his company United Printers which is locally owned and operated in Carson, was not included as a local newspaper for the city to do business with; he also inquired about the status of California Community Economic Development Association (CCEDA) Program Loan/Grant helping Carson Small Businesses. He submitted a complete application on May 14, 2020 and has not received a response.

Vina Cuevas – Website Public Comment– Item No. 24

Inquired about individuals who have taken the COVID-19 test and receiving their test results.

Elizabeth Foisia – Email – Item No. 24

Noted the following five residents deferred their oral communications time to Ms. Foisia: 1) Lucian K. Sapolu; 2) Tuiofu Foisia, Jr.; 3) Terence F. Foisia; 4) Tiffany Gordon; and 5) Daisy O'Brien.

Expressed her distaste at how the City Manager handled her presentation of the first known Covid-19 positive case at City Hall.

Ana Meni, President, AFSCME Local 809 – Email – Item No. 24

Expressed concern with how the City Manager handled notifying City employees of an employee who tested positive for COVID-19.

Mayor/Agency Chairman/Authority Chairman Robles and Council Member/Agency Member/Authority Board Member Davis-Holmes offered comments.

Valerie George - Email – Item No. 24

Expressed concern how the City Manager handled notifying City employees of an employee who tested positive for COVID-19; and offered comments in support of Ana Meni, President, AFSCME Local 809.

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

Judy Sullivan – Non-Agenda

Expressed concern about the use of illegal fireworks and requested assistance.

Janice Schaefer – Email – Non-Agenda

Expressed concern about the use of illegal fireworks and requested immediate attention for prevention.

Linda Evans, Joyce Stephens, Michelle Cayton, and Dorothy Tate – Email – Non-Agenda

Expressed concern of use of illegal fireworks in the City and requested to ban all fireworks in the City.

Loren Dill, President, Norbert's Athletic Products, Inc. – Email – Non-Agenda

Expressed dissatisfaction with Waste Resources, citing their fee increases and delay with trash pick-up..

Barbara Post – Email – Non-Agenda

Spoke in opposition to the sale and use of fireworks, citing an experience she had on July 4<sup>th</sup>. ...

Diane Thomas – Phone Call – Non-Agenda

Spoke in support of a city ban on the use and sale of fireworks.

Antonio – Website Public Comment – Non-Agenda

Offered comments supporting a City ban on the use and sale of fireworks; referred to the Covid-19 Response Dashboard Data regarding race, gender, age, hot zones of infections rate, containment plans of Covid-19 infections are not addressed; Inquired what the city is doing to ensure City employees are treated with respect and compensated if they become infected with Covid-19 in city buildings, parks, while working; requested Captain Skeen share the number of citations written to Carson residents that participated in the sell and/or use of illegal fireworks during the months leading up to and after July 4<sup>th</sup>.

Anonymous Comments

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana noted there were two anonymous comments from the following:

Cany Ave. Resident – Email – Non-Agenda

Request City Council place a ballot measure regarding the use and sale of Safe and Sane fireworks be placed on the ballot.

Public Comment Box – Item No. 24

Request an update on the status of hazard pay for city essential employees.

**APPROVAL OF MINUTES:**

**Item No. 3. 2020-466 APPROVAL OF THE JUNE 2, 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 4-20)**

It was moved to approve the Consent items 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. 4. 2020-469 Resolution No. 20-105, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$644,603.98, DEMAND CHECK NUMBERS 153817 THROUGH 153968**

**ACTION:** Item No. 4 was approved on Consent.

**Item No. 5. 2020-482 Resolution No. 20-08-CSA, A RESOLUTION OF THE CARSON SUCCESSOR AGENCY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$4,897.75, DEMAND CHECK NUMBERS SA-001809 THROUGH SA-001811**

ACTION: Item No. 5 was approved on Consent.

**Item No. 6. 2020-484 Resolution No. 20-07-CHA, A RESOLUTION OF THE CARSON HOUSING AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$21,441.92, DEMAND CHECK NUMBERS HA-001818 through HA-001820**

ACTION: Item No. 6 was approved on Consent.

**Item No. 7. 2020-298 CONSIDER AMENDMENT NO. 1 TO 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"), AND TO ADMINISTER THE CITY'S CORONAVIRUS SMALL BUSINESS LENDING PROGRAM, AND CONSIDER RESOLUTION NO. 20-111, AMENDING THE CITY'S 2020-2021 BUDGET APPROPRIATING \$75,000 FROM THE CITY'S FUND BALANCE (CITY COUNCIL)**

Recommendation: 1. APPROVE Amendment No. 1 to 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 for retail and commercial businesses and non-profits.  
2. APPROVE Resolution No. 20-111 AMENDING THE CITY'S 2020-2021 BUDGET AND APPROPRIATING \$75,000 FOR AMENDMENT NO. 1 TO A CONTRACT WITH THE CALIFORNIA COMMUNITY ECONOMIC DEVELOPMENT ASSOCIATION, A NON-PROFIT ORGANIZATION

ACTION: Item No. 7 was approved on Consent.

