



CITY OF CARSON

MINUTES CARSON CITY COUNCIL/ SUCCESSOR AGENCY/HOUSING AUTHORITY REGULAR MEETING NOVEMBER 17, 2020 5:00 P.M.

CALL TO ORDER:

The meeting was called to order at 5:03 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; Benjamin Jones, Assistant City Attorney; David Roberts, Assistant City Manager; John Raymond, Assistant City Manager; Saied Naaseh, Director of Community Development; Robert Lennox, Director of Community Services; Faye Moseley, Director of Human Resources and Risk Management; and Tarik Rahmani, Director of Finance

CLOSED SESSION (5:00 P.M. - 6:00 P.M.) (Items 1-3)

ORAL COMMUNICATIONS – CLOSED SESSION ITEMS ONLY – None.

ANNOUNCEMENT OF CLOSED SESSION ITEMS

City/Agency/Authority Attorney Soltani announced the Closed Session items.

RECESS INTO CLOSED SESSION

The meeting was recessed at 5:06 P.M. by Mayor/Agency Chairman/Authority Chairman Robles to Closed Session.

RECONVENE TO OPEN SESSION

The meeting was reconvened at 6:36 P.M. by Mayor/Agency Chairman/Authority Chairman Robles with all members previously noted present.

REPORT ON CLOSED SESSION ACTIONS

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

Item No. 1. 2020-758 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) & (e1) because there is a significant exposure to litigation in 5 cases.

ACTION: No reportable action was taken on three cases and will take up two of the matters in a later Closed Session.

At 10:44 P.M., City/Agency/Authority Attorney Soltani reported as follows:

In one remaining matter, the City Council reached a settlement that will be finalized and made available at the City Clerk's Office once completed.

In the other remaining matter, no reportable action was taken.

Item No. 2. 2020-752 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 Successor Agency Assistant Executive Director John Raymond, with whom City is negotiating, and to give direction to its negotiators, Sharon Landers, City Manager regarding that certain real property known as 20820 South Main. The City's real property negotiator will seek direction from the City Council regarding the price and terms of payment for the property.

ACTION: No reportable action was taken.

Item No. 3. 2020-787 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 Prologis, with whom City is negotiating, and to give direction to its negotiators, Sharon Landers, City Manager, John Raymond, Assistant City Manager and David C. Roberts, Assistant City Manager, regarding that certain real property known as 18620 South Broadway. The City's real property negotiator will seek direction from the City Council regarding the

price and terms of payment for the property.

ACTION: No reportable action was taken.

FLAG SALUTE:

Lieutenant Trejo led the Pledge of Allegiance.

INVOCATION:

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

INTRODUCTIONS

Item No. 4. 2020-788 SUPERVISOR-ELECT HOLLY MITCHELL, L.A. COUNTY BOARD OF SUPERVISORS

Supervisor-Elect Mitchell spoke about her intentions of partnering with the local leaders.

Mayor and City Council congratulated and welcomed Supervisor-Elect Holly Mitchell and look forward to the partnership.

City Clerk Gause-Aldana congratulated Supervisor-Elect Holly Mitchell and look forward to working with her.

Item No. 5. 2020-767 REPORT FROM LIEUTENANT TREJO OF CARSON SHERIFF'S STATION

Lieutenant Trejo reported on the following:

- Recent shootings
- COVID-19 health orders
- Coffee with Cops event, November 18, 2020 at 10:00 A.M.; more information available on the Sheriff Department social media.
- Toy Giveaway event, December 19, 2020; last day to register for the Toy Giveaway is December 10, 2020; more information available on the Sheriff Department social media
- Blood Drive on November 24, 2020, 10:00 A.M. to 4:00 P.M. at the Carson Community Center
- Visitations at Adult Living Centers, distributing holiday desserts and food on November 23, 2020

Council Member/Agency Member/Authority Board Member Hilton inquired about restrictions that are being imposed regarding the health orders. Lieutenant Trejo responded to his inquiry.

Mayor/Agency Chairman/Authority Chairman Robles thanked Lieutenant Trejo for their partnership and keeping City Council informed and residents safe.

