



CITY OF CARSON

MINUTES CARSON CITY COUNCIL/ SUCCESSOR AGENCY/HOUSING AUTHORITY REGULAR MEETING SEPTEMBER 19, 2023 5:00 P.M.

CALL TO ORDER:

The meeting was called to order at 5:00 P.M. by Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Jawane Hilton in the Helen Kawagoe Council Chambers, located at 701 E. Carson Street, Carson, California 90745.

ROLL CALL:

City Clerk/Agency Secretary/Authority Secretary Dr. Khaleah K. Bradshaw noted the roll:

Council Members/Agency Members/Authority Board Members Present:

Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Jawane Hilton, Council Member/Agency Member/Authority Board Member Jim Dear, Council Member/Agency Member/Authority Board Member Cedric Hicks, and Council Member/Agency Member/Authority Board Member Arleen Rojas

Also Present:

Monica Cooper, City/Agency/Authority Treasurer; David C. Roberts, Jr., City Manager; Sunny Soltani, City/Agency/Authority Attorney; John Raymond, Assistant City Manager; Robert Lennox, Assistant City Manager Dr.; Tarik Rahmani, Deputy City Manager; Saied Naaseh, Director of Community Development; Arlington Rodgers, Director of Public Works; Gary Carter, Director of Information Technology and Security; and William Jefferson, Director of Finance

FLAG SALUTE:

Council Member/Agency Member/Authority Board Member Jim Dear led the Pledge of Allegiance.

INVOCATION:

Item No. 1. 2023-0689 PASTOR JOSH CANALES OF MISSION EBENEZER FAMILY CHURCH

Arnold Carraway, Staff Pastor of Mission Ebenezer Family Church, gave the invocation.

CLOSED SESSION (Item 2)

REPORT ON ANY PUBLIC COMMENTS ON CLOSED SESSION ITEMS (CITY CLERK) –
None.

ANNOUNCEMENT OF CLOSED SESSION ITEMS (CITY ATTORNEY)

City/Agency/Authority Attorney Soltani announced that the Closed Session listed on the agenda is no longer needed.

RECESS:

The meeting was recessed at 5:07 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes.

RECONVENE TO OPEN SESSION:

The meeting was reconvened at 5:41 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes with all members previously noted present.

REPORT ON CLOSED SESSION ACTIONS (CITY ATTORNEY) – None.

Item No. 2. 2023-0697 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) and (e)(1), because there is a significant exposure to litigation in one case.

ACTION: City/Agency/Authority Attorney Soltani announced earlier in the meeting that the Closed Session listed on the agenda is no longer needed.

INTRODUCTIONS (MAYOR)

Item No. 3. 2023-0690 REPORT FROM CAPTAIN JONES OF CARSON SHERIFF'S STATION

Item No. 3 was heard after Item No. 6.

Captain Jones reported/announced the following:

- Congratulated Maurice Hardy on his heroism with the Del Amo Mall Brawl
- Phillips 66 Community Advisory Panel Meeting on September 20, 2023
- Doubletree Reception
- City's Human Relations Commission Meeting as speaker with Lieutenant Aiello
- Tabletop Disaster Exercise with Marathon
- Team and Council Member Rojas meeting with local grocery owner for helpful tips to prevent theft
- Coffee with the Captain on September 26, 2023, at Starbucks on Main Street and Sepulveda Boulevard from 4:30 P.M. to 6:30 P.M.
- Alert South Bay Training

- Community Advisory meeting with community members
- Lost our Evidence and Property Custodian about a year ago. Next week will be dedicating the Evidence and Property Custodian Room to be renamed The Rosa L. Williams Evidence and Property Custodian Room
- Deputies continue to work hard and diligently to get rid of illicit and dangerous drugs off the street; warrants this week; able to get thousands of dollars of methamphetamine and fentanyl off the streets; and made two additional arrests
- Thanked everyone for their kind words and support of the tragic loss of Sheriff Deputy in North County
- Appreciate the condolences for the loss of the deputy at the Palmdale station.

Council Member/Agency Member/Authority Board Member Hicks asked about notifications when crimes are committed in the city. He mentioned he has not been receiving notifications like he used to and requested notifications be back in place.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes requested information on an incident that occurred. Captain Jones responded to her request.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes reported on vandalism at the parks. Captain Jones stated he was aware and is working with Director Whittiker, Jr.

PRESENTATIONS

Item No. 4. 2023-0666 CERTIFICATE PRESENTATION RECOGNIZING THE 90TH BIRTHDAY OF CLARA JOHNSON

Mayor/Agency Chairman/Authority Chairman Davis-Holmes presented Certificate of Recognition to Dr. Clara Johnson who accepted with words of gratitude.

After presentation, Mayor/Agency Chairman/Authority Chairman Davis- Holmes stated that there is a presentation by Reata Kulcsar from Innovation Sustainability and Performance Management (ISPM) Department on charging station updates.

Reata Kulcsar, Innovation and Sustainability Manager, presented two slides on the Electric Vehicle Charging Station Sites updates and a preview of the charging stations to come. Mayor/Agency Chairman/Authority Chairman Davis-Holmes requested regular updates on charging stations at each meeting so everyone is on the same page until the projects are complete.