**Item No. 8. 2020-424 CONSIDERATION TO APPROVE THE AMENDED SERVICE LEVEL AGREEMENT FOR FY 2020-21 AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE SERVICE LEVEL AGREEMENT WITH THE LOS ANGELES COUNTY SHERIFF'S DEPARTMENT (CITY COUNCIL)**

Recommendation: TAKE the following actions:  
  
1. AUTHORIZE the City Manager to execute the amended Los Angeles County Sheriff's Department Service Level Agreement for FY 2020-21.

ACTION: Item No. 8 was approved on Consent.

**Item No. 9. 2020-092 AUTHORIZE THE PURCHASE OF TWO LIGHT DUTY, ZERO EMISSION, BATTERY ELECTRIC VEHICLES IN AN AMOUNT NOT TO EXCEED \$70,000.00 (CITY COUNCIL)**

Recommendation: TAKE the following actions:

1. WAIVE the formal bid process defined by the Carson Municipal Code, section 2610, as allowed by Section 2611(g) "Cooperative Purchasing."
2. AUTHORIZE the purchase of two battery electric vehicles from a local dealer, should the price be equal to or lower than the price obtained from the Cooperative Purchasing Agreement, in an amount not to exceed \$70,000.00 and AUTHORIZE staff to sign the standard dealership sales contract.
3. ADOPT Resolution No. 20-112, "A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2020-21 BUDGET IN THE SPECIAL REVENUE FUND."
4. AUTHORIZE the City Manager to sign and submit California's Clean Vehicle Rebate Project Public Fleet Incentive Application.

ACTION: Item No. 9 was approved on Consent.

**Item No. 10. 2020-400 CONSIDER APPROVAL OF AN AGREEMENT WITH RSG, INC. TO PROVIDE MOBILE HOME RENT REVIEW SERVICES (CITY COUNCIL)**

Recommendation: TAKE the following actions:

1. APPROVE the contract services agreement with RSG, Inc. to provide Mobile Home Rent Review services for three years, through June 30, 2023, in an amount not-to-exceed \$466,420.
2. AUTHORIZE the Mayor to execute the agreement, following approval as to form by the City Attorney.

ACTION: Item No. 10 was approved on Consent.

**Item No. 11. 2020-401 CONSIDER APPROVAL OF AN AGREEMENT WITH RSG, INC. TO PROVIDE AFFORDABLE HOUSING COMPLIANCE MONITORING SERVICES (HOUSING AUTHORITY)**

Recommendation: TAKE the following actions:

1. APPROVE the contract services agreement with RSG, Inc. to provide affordable housing compliance monitoring services to the Carson Housing Authority for three-years, through June 30, 2023, for an amount not-to-exceed \$65,420.
2. AUTHORIZE the Authority Chairman to execute the agreement, following approval as to form by the Authority Counsel.

ACTION: Item No. 11 was approved on Consent.

**Item No. 12. 2020-481 CONSIDERATION OF RESOLUTION NO. 20-108, AUTHORIZING AMENDING STANDARD AGREEMENT 16-HOME-11382 WITH THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT PERTAINING TO THE HOME INVESTMENT PARTNERSHIP PROGRAM GRANT TO PROVIDE FOR TENANT-BASED RENTAL ASSISTANCE (CITY COUNCIL)**

Recommendation: TAKE the following actions:

WAIVE further reading and ADOPT Resolution No. 20-108, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING STANDARD AGREEMENT 16-HOME-11382 WITH THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT PERTAINING TO THE HOME INVESTMENT PARTNERSHIP PROGRAM GRANT TO PROVIDE FOR TENANT-BASED RENTAL ASSISTANCE AND AUTHORIZING THE CITY MANAGER OR HIS/HER DESIGNEE TO EXECUTE THE DOCUMENTS NECESSARY TO FACILITATE SAID AMENDMENT."

ACTION: Item No. 12 was approved on Consent.

**Item No. 13. 2020-462 CONSIDER AWARD OF WORKERS COMPENSATION THIRD PARTY CLAIMS ADMINISTRATION SERVICES TO ADMINISURE, INC. FOR A THREE YEAR PERIOD FROM AUGUST 15, 2020 TO AUGUST 15, 2023 PLUS TWO OPTIONAL ONE YEAR EXTENSIONS THEREAFTER (CITY COUNCIL)**

Recommendation: TAKE the following actions

1. APPROVE a three-year contract from August 15, 2020 to August 15, 2023 with two optional one-year extensions to Adminsure, Inc. to provide Workers Compensation Third Party Claims Administration (TPA) services to the City for a total contract sum of \$317,664 for the initial three-year period.
2. AUTHORIZE the Mayor to execute the contract after approval as to form by City Attorney.