INTRODUCTION OF CITY EMPLOYEES

Item No. 6. 2020-776 MICHAEL GEORGE, ASSISTANT TO THE CITY MANAGER

City Manager Landers introduced Michael George, Assistant to the City Manager.

Mr. George spoke about his excitement with coming on board and being a part of the Carson team.

STEFANIE EDMONDSON, SENIOR PLANNER – Not present.

PRESENTATIONS

Item No. 7. 2020-745 “SUPPORTING THE TRANSITION TO A CLEAN ENERGY FUTURE” BY JOSHUA TORRES AND CONSTANCE TURNER, SOUTHERN CALIFORNIA EDISON

Joshua Torres gave a presentation on Clean Energy.

Council Member/Agency Member/Authority Board Member Hicks spoke about his concerns related to the clean energy bill.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Dear spoke about the importance of the information being presented.

Council Member/Agency Member/Authority Board Member Davis-Holmes requested Council Members Hilton and Hicks to schedule a date for Clean Power Alliance to attend a future City Council meeting.

Mayor/Agency Chairman/Authority Chairman Robles noted upcoming City Council meetings.

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

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

Kim Cortado – Website Public Comment Received November 17, 2020 – Item No. 14
Requested monthly meetings to resume and for parks to reopen.

Antonio – Item No. 25

Offered comments regarding the past election; suggested term limits for Council Members; suggested limit in campaign contributions; and reported there are political signs and flyers throughout the community that should be picked up by the candidates who ran for office from this past election.

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

Sherri Hodges - Website Public Comment Received November 16, 2020 – Non-Agendized

Inquired about the following: 1) Mayor's Race: small margin Mayor unknown; 2) January 12, 2021, the City Clerk moved new Mayor's swear in date; 3) State Law, new Mayor to be sworn in within 30 days after election on December 3, 2020; 4) Library Ballot Drop Off Box (Not picked up until November 4, 2020 by City Clerk's office.) 5) WHY???

Liz Foisia - Email Received November 17, 2020 – Non-Agendized

Referred to the Daily Breeze article on November 17, 2020, referencing the multi-million dollar defamation lawsuit Mayor Robles filed against Councilwoman Davis-Holmes which confirms the toxic, hostile work environment in the City; Inquired would this lawsuit go away if the Councilwoman opted to retain her District 4 Council seat and is the possibility of being the first elected woman as Mayor of the City of Carson worth six million dollars?

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana noted she received an Anonymous Comment and will forward to the City Manager because it addresses concerns regarding the march.

Mayor/Agency Chairman/Authority Chairman Robles noted all commission positions will be expiring and invited residents who are interested in serving on a commission to submit an application. He discussed the appointment process.

Council Member/Agency Member/Authority Board Member Davis-Holmes thanked the residents for their comments and directed the City Clerk to submit any requests to the City Manager for follow up.

APPROVAL OF MINUTES:

Item No. 8. 2020-751 APPROVAL OF THE JULY 10, 2020 CITY COUNCIL EMERGENCY MEETING MINUTES

Item No. 8 was heard after approval of the Consent items.

Recommendation: Approve the minutes as listed.

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

CONSENT: (Items 9-19)

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. 9. 2020-789 Resolution No. 20-173, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$4,938,115.72, DEMAND CHECK NUMBERS 155567 THROUGH 155771

ACTION: Item No. 9 was approved on Consent.

Item No. 10. 2020-719 CONSIDER APPROVAL OF AMENDMENT NO. 3 TO THE AGREEMENT WITH DYETT & BHATIA, URBAN AND REGIONAL PLANNERS (C-17-021) TO PROVIDE SERVICES FULLY REIMBURSABLE BY LOCAL EARLY ACTION PLANNING (LEAP) GRANT AND CONSIDER RESOLUTION 20-169 "A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2020-21 BUDGET IN THE GENERAL FUND" (CITY COUNCIL)

Recommendation: TAKE the following actions:

1. APPROVE Amendment No. 3 to the agreement with Dyett & Bhatia, Urban and Regional Partners to increase the contract amount by \$300,000, from \$1,372,164 to \$1,672,164 to provide an updated local Housing Element, a new Environmental Justice Element and a new Accessory Dwelling Unit Ordinance;
2. AUTHORIZE the Mayor to execute the agreements following approval as to form by the City Attorney; and
3. WAIVE further reading and ADOPT Resolution No. 20-169, "A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2020-21 BUDGET IN THE GENERAL FUND".