Council Member/Agency Member/Authority Board Member Hicks thanked Reata Kulcsar for bringing this information to City Council and mentioned that the city is on the verge of generating its own energy.

Council Member/Agency Member/Authority Board Member Dear thanked Reata Kulcsar for the presentation and asked if Tesla has changed their policy about allowing other vehicles to use the charging stations. Reata Kulcsar shared that they are testing other cars but other cars have trouble reaching the charging cables. A newer model of the super charger, version 4, is available that has a longer charging cable and we are waiting to hear back if we are getting version 3 or

version 4. Version 3 does come with an extra adapter to allow for other cars to charge.

Council Member/Agency Member/Authority Board Member Dear also asked about managing parking in light of charging stations at parks. Reata Kulcsar shared that it is up to the city to determine how citations will work with charging station and parking spaces.

Council Member/Agency Member/Authority Board Member Dear asked if there will be a cost to the public for charging stations. Reata Kulcsar discussed the predetermined price levels and the charging stations will not be free but can look into a policy to waive the fee.

Item No. 5. 2023-0667 CERTIFICATE PRESENTATION RECOGNIZING THE 89TH BIRTHDAY OF "MISS FRANKIE" STEWART

Item No. 5 was heard after reconvening the meeting.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes presented Certificate of Recognition to Miss Frankie Stewart who accepted with words of gratitude.

Item No. 6. 2023-0712 CERTIFICATE OF COMMENDATION TO GOOD SAMARITAN MAURICE HARDY

Item No. 6 was heard after Item No. 7.

Staff presented video of Maurice Hardy saving teen from mob at Del Amo Fashion Center.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Hilton presented Certificate of Commendation to Maurice Hardy who offered words of gratitude.

Lillian Hopson stated Maurice Hardy is a product of her church at Imperial Heights Community Church of Brethren and offered comments.

Mayor and City Council offered comments.

Item No. 7. 2023-0694 PROCLAMATION RECOGNIZING SEPTEMBER 19, 2023 AS NATIONAL VOTER REGISTRATION DAY

Item No. 7 was heard after Item No. 5.

Council Member/Agency Member/Authority Board Member Rojas read and presented proclamation to City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw who accepted with words of gratitude and offered comments regarding voter registration.

Item No. 8. 2023-0693 PROCLAMATION RECOGNIZING SEPTEMBER AS NATIONAL PREPAREDNESS MONTH

Item No. 8 was not addressed.

ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC) (LIMITED TO ONE HOUR) – None.

APPROVAL OF MINUTES:

Item No. 9. 2023-0692 APPROVAL OF THE FOLLOWING CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY MEETING MINUTES: SEPTEMBER 5, 2023 (REGULAR)

Item No. 9 was heard after Reata Kulcsar presentation.

Recommendation: Approve the minutes as listed.

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

Ayes: Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Hilton, Council Member/Agency Member/Authority Board Member Dear, Council Member/Agency Member/Authority Board Member Hicks, and Council Member/Agency Member/Authority Board Member Rojas

Noes: None

Abstain: None

Absent: None

CONSENT: (Items 10 to 32)

It was moved to approve Consent Items No. 10 to 32 on motion of Davis-Holmes, seconded by Hicks.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes requested to remove Item No. 14 for discussion.

City Manager Roberts, Jr. requested to continue Item No. 32 to the next City Council meeting.

The motion to approve Consent Items No. 10 to 32, except Items No. 14 and 32, was unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Hilton, Council Member/Agency Member/Authority Board Member Dear, Council Member/Agency Member/Authority Board Member Hicks, and Council Member/Agency Member/Authority Board Member Rojas

Noes: None

Abstain: None

Absent: None

After the City Council Meeting on September 20, 2023, staff provided the corrected version of Exhibit 2 of Item No. 20, Side Letter Agreement By and Between the City of Carson and American Federation of State, County and Municipal Employees Union (AFSCME), Council 36, Local 809 regarding salary tables, to the City Clerk. The word “hourly” was not included before the word salary in Item 1 and Item 2 of the Side Letter Agreement.

Item No. 10. 2023-0703 CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CITY OF CARSON, CARSON HOUSING AUTHORITY, CARSON SUCCESSOR AGENCY-MONTH ENDING AUGUST 31, 2022

Recommendation: RECEIVE and FILE.

ACTION: Item No. 10 was approved on Consent.

Item No. 11. 2023-0684 Resolution No. 23-150, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$1,400,633.39, DEMAND CHECK NUMBERS 169350 THROUGH 169527

ACTION: Item No. 11 was approved on Consent.

Item No. 12. 2023-0685 Resolution No. 23-10-CHA, A RESOLUTION OF THE CARSON HOUSING AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$6,318.34, DEMAND CHECK NUMBERS HA-001954 through HA-001957

ACTION: Item No. 12 was approved on Consent.

Item No. 13. 2023-0686 Resolution No. 23-09-CSA, A RESOLUTION OF THE CARSON SUCCESSOR AGENCY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$3,005.25, DEMAND CHECK NUMBERS SA-001902 THROUGH SA-001906

ACTION: Item No. 13 was approved on Consent.