ACTION: Item No. 13 was approved on Consent.

**Item No. 14. 2020-476 CONSIDER APPROVAL OF SETTLEMENT AGREEMENT IN THE MATTER OF NORMA JONES V. CITY OF CARSON, ET AL., LOS ANGELES SUPERIOR COURT CASE NO.**

**19STCV08241 (CITY COUNCIL)**

Recommendation: TAKE the following actions:

1. Approve the settlement agreement (Exhibit 1).
2. Authorize the City Manager to execute the settlement agreement and any related documents, to resolve the litigation.

ACTION: Item No. 14 was approved on Consent.

**Item No. 15. 2020-472 CONSIDERATION TO ACCEPT THE PROJECT AS COMPLETE, PROJECT NO. 1603: ALBERTONI STREET REHABILITATION FROM FIGUEROA STREET TO CENTRAL AVENUE AND CONSIDER RESOLUTION NO. 20-109, AMENDING THE FISCAL YEAR 2020-21 BUDGET TO INCREASE THE CONTINGENCY BUDGET IN THE PROJECT (CITY COUNCIL)**

Recommendation: TAKE the following actions:

1. ACCEPT as complete Project No. 1603: Albertoni Street Rehabilitation from Figueroa Street to Central Avenue.
2. AUTHORIZE staff to file a Notice of Completion.
3. AUTHORIZE the expenditure of additional construction contingencies in the amount of \$66,000.00 from SB1 account 288-80-820-904-8009 to augment the amount currently budgeted for the project.
4. WAIVE further reading and ADOPT RESOLUTION No. 20-109,"A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2020-21 BUDGET IN THE GENERAL FUND"

ACTION: Item No. 15 was approved on Consent.

**Item No.16. 2020-468 CONSIDERATION OF RESOLUTION NO. 20-102 AUTHORIZING THE EXECUTION OF ADMINISTERING AGENCY-STATE MASTER AGREEMENT NO. 00562S FOR STATE-FUNDED PROJECTS (CITY COUNCIL)**

Recommendation: WAIVE further reading and ADOPT Resolution No. 20-102, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING THE EXECUTION OF THE ADMINISTERING AGENCY-STATE MASTER AGREEMENT NO. 00562S FOR STATE-FUNDED PROJECTS."

ACTION: Item No. 16 was approved on Consent.

**Item No. 17. 2020-473 CONSIDERATION OF RESOLUTION NO. 20-103 AUTHORIZING THE EXECUTION OF PROGRAM**

**SUPPLEMENT AGREEMENT NO. U38 TO THE ADMINISTERING AGENCY-STATE AGREEMENT NO. 00562S FOR STATE FUNDED PROJECTS FOR PROJECT NO. 1658 [PROJECT NUMBER: LRSP-5403(029)]: SYSTEMIC SAFETY ANALYSIS; AND RESOLUTION NO. 20-106 AMENDING THE FISCAL YEAR 2020-21 BUDGET IN THE GENERAL FUND (CITY COUNCIL)**

Recommendation: TAKE the following actions:

1. WAIVE further reading and ADOPT Resolution No. 20-103, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING THE EXECUTION OF PROGRAM SUPPLEMENT NO. U38 TO THE ADMINISTERING AGENCY-STATE MASTER AGREEMENT NO. 00562S FOR STATE-FUNDED PROJECTS FOR PROJECT NO. 1658 [PROJECT NUMBER: LRSP-5403(029)]: SYSTEMIC SAFETY ANALYSIS."
2. WAIVE further reading and ADOPT Resolution No. 20-106 "A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2020-21 BUDGET IN THE GENERAL FUND."

ACTION: Item No. 17 was approved on Consent.

**Item No. 18. 2020-474 CONSIDERATION OF RESOLUTION NO. 20-104 AUTHORIZING THE EXECUTION OF PROGRAM SUPPLEMENT AGREEMENT NO. F024 TO THE ADMINISTERING AGENCY-STATE MASTER AGREEMENT NO. 07-5403F15 FOR FEDERAL-AID PROJECTS FOR THE DESIGN PHASE OF PROJECT NO. 1649 [FEDERAL NO. HSIP-5403(030)]: TRAFFIC SIGNAL INTERSECTION UPGRADES; AND RESOLUTION NO. 20-107 AMENDING THE FISCAL YEAR 2020-21 BUDGET IN THE GENERAL FUND (CITY COUNCIL)**

Recommendation: TAKE the following actions:

1. WAIVE further reading and ADOPT Resolution No. 20-104, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING THE EXECUTION OF PROGRAM SUPPLEMENT AGREEMENT NO. F024 TO THE ADMINISTERING AGENCY-STATE MASTER AGREEMENT NO. 07-5403F15 FOR FEDERAL-AID PROJECTS FOR THE DESIGN PHASE OF PROJECT NO. 1649 [FEDERAL NO. HSIP-5403(030)]: TRAFFIC SIGNAL INTERSECTION UPGRADES."
2. WAIVE further reading and ADOPT Resolution No. 20-107, "A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL

AMENDING THE FISCAL YEAR 2020-21 BUDGET IN THE  
GENERAL FUND."