ACTION: Item No. 10 was approved on Consent.

Item No. 11. 2020-773 CONSIDER APPROVAL OF AMENDMENT NO. 1 TO THE AGREEMENT WITH RSG, INC. (C-20-070) TO PROVIDE AFFORDABLE HOUSING COMPLIANCE MONITORING SERVICES AND CONSIDER RESOLUTION NO. 20-13-CHA "A RESOLUTION OF THE CITY OF CARSON HOUSING AUTHORITY AMENDING THE FISCAL YEAR 2020-21 BUDGET IN THE HOUSING AUTHORITY FUND" (HOUSING AUTHORITY)

Recommendation: TAKE the following actions:

1. APPROVE Amendment No. 1 to the contract services

agreement with RSG, Inc. to provide affordable housing compliance monitoring services for three additional developments, for an additional \$13,470, for a contract total of \$78,890 for the three-year agreement.

2. AUTHORIZE the Authority Chairman to execute the agreement, following approval as to form by the Authority Counsel.

3. WAIVE further reading and ADOPT Resolution No. 20-13-CHA "A RESOLUTION OF THE CITY OF CARSON HOUSING AUTHORITY AMENDING THE FISCAL YEAR 2020-21 BUDGET IN THE HOUSING AUTHORITY FUND"

ACTION: Item No. 11 was approved on Consent.

Item No. 12. 2020-634 CONSIDER CONTRACT AMENDMENT NO. 3 FOR INTERWEST CONSULTING (C20-059) FOR PUBLIC WORKS CONSULTING SERVICES (CITY COUNCIL)

Recommendation:

1. APPROVE Amendment No. 3 to the Interwest Consulting Group, Inc. contract increasing the contract sum by \$85,000 for a total sum of \$249,999, and extending the contract term with respect to Public Works Department Oversight and Organizational Review and Technical Services to March 31, 2021.

2. AUTHORIZE the Mayor to execute Amendment No. 3 to the Interwest Consulting Group, Inc. contract after approval as to form by the City Attorney.

ACTION: Item No. 12 was approved on Consent.

Item No. 13. 2020-690 CONSIDER APPROVAL OF A LS-1 OPTION E AGREEMENT WITH SOUTHERN CALIFORNIA EDISON (SCE) TO REPLACE SCE OWNED AND MAINTAINED HIGH PRESSURE SODIUM VAPOR (HPSV) STREET LIGHTS WITH LIGHT-EMITTING DIODE (LED) STREET LIGHTS (CITY COUNCIL)

Recommendation:

TAKE the following actions:

1. APPROVE an LS-1 Option E agreement with SCE to replace SCE owned and maintained High Pressure Sodium Vapor street lights with Light Emitting Diode (LED) street lights.

2. AUTHORIZE the City Manager to execute the agreement substantially similar to the attached Schedule LS-1 Option E, Energy Efficiency-LED Replacement Rate Agreements with Southern California Edison

3. AUTHORIZE staff to give the County permission to execute the LS-1 Option E Agreement with SCE for the street lights located within the County Lighting Maintenance District, if LA County Board approval is obtained.

ACTION: Item No. 13 was approved on Consent.

Item No. 14. 2020-764 CONSIDER APPROVING THE RESUMPTION OF THE PARKS AND RECREATION COMMISSION TO VIRTUAL REGULAR MONTHLY MEETINGS TO ADVISE THE COMMUNITY SERVICES DEPARTMENT ON ESSENTIAL REOPENING PROGRAMS AND VARIOUS PLANNING INITIATIVES (CITY COUNCIL)

Recommendation: TAKE the following actions:
1. APPROVE the resumption of the Parks and Recreation Commission to virtual regular monthly meetings.

ACTION: Item No. 14 was approved on Consent.

