



**MINUTES  
CARSON CITY COUNCIL  
HOUSING AUTHORITY / SUCCESSOR AGENCY  
SPECIAL MEETING  
AUGUST 28, 2017**

**6:00 P.M.**

**CARSON CITY HALL  
HELEN KAWAGOE COUNCIL CHAMBERS  
701 EAST CARSON STREET  
CARSON, CA 90745**

**CALL TO ORDER:**

The meetings were called to order at 6:03 P.M., by Mayor/Agency Chairman/Authority Chairman Albert Robles in the Helen Kawagoe Council Chambers, Carson City Hall, located at 701 E. Carson Street, Carson, California 90745.

**ROLL CALL:** City Clerk/Agency Secretary/Authority Secretary Donesia Gause called the roll:

**Council Members Present:**

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

**Council Members Absent:** None.

**Other Elected Officials Present:** Donesia Gause, City Clerk/Agency Secretary/Authority Secretary, and Monica Cooper, City/Agency/Authority Treasurer

**Other Elected Officials Absent:** None

**Also Present:**

Kenneth C. Farfsing, City Manager; Dr. James "Jim" Hart, Interim Assistant City Manager; Sunny Soltani, City/Agency/Authority Attorney; John Raymond, Director of Community Development; Kathryn Downs, Director of Finance; Maria E. Williams-Slaughter, Director of Public Works; Robert Eggleston, IT Manager; and Joy Simarago, Deputy City Clerk.

City Manager Farfsing led the Pledge of Allegiance.

Council Member/Agency Member/Authority Board Member Hilton offered the Invocation.

**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 presented the Closed Session items as described in the agenda.

**RECESS INTO CLOSED SESSION**

The meeting was recessed at 6:07 P.M. by Mayor/Agency Chairman/Authority Chairman Robles to Closed Session.

**RECONVENE TO OPEN SESSION**

The meeting was reconvened at 6:46 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:

Successor Agency Item No. 1

Council unanimously authorized sale of property. A Purchase and Sale agreement will be placed on a future agenda.

Council Item No. 2

Council voted 3 to 2 in favor of selling the property, with Mayor Pro Tem Davis-Holmes and Council Member Hicks dissenting. A Purchase and Sale agreement will be placed on future agenda.

Council Item No. 3

Item No. 3 was not considered.

**Item No. 1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (SUCCESSOR AGENCY)**

RECOMMENDATION:

A closed session will be held, pursuant to Government Code Section 54956.8, to enable Successor Agency to consider negotiations with Mike Easton of TJR Strategic Investments and to give direction to its negotiators, Kenneth C. Farfsing, Executive Director, John Raymond, Director of Community Development and Sunny Soltani, Agency Attorney, regarding that certain real property known as 17505 Main Street, APN: 7339-003-900. The Successor Agency's real property negotiator will seek direction from the Agency member regarding the price and terms of payment for the property.

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

Council unanimously authorized sale of property. A Purchase and Sale agreement will be placed on future agenda.

**Item No. 2. 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 Steve Gregory, CBC, Inc. with whom City is negotiating, and to give direction to its negotiator(s) Kenneth C. Farfsing, City Manager, and John Raymond, Director of Community Development regarding that certain real property at 7315-012-900. The City's real property negotiator will seek direction from the City Council regarding the price and terms of payment for the property.

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

Council voted 3 to 2 in favor of selling the property. Mayor Pro Tem Davis-Holmes and Council Member Hicks voted No. A Purchase and Sale agreement will be placed on future agenda.

**Item No. 3. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION (CITY COUNCIL)**

**RECOMMENDATION:**

A closed session will be held, pursuant to Government Code Section 54956.9 (d)(2) or (d)(3) & (e)(1), because there is a significant exposure to litigation in two cases.

ACTION: Item No. 3 was not considered.

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

Council Member/Agency Member/Authority Board Member Santarina thanked everyone for praying for his wife's health who is now recovering at home. He conveyed that she thanked everyone as well for all their prayers.