ACTION: Item No. 18 was approved on Consent.

**Item No. 19. 2020-050 APPROVE A LETTER OF SUPPORT FOR GEORGE FLOYD  
"JUSTICE IN POLICING ACT" OF 2020 (CITY COUNCIL)**

Recommendation: APPROVE staff proceeding with a letter of support for the George Floyd Justice in Policing Act of 2020, as passed by the House of Representatives, to be signed by all members of the City Council.

ACTION: Item No. 19 was approved on Consent.

**Item No. 20. 2020-053 APPROVE A LETTER OF SUPPORT FOR LOS ANGELES  
SHERIFF'S DEPARTMENT (CARSON SUB-STATION) TO  
WEAR BODY CAMERAS (CITY COUNCIL)**

Recommendation: APPROVE staff proceeding with a letter of support for law enforcement officers to wear body cameras and urging the Los Angeles County Sheriff to expedite the use of body-worn cameras at the Carson Sub-Station.

ACTION: Item No. 20 was approved on Consent.

**SPECIAL ORDERS OF THE DAY: (Item 21)**

**Item No. 21. 2020-399 PUBLIC HEARING ON APPEAL OF CARSON PLANNING  
COMMISSION DECISION ADOPTING PLANNING  
COMMISSION RESOLUTION NO. 20-2695, APPROVING RIR  
NO. 05-20 SUBJECT TO SPECIFIED CONDITIONS, RELATED  
TO THE DETERMINATION OF RELOCATION IMPACT  
MITIGATION MEASURES TO BE PAID TO THE RESIDENTS  
OF IMPERIAL AVALON MOBILE ESTATES MOBILEHOME  
PARK IN CONNECTION WITH THE PARK OWNER'S  
PROPOSED CLOSURE OF THE MOBILEHOME PARK**

Item No. 21 was heard after approval of the Consent calendar at 6:30 P.M.

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

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana gave the public hearing report. She noted there were 26 written communications received. All comments received by the City Clerk or staff prior to the posting of the agenda are part of the agenda packet and the record. All comments received after the posting of the agenda will be read into the record when deemed appropriate.

City/Agency/Authority Attorney Soltani gave a report.

Director Naaseh gave a PowerPoint presentation of the Imperial Avalon Mobile Estates Relocation Impact Report RIR No. 05-20.

City/Agency/Authority Attorney Soltani offered additional information to the presentation.

Darren Embry, Community Development Director, Imperial Avalon, LLC

Gave a PowerPoint presentation on the Imperial Avalon Mobile Estates Relocation Impact Report – Appeal Hearing.

Boyd Hill, Legal Counsel, Imperial Avalon, LLC

Gave a PowerPoint presentation on the Planning Commission's Conditions Requested Modification/Removal.

Darren Embry provided additional comments in support of the Relocation Impact Report as originally submitted.

Tim Tatro, Homeowners Association Counsel

Gave a PowerPoint presentation on the Imperial Avalon Park Closure.

Public Comments – In-Person Participation at the Carson Community Center

William Grayhill, resident at Imperial Avalon

Spoke about loss of value and equity of his mobilehome; would like to stay in Carson.

Speaker

Spoke about not wanting to pay attorney fees and the desire of being treated fairly; does not agree with the proposal presented by Darren Embry.

Speaker

Referred to Option C inquiring about low-income apartments; would like to move peacefully at a fair price.

Mayor/Agency Chairman/Authority Chairman Robles announced speaker time will be doubled for translation with no objection heard.

Ed Kramer

Spoke about his feelings of being betrayed.

Rebecca Romero, resident (with interpreter)

Spoke about not being interested in selling her mobilehome citing her feeling of being humiliated; the financial impacts; and her love for living in Carson.

Public Comments via telephone

Judith Barker

Spoke about her frustration with not knowing what to do and would like relocation assistance.

Shiho Nakaza

Requested the City Council consider a relocation extension citing the current pandemic.

Lisa Cameron

Stated she lives at another mobilehome park and requested City Council make sure the relocation package is fair and in the best interest of the residents; require the new owner to use a City Council appointed appraiser.

Janet D.

Stated she was in the process of selling her home but park owner would not approve to sell; not being given a fair market value of her house.

Cathy Castro

Stated she has friends who live at Imperial Avalon; upset about it citing it's not affordable for the residents and requested assistance for the residents to move in a home and not an apartment.