Item No. 15. 2020-701 CONSIDER APPROVAL OF AN AGREEMENT FOR CONTRACT SECURITY SYSTEM SERVICES BETWEEN THE CITY OF CARSON AND THE OLLIVIER CORPORATION (CITY COUNCIL)

Recommendation: MAKE the following findings: (1) that the emergency described in this report will not permit a delay resulting from a competitive solicitation for bids and (2) that dispensing with competitive solicitation for bids is necessary to respond to such emergency.

AUTHORIZE the Mayor to execute the Agreement by and between the City of Carson and The Ollivier Corporation for the installation of a security system at the new City Corporate Yard located at 18620 South Broadway for a not-to-exceed contract sum of \$191,671.61 following approval as to form by the City Attorney.

ACTION: Item No. 15 was approved on Consent.

Item No. 16. 2020-769 APPROVE A THREE-YEAR CONTRACT WITH TWO OPTIONAL ONE-YEAR EXTENSIONS WITH UNIFIRST CORPORATION FOR UNIFORM AND ENTRANCE MAT RENTAL AND CLEANING SERVICES BEGINNING JANUARY 1ST, 2021 (CITY COUNCIL)

Recommendation: 1) Approve the attached agreement with Unifirst Corporation for a three-year term with two one-year options in the amount of \$116,413.36 for uniform and entrance mat rental and cleaning services beginning January 1st, 2021.
2) Authorize the Mayor to execute the agreement, following approval as to form by the City Attorney.

ACTION: Item No. 16 was approved on Consent.

Item No. 17. 2020-770 APPROVE CONTRACT AMENDMENT NO. 4 TO ALLOW SYSTEMATIC WITHDRAWALS AND AMEND IN-SERVICE DISTRIBUTION AGE WITH VOYA RETIREMENT INSURANCE AND ANNUITY COMPANY AND VOYA FINANCIAL PARTNERS, LLC (CITY COUNCIL)

Recommendation: WAIVE further reading and APPROVE THE VOYA ADMINISTRATIVE SERVICES CONTRACT AMENDMENT NO. 4 TO ALLOW SYSTEMATIC WITHDRAWALS AND AMEND IN-SERVICE DISTRIBUTION AGE WITH VOYA RETIREMENT INSURANCE AND ANNUITY COMPANY AND VOYA FINANCIAL PARTNERS, LLC"; AND

AUTHORIZE THE MAYOR TO EXECUTE THE AGREEMENT UPON APPROVAL AS TO FORM BY THE CITY ATTORNEY.

ACTION: Item No. 17 was approved on Consent.

Item No. 18. 2020-780 CONSIDER AWARD OF A CONSTRUCTION CONTRACT TO ALL AMERICAN ASPHALT, INC. FOR PROJECT NO. 1606: 223RD STREET WIDENING AND PAVEMENT REHABILITATION FROM WILMINGTON AVENUE TO THE EAST CITY LIMIT (CITY COUNCIL)

Recommendation: TAKE the following actions:

1. AWARD a Construction Contract to All American Asphalt, Inc., the lowest responsive and responsible bidder, for Project No. 1606: 223rd Street Widening and Pavement Rehabilitation from Wilmington Avenue to the East City limit, in the amount of \$1,671,391.68.
2. AUTHORIZE the expenditure of construction contingencies in the amount of \$250,708.75 (15%) for any unforeseen construction work such as substructure conflicts, contaminated soil removal and disposal, material testing, and other work that may be necessary to complete this project.
3. APPROPRIATE (Allocate) \$1,449,304.75 of \$1,922,100.43 from RMRA2017SB1 Fund balance to cover the costs of pavement rehabilitation for Project 1606.
4. APPROPRIATE (Allocate) \$515,542.61 of \$1,922,100.43 from Measure R Highway Program (MRHP) Fund balance to cover the costs of street widening for Project 1606.
5. AUTHORIZE the Mayor to execute a Construction Contract with All American Asphalt, Inc., following approval as to form by the City Attorney.

ACTION: Item No. 18 was approved on Consent.