Item No. 14. 2023-0524 CONSIDER QUARTERLY FINANCIAL STATUS REPORT ON THE CITY OF CARSON PROJECTS BEING FUNDED BY THE AMERICAN RESCUE PLAN ACT (CITY COUNCIL)

Item No. 14 was heard after Item No. 35.

City Manager Roberts, Jr. introduced Director of Finance William Jefferson and Senior Budget Analyst Ralston Turner to present information requested by Mayor Davis-Holmes.

Senior Budget Analyst Ralston Turner gave a PowerPoint presentation ARPA Overview and Quarterly Report for the American Rescue Plan Act (ARPA) and projects that are financed by these federal funds.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes asked about if that is all the streets or only those that needed immediate attention. Director Rodgers answered that the Slurry Seal Program is based on the relative maintenance of the streets based off the pavement condition index (PCI) for the streets most impacted that adds service life.

Discussion ensued regarding the Slurry Seal project.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes requested the City Manager to bring back a monthly report every month on updates of all public works projects as it relates to street maintenance and a letter signed by the Mayor and City Council be sent to the residents about street maintenance.

Senior Budget Analyst Ralston Turner continued with his presentation on other funds allocation in various departments.

Director William Jefferson continued with the presentation regarding the Small Business Grants program.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes wanted City Council to consider increasing the fund so that all businesses who qualify that are hurting as a result of inflation, high gas prices, etc.

Recommendation: RECEIVE and FILE.

ACTION: It was moved to increase fund with general fund money in the amount of \$900,000 on motion of Davis-Holmes, seconded by Hilton.

Director Jefferson continued his presentation noting there are 75 businesses that have applied. The estimation is that about 52 small businesses will potentially be approved at the \$25,000 rate of grant. Currently, there is a balance of \$400,000 in the small business account and recommending \$900,000 that will make it \$1.3 million dollars to make the account whole.

During discussion of the motion, Council Member/Agency Member/Authority Board Member Dear asked about how much of the \$900,000 is ARPA money and general fund money.

Director Jefferson responded that the \$900,000 is ARPA money but what is asked now is to obtain the \$900,000 from the general fund reserve to place the projects that have been stripped to be allocated to the small business program.

The motion was unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Hilton, Council Member/Agency Member/Authority Board Member Dear, Council Member/Agency Member/Authority Board Member Hicks, and Council Member/Agency Member/Authority Board Member Rojas

Noes: None

Abstain: None

Absent: None

Mayor/Agency Chairman/Authority Chairman Davis-Holmes stated for staff to bring back item if additional money is needed and the projects to be funded from the General Fund.

Director Jefferson stated he would like to present a budget resolution for the reallocation of \$900,000.

City/Agency/Authority Attorney Soltani stated the budget resolution has to come back at the next City Council meeting.

Item No. 15. 2023-0644 FISCAL YEAR 2022-2023 YEAR-END CONTINUING APPROPRIATIONS (CITY COUNCIL)

Recommendation: Waive further reading and adopt:
1. RESOLUTION NO. 23-138, A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2022-2023 BUDGET TO CONTINUE UNSPENT APPROPRIATIONS TO FISCAL YEAR 2023-2024; and
2. RESOLUTION NO. 23-139, A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2023-2024 BUDGET TO CONTINUE UNSPENT APPROPRIATIONS FROM FISCAL YEAR 2022-2023.

ACTION: Item No. 15 was approved on Consent.

Item No. 16. 2023-0656 CONSIDER APPROVING THE PROFESSIONAL CONTRACT SERVICES AGREEMENT WITH NBS GOVERNMENT FINANCE GROUP TO PROVIDE ANNUAL FINANCIAL DEBT SERVICES ADMINISTRATION AND REPORTING (CITY COUNCIL)

Recommendation: TAKE the following actions:
1. APPROVE the contract services Agreement with NBS Government Finance Group to provide the Annual Administration, Reporting, and Arbitrage Rebate Compliance Calculation Services for three (3) years with a three-year contract sum not to exceed sixty thousand (\$60,000.00) dollars.
2. AUTHORIZE the Mayor to execute the contract, following approval as to form by the City Attorney.

ACTION: Item No. 16 was approved on Consent.

Item No. 17. 2023-0584 CONSIDER APPROVING AMENDMENT NO. 2 TO PURCHASE AGREEMENT (C-22-202) AND PURCHASE ORDER (22300822) WITH GOFORTH & MARTI TO PURCHASE, DELIVER, AND INSTALL OFFICE FURNITURE AT THE COMMUNITY CENTER, VETERANS SPORTSCOMPLEX, AND CITY HALL AND

APPROVING RESOLUTION NO. 23-133, "A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2023-24 BUDGET IN THE GENERAL FUND AND SPECIAL REVENUE FUNDS" (CITY COUNCIL)

Recommendation: TAKE the following actions:

1. APPROVE Amendment No. 2 to the Purchasing Agreement by and between the City of Carson and Goforth & Marti to purchase, deliver, and install office furniture to the Community Center, Veterans SportsComplex, and areas of City Hall for a total additional contract sum not-to-exceed \$545,061.92 and a new total sum of \$1,446,672.38. (Exhibit No.1)
2. AUTHORIZE the Mayor to execute Amendment No. 2, following approval as to form by the City Attorney.
3. WAIVE further reading and ADOPT Budget Resolution No. 23-133, "A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2023-24 BUDGET IN THE GENERAL FUND AND SPECIAL REVENUE FUNDS."