Sunny

Read an email from her mother who resides in Space 46; requested Council to consider the impact of closing the mobilehome park.

Jess Diamond

Stated the relocation process could have been handled better.

Speaker

Inquired about information being available on the proposed senior housing package.

It was moved to go beyond 11:00 P.M. until conclusion of the Public Hearing 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

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana presented the following Public Comments:

Domingo Bawe – Email – Item No. 21

Stated he would like a comfortable transition in relocating; when he received the appraisal from the company it was lower than the current appraisal; would like to appeal the appraisal given to his property be fair and honest and close to current real estate value.

Jane Osuna – Email – Item No. 21

Stated that in all of her in-person, phone and email conversations with Darren Embry, on behalf

of the park owners, she found him to be more than willing to work with the residents, to answer questions and to be as accommodating as possible to ease the stress and anxiety the park closure is creating. Also, the park owners, in agreeing to all the addendums to the RIR at the Planning Commission Hearing did more than was required of them by law and that most other park owners would not do; asked that the City continue to work closely with the park owners on fair and balanced options for all parties and that all sides, including the residents, strive to maintain open lines of communication.

Suk Chel Choi – Email – Item No. 21

Provided reasons why they cannot accept the validity of the Zoom Meeting hearing on May 13, 2020; Asked Council to deny the Relocation Impact Report; appraised value that the developer quoted is not a fair market value and requested review of the values provided in the Relocation Impact Report compared to the Current Market Price; would like the development plan to be cancelled. If the plan cannot be cancelled, the City should require the developer to find a mobilehome under similar conditions that we live in or compensate for it at the current market price. In addition, a rental difference between other mobile home parks is at least \$1,000. We need to be compensated for the rental difference plus moving costs.

Cookie Choi – Email – Item No. 21

Opposed to the Relocation Impact Report; requested an unbiased judgment of the Council Members to examine if leverage was achieved by the Land Owner by not observing the City Code. Furthermore, acquire a third-party professional opinion of licensed appraiser to survey possible discrepancies selecting Asset Valuation Method.

Shiho Nakaza, on behalf of her parents Seiho and Mitsuko Nakaza – Email – Item No. 21

Requested City Council considers the issues brought up in the Relocation Impact Report No. 05-20.

Kye Lee – Email – Item No. 21

Stated the adjusted appraised value of his mobilehome is below market price; asked the City Council to hear the resident's desperate cries for help and stop what is being done to them.

Victoria Lopez – Email – Item No. 21

Entered two letters into the record:

- Letter to HUD Security from Ms. Lopez
- Letter from Ms. Lopez's physician

Both letters have been provided to City Council made part of the record.

Young Choi – Email – Item No. 21

Requested City Council deny the Relocation Impact Report No. 05-20 which violates the Carson Municipal Code (CMC), as it does not provide fair market value, as required in the CMC; asked that the City Council rejects the Applicant's modifications to Planning Commission's conditions.

Deanna Glasco, President of the Imperial Avalon Mobile Estate Homeowners Association (HOA) – Email – Item No. 21

On behalf of the HOA membership, responded to some issues and mistakes in Faring's recent Request for Modification of the Planning Commission's decision on the park closure.

Rodney Warner – Email – Item No. 21

Inquired why information was delivered to him the day before the City Council Public Hearing; the park owner should consider sending business communications in a formal business fashion via U.S. mail in a comprehensive package that includes the entire offer that outlines the changes.

Byung Rye Min – Email – Item No. 21

Requested City Council denies the Relocation Impact Report No. 05-20; If it is the pleasure of City Council to proceed with approving the development, to help the residents get fair compensation.

Darren Embry – Email – Item No. 21

Provided the following for the record:

- Memo from Jim Netzer
- Email from Jan Lee to Darren Embry

Both letters have been provided to the City Council and will be made part of the record.

Beth Laird – Email – Item No. 21

Requested City Council not approve the Relocation Impact Report; the report is grossly inadequate and does not fully portray comparable (replacement) housing or mitigate the hardship to seniors in the South Bay.

Linda Harding – Email – Item No. 21

Referred to issues that were raised during the Planning Commission Public Hearing which she believed were reasons enough for decision to be appealed.

Sal Chavez – Email – Item No. 21

The lives of seniors will be impacted for the benefit of the new investors. They plan to pay the owners of their homes what the homes are worth but that is far less than the replacement cost for a new home to replace their lost home.

Shogo and Yuko Stao – Email – Item No. 21

Offered reasons why it is necessary to live in the Imperial Avalon Mobilehome Park and stated they cannot find housing with comparable conditions anywhere else for the amount presented.