Item No. 19. 2020-781 CONSIDER AWARD OF A CONSTRUCTION CONTRACT TO ALL AMERICAN ASPHALT, INC. 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. AWARD a Construction Contract to All American Asphalt, Inc., the lowest responsive and responsible bidder, for Project No. 1393-3: Citywide Annual Overlay Program and Project No. 1411-3: Citywide Annual Concrete Replacement Program, in the amount of \$1,440,375.00.
2. AUTHORIZE the expenditure of construction contingencies in the amount of \$216,056.25 (15%) for change orders and any unforeseen construction work such as substructure conflicts, contaminated soil removal and disposal, material testing, and other work that may be necessary to complete these projects.
3. APPROPRIATE (Allocate) \$1,325,145.00 of \$1,656,431.25 from Measure R Fund balance to cover the costs of Citywide Annual Overlay Program and 15% contingency for Project 1393-3.
4. APPROPRIATE (Allocate) \$331,286.25 of \$1,656,431.25 from Measure R Fund balance to augment the amount currently budgeted for this project and to cover the 15% contingency necessary for Project 1411-3.
5. AUTHORIZE the Mayor to execute a Construction Contract with All American Asphalt, Inc., following approval as to form by the City Attorney.

ACTION: Item No. 19 was approved on Consent.

SPECIAL ORDERS OF THE DAY: (Items 20-21)

Item No. 20. 2020-790 PUBLIC HEARING TO CONSIDER A FURTHER SUBSTANTIAL AMENDMENT TO THE 2015-2020 FIVE-YEAR CONSOLIDATED PLAN AND 2019-2020 ANNUAL ACTION PLAN TO RECEIVE AN ADDITIONAL ALLOCATION OF SUPPLEMENTAL COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS UNDER THE CARES ACT, AND ADOPT RESOLUTION NO. 20-174 (CITY COUNCIL)

Item No. 20 was heard after Item No. 8.

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

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana gave the Public Hearing report.

Director Naaseh gave a PowerPoint presentation on Community Development Block Grant (CDBG) Allocations (CDBG Entitlement & CDBG-CV, 2nd Allocation).

Director Lennox gave a PowerPoint presentation on the Carson Essentials To Go program.

Director Naaseh continued his presentation on the Emergency Rental Assistance Program.

Discussion ensued about the homelessness and recreational vehicle parking.

Council Member/Agency Member/Authority Board Member Davis-Holmes directed the City Manager to explore options for allocating additional funding to enhance the Homelessness Prevention program.

Discussion ensued about Carson's Measure HH funding allocation.

Recommendation:

TAKE the following actions:

1. OPEN the Public Hearing, TAKE public testimony, and CLOSE the Public Hearing.
2. APPROVE the submission of a second Substantial Amendment to the 2015-2020 Five-Year Consolidated Plan and 2019-2020 Annual Action Plan to the U. S. Department of Housing and Urban Development.
3. AUTHORIZE the following allocation of \$679,161.00 in supplemental Community Development Block Grant (CDBG-CV) FY 20-21 funds:

A. \$171,113.00 to the existing program to assist small Carson businesses that have suffered negative impacts from the COVID-19 pandemic;

B. \$171,113.00 to the existing program of emergency rental assistance to low- and moderate-income Carson residents facing imminent threat of eviction as a result of loss of income related to the COVID-19 pandemic, as well as to senior residents similarly in peril of eviction;

C. \$171,113.00 to a program to provide delivery of food and essential household supplies to senior citizens who are homebound because of the potential effects of the coronavirus on their vulnerable medical conditions;

D. \$30,000.00 to Family Promise of the South Bay to assist Carson residents who are experiencing homelessness or are at risk of homelessness as a result of the COVID-19 pandemic.

E. \$135,822.00 to cover eligible costs associated with the planning and administration of the aforementioned programs.

4. ADOPT Resolution No. 20-174, "A Resolution of the City Council of the City of Carson, California, Amending FY 20-21 CDBG funds by \$679,161.00 in a Second Allocation of Community Development Block Grant-Coronavirus (CDBG-CV) Funds".