ACTION: Item No. 17 was approved on Consent.

Item No. 18. 2023-0607 CONSIDERATION OF AMENDMENT NO. 4 TO SOFTWARE LICENSE AGREEMENT WITH ZOHU CORPORATION FOR RENEWAL AND ADD-ONS TO THE CITY'S HELPDESK SOFTWARE LICENSES (CITY COUNCIL)

Recommendation:

1. APPROVE Amendment No. 4 to the Zoho Corporation contract increasing the contract sum to a total amount of \$69,453.
2. AUTHORIZE the Mayor to execute Amendment No. 4 to the Zoho Corporation contract after approval as to form by the City Attorney.

ACTION: Item No. 18 was approved on Consent.

Item No. 19. 2023-0650 CONSIDER ADOPTION OF RESOLUTION NO. 23-149, AMENDING RESOLUTION NO. 23-075 TO CORRECT THE LISTED SALARY TABLES FOR THE CHIEF DEPUTY CITY CLERK AND CHIEF DEPUTY CITY TREASURER CLASSIFICATIONS (CITY COUNCIL)

Recommendation: ADOPT Resolution No. 23-149, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING RESOLUTION NO. 23-075 TO CORRECT THE LISTED SALARY TABLES FOR THE CLASSIFICATIONS OF CHIEF DEPUTY CITY CLERK AND CHIEF DEPUTY CITY TREASURER"

ACTION: Item No. 19 was approved on Consent.

Item No. 20. 2023-0655 CONSIDER APPROVING RESOLUTION NO. 23-116 FOR AN UPDATED SUCCESSOR MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF CARSON AND THE AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES (AFSCME) UNION, LOCAL 809 (CITY COUNCIL)

Recommendation: 1. CONSIDER RESOLUTION NO. 23-116, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING THE UPDATED SUCCESSOR MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF CARSON AND THE AMERICAN FEDERATION OF STATE, COUNTY, AND MUNICIPAL EMPLOYEES (AFSCME) UNION, LOCAL 809, FOR THE PERIOD OF JULY 1, 2023 TO JUNE 2024, AND ADOPTION OF A SIDE LETTER AGREEMENT RELATED THERETO"

ACTION: Item No. 20 was approved on Consent.

After the City Council Meeting on September 20, 2023, staff provided the corrected version of Exhibit 2 of Item No. 20, Side Letter Agreement By and Between the City of Carson and American Federation of State, County and Municipal Employees Union (AFSCME), Council 36, Local 809 regarding salary tables, to the City Clerk. The word "hourly" was not included before the word salary in Item 1 and Item 2 of the Side Letter Agreement.

Item No. 21. 2023-0657 CONSIDERATION OF RESOLUTION NOS. 23-144 AND 23-145, AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111, BY ADOPTING REVISED JOB CLASSIFICATION SPECIFICATIONS FOR PUBLIC WORKS SUPERINTENDENT- FACILITIES AND FLEET MAINTENANCE, AND PUBLIC WORKS SUPERINTENDENT - OPERATIONS AND MAINTENANCE (CITY COUNCIL)

Recommendation: WAIVE further reading and ADOPT both of the following:
1. Resolution No. 23-144, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111, BY ADOPTING THE REVISED JOB SPECIFICATIONS FOR PUBLIC WORKS SUPERINTENDENT - FACILITIES AND FLEET MAINTENANCE."
2. Resolution No. 23-145, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111, BY ADOPTING THE REVISED JOB SPECIFICATIONS FOR PUBLIC WORKS SUPERINTENDENT - OPERATIONS AND MAINTENANCE."

ACTION: Item No. 21 was approved on Consent.

Item No. 22. 2023-0658 **CONSIDER APPROVAL OF THE ASSIGNMENT AND ASSUMPTION AGREEMENT AND CONSENT BY AND BETWEEN THE CARSON SUCCESSOR AGENCY, WIN CHEVROLET PROPERTIES, LLC, AND WIN CHEVROLET, INC. IN CONNECTION WITH THAT CERTAIN 2011 DISPOSITION AND DEVELOPMENT AGREEMENT (DDA) FOR THE WIN CHEVROLET DEALERSHIP PROPERTY LOCATED AT 2201 E. 223RD STREET (SUCCESSOR AGENCY)**

Recommendation: TAKE the following actions:
1. APPROVE the Assignment/ Assumption Agreement; and
2. AUTHORIZE the Executive Director to execute the Assignment and Assumption Agreement and Consent and any other documents reasonably required to consummate the transaction.

ACTION: Item No. 22 was approved on Consent.