Moo Keun Ham – Email and Website Public Comment – Item No. 21

Asked the Council Members to reconsider the relocation package and valuation in the Closure Impact Report to adequately reflect the current fair market value of similar mobile homes in the area (i.e. in Colony Cove at 17700 Avalon Blvd.). Current mobile homes for sale in that complex are listed for your reference. *[References have been provided to the City Council and will be made part of the record.]*

Jaime G. Montecarlo

Asked, pursuant to Carson Municipal Code Section 9173.4, that the City Council refer the matter back to the Planning Commission with instructions to re-open and conduct further public hearing on the application of the RIR on closure of Imperial Avalon.

Public Comment – In-Person Participation at the Carson Community Center

Gregory Anderson – Item No. 21

Referred to the Planning Commission, staff, and City Attorney who were in violation during the Planning Commission Zoom meeting and referred to another past Planning Commission meeting of a timeline that was omitted, therefore, needs to be reversed. The City Council should not move forward with this item.

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana continued presenting the Public Comments as follows:

Sherrin Bonar – Email – Item No. 21

Stated she has been deceived as well as all her neighbors by the new park owners who are forcing them out of their homes and the community that they live in. It is her hope and prayers that the Mayor and City Council study the facts very carefully and come up with a just decision.

Tatro & Lopez, LLP – Email – Item No. 21

*Tatro and Lopez entered 1 letter into the record. The letter has been provided to the City Council and will be made part of the record*

Dear City Clerk, Mayor Robles, City Councilmembers, and Counsel,  
Please find attach the Imperial Avalon Estates HOA's response (19 pages) to Faring Capital's Rebuttal papers submitted on July 2, 2020, regarding tonight's City Council hearing (Agenda Item No. 21; proposed closure of the Imperial Avalon Estates Mobilehome Park). Please ensure this correspondence is included in the public record for this item.

Julie Lopez, Esq.  
Tatro & Lopez, LLP

Tim Albin – Website Public Comment – Item No. 21

Noted many errors on appraisal for #4 and will not release his consent to new owner per SB510; requested for Council to vote to postpone the RIR until a public discussion with the City Attorney is possible.

Tim Tatro, Homeowners Association Attorney

Stated the Council is creating a precedent with the Imperial Avalon Mobile Estates closing and to keep in mind what the park closure will do for the next series of other parks as well and show park owners that you will not compromise on making sure that residents find a safe and affordable place to live.

Boyd Hill, Legal Counsel, Imperial Avalon

Provided rebuttals to the Tatro presentation; asked the City Council to approve the report mitigation measures. The Netzer numbers are reasonable and exceed the reasonable costs of relocation.

Darren Embry, applicant

Provided closing remarks and proposed Option C for the residents as an alternative to guarantee housing in Carson.

Recommendation:

1. ADOPT Resolution No. 20-113, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, MODIFYING, PURSUANT TO CARSON MUNICIPAL CODE §9173.4(C)(2)(b), THE DECISION OF THE CARSON PLANNING

COMMISSION ADOPTING PLANNING COMMISSION  
RESOLUTION NO. 20-2695 RELATED TO APPROVAL OF RIR  
NO. 05-20 FOR THE DETERMINATION OF RELOCATION  
IMPACT MITIGATION MEASURES REQUIRED TO BE TAKEN  
IN CONNECTION WITH THE CLOSURE OF IMPERIAL AVALON  
MOBILE ESTATES MOBILEHOME PARK, BY IMPOSING  
ADDITIONAL BENEFIT CONDITIONS OF RIR NO. 05-20, AND  
AFFIRMING THE DECISION IN ALL OTHER RESPECTS  
(Exhibit 8).

ACTION: It was moved to change Condition 10c to read as follows and to include as part of the requirements as a City Council on motion of Dear, seconded by Hilton:

- A) All park residents shall be eligible to select Option C regardless of income level and all residents be entitled to rental rates at low income level at 80% Area Median Income (AMI) according to the rates published by HUD for the County of Los Angeles.
- B) Mobilehome residents should receive at least 50% minimum as a lump sum payment based upon the appraised on-site value of the mobilehome.
- C) Condition 10c is amended to increase the term of the guaranteed right of tenancy pursuant to Option C from 10 years to at least 25 years.
- D) Require the park owner to record a covenant on the property that is the subject of the guaranteed right to tenancy of park residents to select Option C sufficient to protect such residents guaranteed rights of tenancy notwithstanding any possible transfer of the property or bankruptcy of the park owner or a subsequent owner and which has priority status over any and all debt security instruments.

During discussion of the motion, Darren Embry requested to hear all the comments and recommendations then evaluate which Dear accepted.

Discussion ensued about possible conditions.

Speaker (translator)

Requested the City Council reappraise the homes and take the current market value into consideration.

Mayor/Agency Chairman/Authority Chairman Robles closed the Public Hearing at 11:58 P.M.