ACTION: It was moved to reallocate \$50,000 for homelessness prevention - take three equal parts from Business Assistance, Emergency Rental Assistance and Carson Essentials to Go program; make up the \$20,000 to be allocated toward Homelessness Prevention Services to equal \$50,000 on motion of Davis-Holmes, seconded by Hilton.

During discussion of the motion, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Dear spoke about the desire of allocating funding base on the needs.

Mayor/Agency Chairman/Authority Chairman Robles closed the Public Hearing.

Council Member/Agency Member/Authority Board Member Davis-Holmes withdrew her motion and moved to approve staff recommendations and for staff to come back with a report, seconded by Dear and carried by the following vote:

Ayes: 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: Mayor/Agency Chairman/Authority Chairman Robles
Absent: None

Item No. 21. 2020-772 A CONTINUED PUBLIC HEARING TO CONSIDER: (1) INTRODUCTION OF ORDINANCE NO. 20-2014 OF THE CITY COUNCIL OF THE CITY OF CARSON TO APPROVE ENTITLEMENT AGREEMENT NO. 24-18; AND (2) ADOPT RESOLUTION NO. 20-134 OF THE CITY COUNCIL OF THE CITY OF CARSON AFFIRMING PLANNING COMMISSION'S APPROVAL OF CONDITIONAL USE PERMIT NO. 1074-18, AND APPROVING GENERAL PLAN AMENDMENT NO. 108-18, KL FENIX CONTAINER PARKING SPECIFIC PLAN NO. 18-18, MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE CONSTRUCTION OF A 53,550 SQUARE FOOT WAREHOUSE AND OFFICE BUILDING, AND A TEMPORARY CONTAINER PARKING FACILITY WITH 475 TRUCK AND CONTAINER PARKING SPACES ON A 14.33 ACRE SITE LOCATED AT 20601 MAIN STREET (CITY COUNCIL)

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

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana gave the Public Hearing Report.

Felipe, representing KL Fenix

Requested the City Council vote on the item.

Recommendation: TAKE the following actions:
1. OPEN the public hearing, TAKE public testimony, and CLOSE the public hearing; and
2. INTRODUCE, for first reading Ordinance No. 20-2014, entitled, "AN UNCODIFIED ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, APPROVING ENTITLEMENT AGREEMENT NO. 24-18 BETWEEN THE CITY OF CARSON AND KL FENIX

CORPORATION FOR A PROPOSED WAREHOUSE AND TEMPORARY CARGO CONTAINER PARKING FACILITY AT 20601 SOUTH MAIN STREET" (Exhibit 1); and

3. ADOPT Resolution No. 20-134 entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON AFFIRMING PLANNING COMMISSION'S DECISION TO APPROVE CONDITIONAL USE PERMIT NO. 1074-18, AND APPROVING SPECIFIC PLAN NO. 18-18, GENERAL PLAN AMENDMENT NO. 108-18, AND MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR A PROPOSED WAREHOUSE AND TEMPORARY CARGO CONTAINER PARKING FACILITY AT 20601 S MAIN STREET" (Exhibit 2); OR

4. DENY APPROVAL OF ENTITLEMENT AGREEMENT NO. 24-18, CONDITIONAL USE PERMIT NO. 1074-18, SPECIFIC PLAN NO. 18-18, GENERAL PLAN AMENDMENT NO. 108-18, AND MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR A PROPOSED WAREHOUSE AND TEMPORARY CARGO CONTAINER PARKING FACILITY AT 20601 S MAIN STREET.

ACTION: It was moved to continue the Public Hearing for 90 days to allow time for staff to work with the developer to address the proposed use on motion of Davis-Holmes, seconded by Dear and carried by the following vote:

Ayes: 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: Mayor/Agency Chairman/Authority Chairman Robles

Absent: None

DISCUSSION: (Items 22-26)

Item No. 22. 2020-768 COVID-19 UPDATE (CITY COUNCIL)

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

Director Lennox gave a PowerPoint presentation on Community Services programs and Task Force Update.

Council Member/Agency Member/Authority Board Member Davis-Holmes inquired if it would be appropriate for her and the nonprofit organization she works with donate 500 toys to the Winter Holiday Drive-Thru event. City/Agency/Authority Attorney Soltani noted she will work with staff to ensure the toy donation is handled pursuant to applicable law.