Mayor/Agency Chairman/Authority Chairman Robles announced that the Accrediting Commission for Community and Junior Colleges Western Association of Schools and Colleges, granted initial accreditation to Compton Community College. Today is the first day of school at Compton Community College so it is the first time in close to 20 years that they are operating under local control.

The following individuals offered comments in opposition to Item No. 5:

Speaker

Speaker

Speaker

Vincent Miles

Thomas Williams

Norma Jackson

Brenda Ramirez

Dr. Leandrea Fields-Robinson, Women's Issues Commissioner

Speaker

Richard Bis

Carol Almeda

Noah, Carson High School student

Pastor Mike Ealey

Robert Lesley - Provided handout regarding harmful effects of marijuana to the City Clerk for Mayor and Council.

Dianne Thomas

Walter Gonzalez

Del Huff

Amy Jorgens, Technology Advancement and Innovation Commission

The following individuals offered comments in support of Item No. 5:

Speaker

Offered comments in support of marijuana for health reasons and inquired about sale of property and what the acronym CBC stood for. Director of Community Development John Raymond stated that the acronym CBC stood for Cannabis Business Center.

Lori Carter, Citywide Advisory Commissioner

Speaker

Sharon Guidry

Speaker

Kara James  
Speaker  
Virgil Grant  
Donny Anderson  
Chris Brown

Myla Rockman

Suggested that there be more town hall and community meetings about marijuana issue for more community involvement.

(Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Davis-Holmes exited the meeting at 7:41 P.M. and reentered the meeting at 7:42 P.M.)

(Council Member/Agency Member/Authority Board Member Hilton exited the meeting at 7:46 P.M. and reentered the meeting at 7:47 P.M.)

#### **CONSENT: (Item 4)**

#### **Item No. 4. CLARIFICATION OF CITY VENDORS REQUIRED TO PAY CITY BUSINESS LICENSE TAX (CITY COUNCIL)**

##### **RECOMMENDATION:**

RECEIVE and FILE this report.

**ACTION:** It was moved to approve Consent Item No. 4 on motion of Robles, seconded by Santarina and unanimously carried by the following vote:

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

**Noes:** None

**Abstain:** None

**Absent:** None

At 8:39 P.M., Mayor/Agency Chairman/Authority Chairman Robles brought back Item No. 4 after Item No. 6 for discussion.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Davis-Holmes requested clarification on business license tax for vendors who come to special events.

Council Member/Agency Member/Authority Board Member Hicks referred to Page 3 of 4 of the staff report under Vendors Serving City Events, first paragraph last line, which

states, "The same code section does allow the City Manager to waive payment of the tax for vendors serving City events."

Director of Finance Downs referred to the Carson Municipal Code wherein it states that if the vendor is serving City events and not doing any other business in the City the vendor will not be charged a business license tax.

Dianne Thomas

Inquired how the City was going to manage charging vendors business license tax. Mayor/Agency Chairman/Authority Chairman Robles suggested that Dianne Thomas meet with Director of Finance Downs to discuss her inquiry.

**Item No. 5.                    PROPOSITION 64 (ADULT USE OF MARIJUANA ACT) AND THE MEDICAL MARIJUANA REGULATION AND SAFETY ACT (CITY COUNCIL)**

Mayor/Agency Chairman/Authority Chairman Robles foregoed presentation of the staff report with no objections heard.

**RECOMMENDATION:**

CONSIDER providing direction on marijuana laws and local control, including whether to schedule community workshops on local marijuana laws.

ACTION:    It was moved to 1) Establish two town hall meetings on Saturday, September 23, 2017 at 10:00 A.M. and Thursday, September 28, 2017 at 6:00 P.M.; 2) Ask the City Clerk to post notice of town hall meetings on the web site; and 3) Staff to place the town hall meeting schedule on the next two Council meeting agendas and seconded by Hilton.