City/Agency/Authority Attorney Soltani addressed some of the issues raised, referred to the resolution with the conditions of approval: approved by the Planning Commission, Carson Municipal Code regarding the Relocation Impact Report, fair market value interpretations, and the Brabant and Netzer appraisals.

Council Member/Agency Member/Authority Board Member Hilton offered a friendly amendment to the motion to adopt the Brabant supplemental special calculations which Council Member/Agency Member/Authority Board Member Dear accepted.

Mayor/Agency Chairman/Authority Chairman Robles offered a friendly amendment to the motion that residents accepting Option C can relocate to a two bedroom or three bedroom unit the same as they originally owned at a reduced rate which was accepted by the maker and

seconded of the motion. In addition, property upgrades be included in the appraisal which was accepted by the maker and seconded of the motion.

It was consensus that Option C includes 20 years at 45% instead of 50%.

Motion and Vote to Close Debate

It was moved to close debate on Wednesday, July 8, 2020, at 1:11 A.M., 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

Assistant City Attorney Jones read the amended covenant portion of Condition 10c into the record as follows:

- Within 45 days of adoption of the resolution, the Park Owner shall execute a covenant in favor of the City in a form acceptable to the City Attorney to be recorded against the Park property pursuant to Government Code Section 27281 in order to enforce this condition and to protect the participating residents' rights pursuant to Option C. The covenant shall list each of the selecting households and registered owners within. The covenant shall run with the land. Any existing lenders or lien holders must unconditionally subordinate to the covenant in a form acceptable to the City Attorney, and Park Owner will provide title assurances of same as acceptable to the City Attorney within 45 days of adoption of the resolution. Both immediately following Park closure and immediately following the three month period after the future housing notice, an addendum to the covenant shall be recorded specifying each selecting and confirming household and the registered owners by name and their particular benefits pursuant to Option C. The covenant shall, at all times, have priority over any and all debt security instruments. However, the covenant shall contain a provision that: 1) in no way shall the covenant defeat or render invalid the lead of any security instrument recorded before or after the recordation of the covenant although all security instruments must at all times be subordinate to the covenant; and 2) if any portion of the relocation parcel is purchased in connection with a foreclosure of such security instrument or as conveyed to the parties so secured in lieu of foreclosure, any person so acquiring the relocation parcel and its successors and assigned shall hold any and all real properties so acquired subject to the terms and provisions of the covenant provided, however, that the foreclosing lender or its affiliates shall not be personally liable for any violations arising prior to their acquiring the relocation parcel by foreclosure or conveyance in lieu of foreclosure that all such existing obligations, including existing violations, shall continue to run with the land under the covenant and bind the subsequent owners. If Park Owner is not in default of any of these conditions of approval and the covenant and all required entitlements have been issued, Park Owner may request in writing that City release the covenant as any portion of the Park property that does not constitute the relocation parcel, in the event the Park property is subdivided pursuant to

City approval of a final map and the relocation parcel is designated as one of the parcels into which the Park property has been subdivided. The City shall not unreasonably withhold approval of the request, provided the City reasonably determines that the interests of participating residents are protected.

- The period of effectiveness of the covenant shall commence within three months following the date of the future housing unit notice, and the covenant shall expire and terminate automatically on its own terms upon the expiration of the period, or upon such earlier date upon which Park Owner satisfactorily demonstrates to the Director that the registered owner has opted to voluntarily relocate in a future housing unit or has passed away, in which case, upon the Park Owner's written request, the City shall execute and record further addenda to the covenant as necessary to reflect removal of such registered owner from the covenant. When the rights of all registered owners of confirming households have expired or been extinguished, the City, within a reasonable time from receipt of a written request from the Park Owner, will execute and acknowledge the termination of the covenant and any addenda from title to the relocation parcel. The form of the original covenants and all addenda shall be subject to approval by the City Attorney, and shall include, at a minimum, the terms and provisions set forth in these conditions.

Assistant City Attorney Jones noted that there were defying terms that are used that are part of the larger set of conditions that were negotiated and deferred to City Attorney Soltani to address.

City Attorney Soltani stated the details are fine and the conditions read by Assistant City Attorney Jones were sufficient. She requested Assistant City Attorney Jones read the condition drafted that deals with residents moving in and if somebody passes away.

Upon request, Assistant City Attorney Jones read the following condition:

- If a registered owner of a confirming household which enters into possession of a future housing unit passes away during a guaranteed term of tenancy, then the heirs or beneficiaries of such registered owners shall be entitled to payment from the Park Owner in the amounts of the difference, if any, between 1) the purchase price, the registered owner's paid for his/her/their mobilehome in the park, and 2) the total Option C benefit value realized by the confirming household inclusive of the 45% lump sum payment and the total amount of rent subsidy received during the confirming households tenancy in the future housing unit. Documented proof of the purchase price that the heirs or beneficiaries claim the registered owners paid for his/her/their mobilehome and the park shall be provided to the satisfaction of the Director as a prerequisite of such heirs or beneficiaries becoming entitled to any payment pursuant to this paragraph.