Item No. 23. 2023-0676 **CONSIDER APPROVING AMENDMENT NO.1 WITH DCMC, LLC TO EXTEND THE TERM OF THE AGREEMENT TO SEPTEMBER 20, 2024, TO ASSIST THE CITY WITH FEMA PROJECTS FOR COST RECOVERY INCURRED DURING THE COVID-19 PANDEMIC (CITY COUNCIL)**

Recommendation: TAKE the following actions:
1. APPROVE the Amendment No. 1 of the Agreement with DCMC, LLC to extend the Agreement to September 20, 2024.
2. AUTHORIZE the Mayor to execute Amendment No. 1 following approval as to form by the City Attorney.

ACTION: Item No. 23 was approved on Consent.

Item No. 24. 2023-0659 **CONSIDERATION OF APPROVAL OF CONSENT TO TRANSFER OF DEVELOPER'S INTEREST IN DEVELOPMENT AGREEMENT NO. 22-19 FOR A DIGITAL OUTDOOR ADVERTISING SIGN LOCATED AT 2201 E. 223RD STREET, APN 7315-040-013, TO WECO RE HOLDINGS, LLC AND TRANSFER OF DEVELOPER'S INTEREST IN THE SUBJECT PROPERTY (CITY COUNCIL)**

Recommendation: TAKE the following actions:
1. APPROVE the "Consent to Transfer of Development Agreement No. 22-19" (Exhibit No. 2; the "Consent Agreement"); and
2. AUTHORIZE the City Manager to execute the Consent Agreement following approval as to form by the City Attorney.

ACTION: Item No. 24 was approved on Consent.

Item No. 25. 2023-0661 CONSIDERATION TO ACCEPT THE PROJECT AS COMPLETE, 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. ACCEPT as complete Project No. 1606: 223rd Street Widening and Pavement Rehabilitation from Wilmington Avenue to the east city limit.
2. AUTHORIZE staff to file a Notice of Completion.

ACTION: Item No. 25 was approved on Consent.

Item No. 26. 2023-0671 CONSIDER APPROVING AMENDMENT NO. 1 TO THE MACIAS GINI & O'CONNELL (MGO) CONTRACT (C-22-158) RELATED TO THE CITY'S PROCUREMENT AUDIT AND ANALYSIS TO INCREASE THE CONTRACT SUM BY AN ADDITIONAL \$40,136.00 FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$180,328.00 AND EXTEND THE TERM AN ADDITIONAL 6 MONTHS THROUGH MARCH 7, 2024 (CITY COUNCIL)

Recommendation: TAKE the following actions:
1. APPROVE the Amendment No. 1 of the Agreement with Macias Gini & O'Connell adding \$40,136.00 of additional funding and increasing the term through March 7, 2024.
2. AUTHORIZE the Mayor to execute Amendment No. 1 following approval as to form by the City Attorney.

ACTION: Item No. 26 was approved on Consent.

Item No. 27. 2023-0687 CONSIDER LICENSE AGREEMENT WITH SOUTHERN CALIFORNIA EDISON ("SCE") FOR THE USE OF CERTAIN SCE PARCELS BY THE CITY OF CARSON FOR PARK USES AT HEMINGWAY PARK

Recommendation: 1. APPROVE the License Agreement with Southern California Edison for the use of certain SCE-owned property at Hemingway Park for park uses, to expire on June 30, 2028.
2. AUTHORIZE the Mayor to execute the License Agreement and any other related documents.

ACTION: Item No. 27 was approved on Consent.

Item No. 28. 2023-0326 CONSIDER REJECTION OF BIDS FOR IFB 23-03, PROJECT NO. 919: WILMINGTON AVENUE AND 223RD STREET - ACCESS TO PULL BOXES (CITY COUNCIL)

Recommendation: Take the following actions:

1. REJECT the bids received for IFB 23-03 Project No. 919 - Wilmington Ave & 223rd St. Access to Pull Boxes
2. AUTHORIZE staff to re-advertise the project for construction bid in an effort to receive more competitive bid amounts.

ACTION: Item No. 28 was approved on Consent.

Item No. 29. 2023-0429 CONSIDER REJECTION OF BIDS FOR PROJECT NO.1632 - COMMUNITY CENTER FOLDING WALL SYSTEM AND AUDIO-VISUAL SYSTEM (CITY COUNCIL)

Recommendation: Take the following actions:

1. REJECT all bids received in response to RFP No. IFB 23-05.
2. AUTHORIZE staff to re-advertise the project for construction bid in an effort to receive more competitive bid amounts.

ACTION: Item No. 29 was approved on Consent.

Item No. 30. 2023-0485 CONSIDER APPROVING THE PURCHASE OF A GENERATOR FROM SOURCEWELL MEMBER BAY CITY ELECTRIC WORKS (CITY COUNCIL)

Recommendation: TAKE the following actions:

1. WAIVE the formal bidding procedures, as authorized under the Carson Municipal Code (CMC) Section 2611(g).
2. APPROVE the purchase of one (1) new 90REOZT4 Mobile Generator Set shown in Exhibit No. 1 from Bay City Electric Works, an authorized dealer, for a total not-to-exceed cost of \$100,788.12, via a purchase order pursuant to CMC Section 2611(g) (Cooperative Purchasing bidding exemption) and Sourcewell contract 092222-KOH.