Substitute Motion

Council Member/Agency Member/Authority Board Member Hicks offered a substitute motion to prohibit the sale, distribution, and warehousing of marijuana in the City of Carson and only allow six plants to be grown in the backyard and not seen from the front or the side yard, based on the recreational use of the six plants that was already voted on in November, and seconded by Davis-Holmes.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Davis-Holmes clarified her request to have two meetings was if Council did not ban marijuana tonight.

Council Member/Agency Member/Authority Board Member Santarina inquired as to why only two community workshops; in the event there is the necessity to hold more meetings will suggest to do so at that time.

#### Restated Substitute Motion

Council Member/Agency Member/Authority Board Member Hicks restated his substitute motion to prohibit the sale, manufacturing, distribution, warehousing of marijuana in the City of Carson and allow the six personal plants to be grown in the backyard and not seen from the front or side yard.

#### Vote on Substitute Motion

The substitute motion failed to carry with the following vote:

Ayes: Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Davis-Holmes and Council Member/Agency Member/Authority Board Member Hicks  
Noes: Mayor/Agency Chairman/Authority Chairman Robles, Council Member/Agency Member/Authority Board Member Santarina, and Council Member/Agency Member/Authority Board Member Hilton  
Abstain: None  
Absent: None

#### Amended Main Motion

Mayor/Agency Chairman/Authority Chairman Robles offered an amendment to his motion to acknowledge Council Member/Agency Member/Authority Board Member Santarina's request that if there is additional requests for more town hall meetings after the first two meetings Council will be open to possibility of more meetings.

#### Vote on Amended Motion

The amended main motion carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Council Member/Agency Member/Authority Board Member Santarina, and Council Member/Agency Member/Authority Board Member Hilton  
Noes: Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Davis-Holmes and Council Member/Agency Member/Authority Board Member Hicks  
Abstain: None  
Absent: None

The Mayor and Council Members requested that residents be given priority to sit and voice their concerns.

Mayor/Agency Chairman/Authority Chairman Robles directed the City Manager to make signs clearly displayed at meetings that Carson residents be given priority in seating and speaking at the Community Center.

**Item No. 6.                    CONSIDER ADOPTION OF COMPLIANCE RESOLUTION NO. 17-120 & APPROVAL OF REIMBURSEMENT AGREEMENT WITH SYWEST DEVELOPMENT, LLC AND SOUTH BAY CARSON, LLC (CITY COUNCIL)**

City/Agency/Authority Attorney Soltani summarized the staff report.

**RECOMMENDATION:**

1. WAIVE further reading and ADOPT Resolution No. 17-120, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, PROVIDING FOR COMPLIANCE ON THE PART OF SOUTH BAY CARSON, LLC & SYWEST DEVELOPMENT, LLC, WITH RESPECT TO THE TERMS AND CONDITIONS OF CONDITIONAL USE PERMIT NO. 940-13, RELOCATION REVIEW NO. 3047-13 & RESOLUTION NO. 13-099 REGARDING ENTERPRISE RENT-A-CAR FACILITIES LOCATED ON THAT CERTAIN REAL PROPERTY WHOSE COMMON STREET ADDRESS IS 20151 SOUTH MAIN STREET, CITY OF CARSON AND AFFORDING AN EXTENDED COMPLIANCE PERIOD WITHIN WHICH TO DO SO;" and
2. APPROVE that certain REIMBURSEMENT AGREEMENT by and between the City of Carson, South Bay Carson, LLC & SyWest Development, LLC, and AUTHORIZE THE CITY MANAGER TO EXECUTE the same following approval as to form by the City Attorney.

**ACTION:** Mayor/Agency Chairman/Authority Chairman Robles continued Item No. 6 without objections.

**ORAL COMMUNICATIONS (COUNCIL MEMBERS) – None.**



## ADJOURNMENT

The meeting was adjourned at 8:47 P.M., 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 L. Gause

APPROVED BY CARSON CITY  
COUNCIL/SUCCESSOR AGENCY/  
HOUSING AUTHORITY

09-19-2017

Approved as Submitted. AR/JH 5/0

Prepared by Joy Simarago, Deputy City Clerk