Assistant City Attorney Jones noted the first item that was identified has the purchase price being the difference between the purchase price and the Option C benefits received could be changed to the Brabant supplemental value if that is to proceed with.

City/Agency/Authority Attorney Soltani stated that although Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Dear clarified in his motion, she wanted to ensure that there is language added in the conditions of approval that deals with what the thresholds are for the residents to prove purchase price such as escrow papers, bank transfers that need to be added

in the conditions. Also, language needs to be expanded to everyone regarding the 2015-2019 purchases.

Assistant City Attorney Jones also noted contemplation on adding a condition about the City Council retaining jurisdiction to enforce.

City/Agency/Authority Attorney Soltani asked the City Council if they would be okay with retaining jurisdiction until at least one year after the new development is complete and the residents have sorted through who has moved back in or who has not and that the City Council should retain jurisdiction to enforce it.

Assistant City Attorney Jones clarified in the event someone passes away before taking tenancy in the future housing. The proposed condition states that the selecting household would basically revert to the Brabant supplemental value and receive the remaining amount that they would be entitled to under Option B.

City/Agency/Authority Attorney Soltani proposed another clarification in the conditions of approval because the City and the Park Owner need certainty to what their relocation benefits are going to be. It would be reasonable for the City Council to provide a 45-day or 60-day window for any resident who wants to suggest that their purchase price is higher than the supplemental special calculations to get their paperwork to the City and the Park Owner for the City to assess what benefits each resident is receiving. She stated that the motion to approve the resolution should also include subject to all the additional benefits placed on record as stated by City Attorney Soltani and Assistant City Attorney Jones.

Assistant City Attorney Jones noted the conditions will be attached as Exhibit A to Resolution No. 20-113.

Upon request, City/Agency/Authority Attorney Soltani stated the motion is to approve Resolution No. 20-113, as read by title only, and the additional benefits read into the record by Mayor Pro Tem Dear's motion which was seconded by Council Member Hilton, and the additional benefits read into the record by City Attorney Soltani and Assistant City Attorney Jones.

It was moved to approve Resolution No. 20-113, as read by title only, subject to all the additional benefits as read into the record by Mayor Pro Tem Dear's motion which was seconded by Council Member Hilton, and the additional benefits read into the record by City Attorney Soltani and Assistant City Attorney Jones, on motion of Davis-Holmes, seconded by Hicks and carried by the following vote:

Ayes:	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:	Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Dear
Abstain:	None
Absent:	None

## **DISCUSSION: (Items 22-24)**

**Item No. 22. 2020-429 CONSIDERATION OF RESOLUTION NO. 20-030 AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111, BY ADOPTING NEW JOB CLASSIFICATION SPECIFICATION FOR SANITATION PROGRAM AIDE (CITY COUNCIL)**

Recommendation: Assuming that the City walks on the floor an agreed upon job spec with AFSCME Local 809; WAIVE further reading and APPROVE Resolution No. 20-030, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE CLASSIFICATION PLAN, RESOLUTION 77-111, BY ADOPTING NEW JOB CLASSIFICATION SPECIFICATION FOR THE SANITATION PROGRAM AIDE OR THE AGREED UPON JOB SPEC THAT WAS WALKED ON THE FLOOR."

ACTION: Item No. 22 was continued with no objections heard.

**Item No. 23. 2020-491 CONSIDER PLACING ONE OR MORE BALLOT MEASURES ON THE NOVEMBER 3, 2020 REGULAR MUNICIPAL ELECTION**

Recommendation: DISCUSS and PROVIDE direction to the City Attorney and the City Manager to prepare the appropriate materials for one or more ballot measures to be considered by the City Council for placement on the November 3, 2020 Regular Municipal Election.

ACTION: Item No. 23 was continued with no objections heard.

**Item No. 24 COVID-19 UPDATE**

Recommendation: DISCUSS and PROVIDE direction.

ACTION: Item No. 24 was continued with no objections heard.

**ORDINANCE SECOND READING: (None)**

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

**ORAL COMMUNICATIONS (COUNCIL MEMBERS)**

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Dear announced his Grab & Go event on Saturday, July 18, 2020, 9:00 A.M. to 12:00 P.M. at Dignity Health Sports Park.

Council Member/Agency Member/Authority Board Member Hicks announced that the Carson Library is offering virtual library services, sidewalk services and food distribution every Tuesday. For more information, call the library at (310) 830-0901.

**ADJOURNMENT**

The meeting was adjourned at 1:34 A.M. on Wednesday, July 8, 2020, by Mayor/Agency Chairman/Authority Chairman Robles.

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Mayor/Agency Chairman/Authority Chairman  
Albert Robles

ATTEST:

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