Discussion ensued about the toy giveaway for Carson residents.

Recommendation: 1. DISCUSS and PROVIDE direction

ACTION: Presentations made and discussion held.

Item No. 23. 2020-766 FISCAL YEAR 2020-2021 FIRST QUARTER FINANCIAL REPORT AND CONSIDER ADOPTION OF RESOLUTION NO. 20-172 TO AMEND FISCAL YEAR 2020-2021 BUDGET (CITY COUNCIL)

City Manager Landers introduced the item noting that she recommends two areas requiring additional funding: 1) Public Works Maintenance program \$330,000 (road repair and sidewalks); and, 2) Public Safety Camera program for \$200,000.

Director Rahmani gave a PowerPoint presentation on the First Quarter Financial Report.

Council Member/Agency Member/Authority Board Member Davis-Holmes requested the City Manager or City Attorney to explain what would have happened had the city not approved Measure K.

City Manager Landers explained the ramifications of the new tax.

Council Member/Agency Member/Authority Board Member Hicks inquired about the city's camera program and how they may assist with solving crimes. City Manager Landers noted the cameras are used as a crime fighting tool, and not used for traffic mitigation.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Dear spoke about the importance of the camera replacement program.

Recommendation: 1. RECEIVE and FILE First Quarter Fiscal Year 2020-2021 Report
2. Adopt Resolution No. 20-172, A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2019-2020 BUDGET IN THE GENERAL FUND.

ACTION: It was moved to approve staff recommendations and allocate \$330,000 for Public Works maintenance program (road repair and sidewalks); and allocate \$200,000 for Public Safety camera program 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. 24. 2020-778

CONSIDER APPROVAL OF A DESIGN-BUILD AGREEMENT BETWEEN TRANE U.S. INC. AND THE CITY OF CARSON CONCERNING NEW AIR FILTRATION AND HVAC SYSTEMS AT CITY HALL AND THE COMMUNITY CENTER IN RESPONSE TO EMERGENCY ACTION AUTHORIZED DURING THE AUGUST 4, 2020 CITY COUNCIL MEETING (CITY COUNCIL)

City Manager Landers gave a staff report.

Council Member/Agency Member/Authority Board Member Hicks inquired about alternative funding for this project, i.e., FEMA and if staff has worked with the Congresswoman on additional funding. City Manager Landers answered his inquiry.

Recommendation: TAKE the following actions:

1. AWARD a Design-Build Agreement for new air filtration and HVAC systems at City Hall and the Community Center in the amount of \$5,822,925.00 to Trane U.S., Inc. subject to the City Council's approval of FY 20/21 budget amendment indicating the proposed funding source that staff will be identifying at a future City Council meeting.
2. AUTHORIZE the expenditure of contingency, if necessary, in an amount not-to-exceed \$349,375.50 (6%) for change orders that may include the removal and remediation of hazardous material, additional scope of work, permit fees, special inspection services, and any unforeseen construction work that may be required to complete this project as specified in section 1.9 of the Design-Build Agreement.
3. AUTHORIZE the Mayor to execute a Design-Build Agreement following approval as to form by the City Attorney.
4. DIRECT staff to review the financing proposals that were received pursuant to RFP No. 20-033 and bring back an item to the City Council for budget appropriation and consideration.

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

Ayes: 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: Mayor/Agency Chairman/Authority Chairman Robles

Absent: None

Item No. 25. 2020-786

CONSIDER APPROVAL OF A RESOLUTION, ESTABLISHING "NO LIMIT" AS THE LIMIT APPLICABLE TO CAMPAIGN CONTRIBUTIONS FOR CANDIDATES FOR ELECTION TO

CITY OFFICES

City/Agency/Authority Attorney Soltani gave a staff report.

Recommendation: 1. Consider adopting A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON ESTABLISHING "NO LIMIT" AS THE LIMIT APPLICABLE TO CAMPAIGN CONTRIBUTIONS FOR CANDIDATES FOR ELECTIONS FOR CITY OFFICES.