ACTION: Item No. 30 was approved on Consent.

Item No. 31. 2023-0668 CONSIDER ADOPTION OF RESOLUTION NO. 23-134 "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, ACCEPTING OFFER OF DEDICATION OF CERTAIN REAL PROPERTY OWNED BY CARSON HARBOR VILLAGE, LTD. TO THE CITY FOR PUBLIC STREET AND UTILITY PURPOSES" (CITY COUNCIL)

Recommendation: TAKE the following actions:

1. WAIVE further reading and ADOPT Resolution No. 23-134 "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, ACCEPTING OFFER OF DEDICATION OF CERTAIN REAL PROPERTY OWNED BY CARSON HARBOR VILLAGE, LTD. TO THE CITY FOR PUBLIC STREET AND UTILITY PURPOSES".

ACTION: Item No. 31 was approved on Consent.

Item No. 32. 2023-0702 CONSIDER APPROVAL OF QUITCLAIM DEED GRANTED TO B8 ALONDRA INDUSTRIAL OWNER, LLC TO RELEASE ANY AND ALL SEWER EASEMENT INTERESTS

Recommendation: TAKE the following actions:
1. APPROVE the Quitclaim Deed from City of Carson to B8 Alondra Industrial Owner, LLC; and
2. AUTHORIZE the Mayor to execute the Quitclaim Deed following approval as to form by the City Attorney.

ACTION: Item No. 32 was continued to the next City Council meeting.

SPECIAL ORDERS OF THE DAY: (Item 33)

Item No. 33. 2023-0681 PUBLIC HEARING ON THE DRAFT 2022-2023 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

Item No. 33 was heard after Item No. 14.

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw gave the Public Hearing report.

Assistant City Manager, Dr. Lennox gave a report.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes declared the Public Hearing open.

There being no persons wishing to speak, Mayor/Agency Chairman/Authority Chairman Davis-Holmes closed the Public Hearing.

Recommendation: 1. OPEN the Public Hearing, TAKE public testimony, and CLOSE the Public Hearing,
2. DIRECT staff to the submit the final version of the Consolidated Annual Performance and Evaluation Report to the U. S. Department of Housing and Urban Development by the required deadline of September 28, 2023.

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

Ayes: Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Hilton, Council Member/Agency Member/Authority Board Member Dear, Council Member/Agency Member/Authority Board Member Hicks, and Council Member/Agency Member/Authority Board Member Rojas

Noes: None

Abstain: None
Absent: None

DISCUSSION: (Items 34 to 37)

Item No. 34. 2023-0662 CONSIDER ADOPTING RESOLUTION NO. 23-152, ESTABLISHING THE SALARY AND BENEFITS FOR UNCLASSIFIED MANAGEMENT EMPLOYEES EFFECTIVE NOVEMBER 1, 2022 (CITY COUNCIL)

Assistant City Manager, Dr. Lennox gave a report.

Recommendation: ADOPT RESOLUTION NO. 23-152, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, ESTABLISHING THE SALARY AND BENEFITS FOR UNCLASSIFIED MANAGEMENT EMPLOYEES EFFECTIVE NOVEMBER 1, 2022, AND RESCINDING RESOLUTION NO. 23-037."

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

Ayes: Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Hilton, Council Member/Agency Member/Authority Board Member Dear, Council Member/Agency Member/Authority Board Member Hicks, and Council Member/Agency Member/Authority Board Member Rojas
Noes: None
Abstain: None
Absent: None

Item No. 35. 2023-0674 CONSIDER ADOPTION OF THE CITY'S ECONOMIC DEVELOPMENT STRATEGIC PLAN (CITY COUNCIL)

Item No. 35 was heard after approval of the Consent items.

Director Naaseh introduced Roger Dale from Natelson Dale Group (Economic Development Consultant) who gave a PowerPoint presentation of the Economic Development Strategic Plan.

The planning process has lasted one year.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Hilton inquired about inclusion of level of partnership with Los Angeles County if they are open to a partnership of a new development such as finding a developer to develop the land.

Roger Dale stated would need to work with the Los Angeles County to get their buy in on the ideas to bring value to the community key site to position Carson a place to go for a great opportunity to bring along with the vision.

Council Member/Agency Member/Authority Board Member Hicks asked about more affordable housing options.

Roger Dale discussed programs for housing options.

Council Member/Agency Member/Authority Board Member Dear mentioned housing concerns as well especially market rate housing for new families and the importance of how to make the plan happen.

Council Member/Agency Member/Authority Board Member Rojas and Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Hilton offered comments to move forward.

Recommendation: 1. APPROVE the City's Economic Development Strategic Plan (EDSP).
 2. DIRECT Staff to proceed to the Implementation Phase of the EDSP.

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

Ayes: Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Hilton, Council Member/Agency Member/Authority Board Member Dear, Council Member/Agency Member/Authority Board Member Hicks, and Council Member/Agency Member/Authority Board Member Rojas

Noes: None
Abstain: None
Absent: None

Item No. 36. 2023-0688 CONSIDER A GRANT AGREEMENT WITH THE NATIONAL TRUST FOR HISTORIC PRESERVATION IN THE AMOUNT OF \$150,000 FOR THE PRODUCTION OF A HISTORIC STRUCTURE REPORT FOR CARSON CITY HALL (CITY COUNCIL)

Item No. 36 was heard after Item No. 34.

Assistant City Manager Raymond gave a report.

(Council Member/Agency Member/Authority Board Member Rojas exited the meeting.)

Recommendation: 1. APPROVE a Grant Agreement with the National Trust for Historic Preservation under its Conserving Black Modernism Program, in the amount of \$150,000.
 2. AUTHORIZE the Mayor to sign the Agreement and all related documents.

ACTION: It was moved to approve staff recommendation no. 1 on motion of Hilton, seconded by Hicks.

Council Member/Agency Member/Authority Board Member Dear offered a friendly amendment to the motion to also approve staff recommendation no. 2 which was accepted by the maker and seconder of the motion and unanimously carried by the following vote:

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

Noes: None

Abstain: None

Absent: Council Member/Agency Member/Authority Board Member Rojas

Item No. 37. 2023-0691 CONSIDERATION OF ONLY LOCAL UNCONTESTED APPOINTMENTS TO THE CITY'S COMMISSIONS, COMMITTEES, AND BOARDS, AND CITY AFFILIATED ORGANIZATIONS BY MAYOR AND CITY COUNCIL AND CONSIDER ALL (CONTESTED AND UNCONTESTED) APPOINTMENTS TO ALL COMMISSIONS EXCEPT PLANNING COMMISSION, ECONOMIC DEVELOPMENT COMMISSION AND ENVIRONMENTAL COMMISSION (CITY COUNCIL)

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw gave an updated report and provided an updated copy of the List of Commissions, Committees, and Boards (CCB) to the Mayor and City Council. She noted she had a meeting with all the CCB staff liaisons.

Recommendation: TAKE the following actions:

1. CONSIDER and only APPOINT uncontested members to the City Commissions, Committees, and Boards;
2. CONSIDER and APPOINT all (contested and uncontested) members to all commissions except Planning Commission, Economic Development Commission and Environmental Commission;
3. CONSIDER and APPOINT members to City Affiliated Organizations;
4. DIRECT the City Clerk to notify all affected appointments of this action in writing;
5. IF APPLICABLE, DIRECT the City Clerk to post and publish in accordance with the Maddy Act.

ACTION: Mayor/Agency Chairman/Authority Chairman Davis-Holmes directed the City Manager to coordinate a training meeting with the CCB to review the Brown Act.

ORDINANCE SECOND READING – None.

MEMORIAL ADJOURNMENTS

This item was heard after Oral Communications for Matters Not Listed on the Agenda (Members of the Public).

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw presented the following Memorial Adjournments Requests:

Ana Moore
Annette Crawford

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Hilton requested to add Reverend Ronald Lewis to the Memorial Adjournment Requests.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Hilton gave a prayer.

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

Claudio Bovell

Spoke about employee trust fund. City Manager Roberts, Jr. stated he needs to get more clarification.

Claudio Bovell stated it is a trust fund from 2012 and a change in the language.

Robert Dominguez

Thanked the city for painting the graffiti wall along the 405 freeway; suggested to make graffiti issue a code enforcement matter and encouraged the property owners to paint over large graffiti areas on their own property or face citations; businesses along the 405 south freeway from the Wilmington Avenue offramp to Alameda Street should be required to paint over the graffiti of their walls facing the freeway which is an eyesore to the entire community

Veronica Guerra

Spoke about city being considered as a LAEDC finalist for "business friendly" city award.

Major Tim Smith - New Core Officer and Pastor of the Salvation Army located in Torrance serving the South Bay Area including City of Carson

Offered an experience for youth - Share Your Voice is a vocal competition similar to NBC's The Voice. Looking to identify middle school and high school students to participate. Finalists will win a laptop and recording equipment and record a song; shareyourvoicesa.com

Finale is November 9, 2023. Deadline to submit 30 second song is September 24, 2023.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes noted Assistant City Manager, Dr. Lennox can send one or two individuals to participate. She requested to leave information with the City Manager to participate in future events such as the Youth Conference and other activities.

Daisy Valdez - Public Health Student (Masters Program)

Spoke about the Childhood Obesity Prevention Environmental Health and Sustainability Awards through the National Council of Mayors which is an opportunity for a grant that the city can apply for to help bring projects to life that would help improve the health of the community and economic development. She offered ideas.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes referred Daisy Valdez to Assistant City Manager, Dr. Lennox regarding the grant opportunity.

Jun Aglipay - Representative for State Assembly Member Mike Gipson

Provided flyers to the Mayor and City Council regarding the BLUSH event - Building Leaders and Uplifting Sisterhood; young women's leadership conference, free and open to female high school and college students on October 7, 2023, from 9:00 A.M. to 3:00 P.M. at CSUDH; register at website: a65.asmdc.org or Instagram; deadline to register is September 25, 2023.