ACTION: It was moved to approve staff recommendation (Resolution No. 20-175) on motion of Dear, seconded by Hilton and carried by the following vote:

Ayes: 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: Mayor/Agency Chairman/Authority Chairman Robles

Absent: None

Item No. 26. 2020-794 FIRST READING OF AN ORDINANCE AMENDING SECTION 2404 (PRESENTING MATTERS TO COUNCIL - AGENDAS) OF CHAPTER 4 (CITY OFFICERS - COUNCIL CHAMBERS - MEETINGS) OF THE CARSON MUNICIPAL CODE REGARDING THE MANNER OF PREPARING AGENDAS AND PRESENTING MATTERS TO COUNCIL (CITY COUNCIL)

City/Agency/Authority Attorney Soltani gave a staff report.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Dear inquired about the process for City Manager placing items on the agenda. City/Agency/Authority Attorney Soltani responded to his inquiry.

Recommendation: Discuss and then consider for INTRODUCTION for first reading by title only and with further reading waived, an Ordinance of the City Council of the City of Carson, California, Amending Section 2404 (Presenting Matters to Council - Agendas) of Chapter 4 (City Offices - Council Chambers - Meetings) of Article II (Administration) of the Carson Municipal Code Regarding the Manner of Preparing Agendas and Presenting Matters to Council.

ACTION: It was moved to continue the item to January 26, 2020 on motion of Davis-Holmes, seconded by Hicks.

Mayor/Agency Chairman/Authority Chairman Robles offered a substitute motion to approve the ordinance as presented, seconded by Hilton.

After discussion of City Council, Council Member/Agency Member/Authority Board Member Hilton withdrew his second to the motion.

The main motion was carried by the following vote:

Ayes: 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: Mayor/Agency Chairman/Authority Chairman Robles
Abstain: None
Absent: None

ORDINANCE SECOND READING: (None)

ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC) – None.

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

ORAL COMMUNICATIONS (COUNCIL MEMBERS)

Mayor/Agency Chairman/Authority Chairman Robles stated that it was brought to his attention that employee and AFSCME President, Ana Meni, has been placed on administrative leave. He clarified he had no involvement in the bizarre timing of the decision and management should have waited until the dust of the election had settled.

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana noted new election results and addressed the vote by mail pickup.

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

City/Agency/Authority Attorney Soltani previously announced the continued Closed Session items.

RECESS TO CLOSED SESSION

The meeting was recessed at 9:23 P.M. by Mayor/Agency Chairman/Authority Chairman Robles to Closed Session.

RECONVENE TO OPEN SESSION

The meeting was reconvened at 10:44 P.M. by Mayor/Agency Chairman/Authority Chairman Robles with all members previously noted present.

REPORT ON CLOSED SESSION ACTIONS

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

REPORT OF ACTIONS ON UNFINISHED OR CONTINUED CLOSED SESSION ITEMS

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

Closed Session Item No. 2

No reportable action was taken.

Closed Session Item No. 1

In one remaining matter, the City Council reached a settlement that will be finalized and made available at the City Clerk's Office once done.

In the other remaining matter, no reportable action was taken.

Council Member/Agency Member/Authority Board Member Davis-Holmes inquired about appointment of commissioners. City/Agency/Authority Attorney Soltani responded to her inquiry.

Discussion ensued about the timing related to the appointments of Mayor Pro Tem and commissioners.

Mayor/Agency Chairman/Authority Chairman Robles noted that he has no intention on appointing commissioners.

MEMORIAL ADJOURNMENTS

This item was heard after Oral Communications (Council Members).

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana offered prayers and condolences to the families who lost their loved ones and requested this evening's meeting be adjourned in memory of the following:

Doris Campbell
Frank Brown
Michael Whittiker, Sr.
Marvin Hunt, Sr.
Cecil Terrell Roberts
Clarence Richard Blackwell
Helen Maxwell
Herman Decuir
Frederick Williams

Council Member/Agency Member/Authority Board Member Davis-Holmes reminded her colleagues that they be mindful of not discussing personnel matters in public.

ADJOURNMENT

The meeting was adjourned at 10:52 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