Kim Cortado - Parks, Recreation and Cultural Arts Commissioner

Reported/announced the following:

- White Linen Event held on September 9, 2023 was a great event
- Heroes Day held on September 11, 2023 was a great event
- Upcoming Mariachi Fiesta on Friday, September 22, 2023, at the Carson Event Center, tickets sold out
- Jazz Festival on October 7, 2023 from 11:00 A.M. to 6:00 P.M. at Anderson Park, VIP tickets available; contact Anderson Park
- Women's Health Conference on October 20, 2023, tickets on sale at the Carson Event Center
- Friday Night at the Fights, Fabela Chavez Boxing, on October 27, 2023 from 5:00 P.M. to 11:00 P.M. at the Carson Event Center, tickets are available
- YMCA Senior Nutrition Program
- Starting October 27, 2023, Grab and Go will be coming back for seniors; drive up once a week; sign up and complete in-take form at the Carson Community Center
- Hot meals available five days a week at the Carson Community Center at 11:30 A.M.; check in at 11:00 A.M.

COUNCIL MEMBER REQUESTS TO ADD ITEMS TO FUTURE AGENDAS

Mayor/Agency Chairman/Authority Chairman Davis-Holmes requested to add Maui Benefit to a future agenda. Council Member/Agency Member/Authority Board Member Rojas to run lead on the project which she will assist. She inquired if it was already voted on and was told it was and requested an update.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes stated there was a request to consider the Miss Carson Scholarship Award.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes asked Council Aide Myesha Horton to step to the podium.

Council Aide Myesha Horton gave an update of the 9th Annual “It’s All About Me” Women’s Health Conference on October 20, 2023, two keynote speakers which includes Sunny Soltani and Dr. Gloria Mauro, starting at 8:00 A.M. to 3:00 P.M., there will be a young adult portion with Yo-Yo as emcee with variation of topics; vendor booths, cost is \$55 per person until October 1, 2023; cost will be \$65 per person after October 1, 2023; currently have 117 pre-registered; register at carsonca.gov

ORAL COMMUNICATIONS (COUNCIL MEMBERS)

Mayor/Agency Chairman/Authority Chairman Davis-Holmes asked Council Aide Myesha Horton to step to the podium to provide information on the Women’s Health Conference.

Myesha Horton gave an update of the Women’s Health Conference on October 20, 2023, two keynote speakers which includes Sunny Soltani and Dr. Gloria Mauro, starting at 8:00 A.M. to 3:00 P.M. There will be a young adult portion with Yo-Yo as emcee with variation of topics; vendor booths; cost is \$55 per person until October 1, 2023; cost will be \$65 per person after October 1, 2023; currently have 117 pre-registered; register at carsonca.gov.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes announced/reported the following:

- Jazz Festival on October 7, 2023, at Anderson Park, VIP tickets are still available at \$100 per person; announced the performers
- Women’s Health Conference; there are eight sessions; six panelists; two doctors per session speaking on matters/issues affecting women; two keynote speakers are City Attorney Sunny Soltani and Dr. Gloria Mauro; register online
- Heroes Day and 911 event was great; well attended and glad combined two events
- Country Western Fair was a good event
- Thanked staff involved in working with the special events
- Requested staff to review events that can be merged

Council Member/Agency Member/Authority Board Member Hicks announced/reported the following:

- Thanked everyone for attending the White Linen Event on September 9, 2023 which was very well attended and for wearing white
- Prostate Cancer Walk at CSUDH on September 16, 2023
- Attended the Country Western Fair, very well attended
- Town Hall Meeting on Thursday, September 21, 2023, at 6:30 P.M., Perry Mini Park
- Inquired if there is a request for proposal (RFP) on beautification of medians to look at plant material; concern of big yucca trees and overgrown plants need to be cleaned up

Assistant City Manager, Dr. Lennox stated there are two contactors who are doing the cleanups.

- Many streetlights are out and need to be checked during the evening time and at the parks as well

Assistant City Manager, Dr. Lennox stated there is a streetlight audit happening now and a contractor.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Hilton announced/reported the following:

- Complimented Council Member Hicks on a great White Linen Event and all festivities were great
- Thanked KJLH and CSUDH crew for hosting the Men's Health Summit. Carson is the home of KJLH's largest listening population.
- Attended the Prostate Awareness Walk

Council Member/Agency Member/Authority Board Member Dear reported/announced the following:

- Attended the White Linen Event
- Attended the Country Western Fair at Dominguez Park
- Good night to everyone

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

RECESS TO CLOSED SESSION – None.

RECONVENE TO OPEN SESSION – None.

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

ADJOURNMENT

The meeting was adjourned at 8:55 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes.

Lula Davis-Holmes
Mayor/Agency Chairman/Authority Chairman

ATTEST:

Dr. Khaleah K. Bradshaw
City Clerk/Agency Secretary/Authority Secretary

APPROVED BY CARSON
CITY COUNCIL/SUCCESSOR AGENCY/
HOUSING AUTHORITY

10-03-2023

Approved as Submitted. CH/JD 5/0