



**MINUTES  
CARSON CITY COUNCIL/  
SUCCESSOR AGENCY/HOUSING AUTHORITY  
REGULAR MEETING  
SEPTEMBER 4, 2018**

**5:00 P.M.**

**CALL TO ORDER:**

The meeting was called to order at 5:01 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:**

Deputy City Clerk/Deputy Agency Secretary/Deputy Authority Secretary Joy Simarago called the roll:

**Council Members/Agency Members/Authority Board Members Present:**

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

**Council Members/Agency Members/Authority Board Members Absent:**

Council Member/Agency Member/Authority Board Member Lula Davis-Holmes (Entered during Closed Session)

**Other Elected Officials Present:**

Donesia Gause-Aldana, City Clerk/Agency Secretary/Authority Secretary and Monica Cooper, City/Agency/Authority Treasurer

**Also Present:**

Kenneth C. Farfsing, City Manager; Sunny Soltani, City/Agency/Authority Attorney; John Raymond, Assistant City Manager; David Roberts, Assistant City Manager; Kathryn Downs, Director of Finance; Maria Williams-Slaughter, Director of Public Works; Idris Al-Oboudi, Director of Community Services; Saied Naaseh, Director of Community Development; Faye Moseley, Director of Human Resources and Risk Management

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

**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 5:04 P.M. by Mayor/Agency Chairman/Authority Chairman Robles to Closed Session.

## **RECONVENE TO OPEN SESSION**

The meeting was reconvened at 6:37 P.M. by Mayor/Agency Chairman/Authority Chairman Robles with all members noted present previously.

## **REPORT ON CLOSED SESSION ACTIONS**

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

### **Item No. 1. 2018-673 CONFERENCE WITH LABOR NEGOTIATOR (CITY COUNCIL)**

Recommendation: A closed session will be held, pursuant to Government Code Section 54957.6, with Kenneth C. Farfsing, City Manager, Faye Moseley, Director of Human Resources and Colin Tanner, City Attorney, its negotiators(s), regarding labor negotiations with AFSCME 809 and 1017.

ACTION: No reportable action was taken during the first Closed Session Report.

At 10:42 P.M., City/Agency/Authority Attorney Soltani announced that Council unanimously reached a tentative agreement with AFSCME Local 809 and 1017 on deal terms and a formal Memorandum of Understanding will be brought back at a later date for ratification.

### **Item No. 2. 2018-672 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (CITY COUNCIL)**

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.9(d)(1), to confer with legal counsel regarding pending litigation to which the City is a party. The title of such litigation is as follows: City of Carson vs. CSUDH; Case Number BS171386; LA Superior Court.

ACTION: No reportable action was taken.

### **Item No. 3. 2018-657 CONFERENCE WITH REAL PROPERTY NEGOTIATOR (CITY COUNCIL AND SUCCESSOR AGENCY)**

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.8, to enable Successor Agency to consider negotiations with Macerich and Simon and/or Grapevine Development, LLC, with whom the Successor Agency is negotiating, and to give direction to its negotiators Kenneth C.

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Farfsing, Executive Director and John Raymond, Assistant City Manager, and Saied Naaseh, Director of Community Development, regarding that certain real property known as Assessor Parcel Nos. 7336-010-903 and 7336-010-904. The Successor Agency's real property negotiator will seek direction from the Agency member regarding the price, payment terms for purchase, sale or lease.

ACTION: No reportable action was taken.

**Item No. 4. 2018-658 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 Charge Bliss, and to give direction to its negotiators, Kenneth C. Farfsing, City Manager, John Raymond, Assistant City Manager and Saied Naaseh, Director of Community Development, regarding that certain real property known as 801 E. Carson Street for construction of solar collectors and battery storage under a lease agreement. 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. 5. 2018-664 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, and to give direction to its negotiators, Kenneth C. Farfsing, City Manager, David Roberts, Assistant City Manager and John Raymond, Assistant City Manager, regarding that certain real property known as 18620 S. Broadway Street. The City's real property negotiator will seek direction from the City Council regarding price and terms of payment for the property.

ACTION: No reportable action was taken.

**FLAG SALUTE:**

**Item No. 6. 2018-655 KIM CORTADO, PARKS AND RECREATION COMMISSIONER**

**INVOCATION:**

**Item No. 7. 2018-055 RABBI DAVID CANTOR, TEMPLE BETH SHALOM INTRODUCTIONS**

**Item No. 8. 2018-641      REPORT FROM CAPTAIN SKEEN OF CARSON SHERIFF'S STATION**

Item No. 8 was heard after Item No. 10.

Assembly Member Mike Gipson, Mayor Robles and City Council presented County Sheriff deputies Melvin Castro and Omar Sanchez for life saving measures taken to save baby Faith Gates. Captain Skeen thanked the City Council for honoring the deputies.

(Mayor/Agency Chairman/Authority Chairman Robles exited the meeting.)

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton offered words of gratitude to Captain Skeen and Deputies.

(Mayor/Agency Chairman/Authority Chairman Robles reentered the meeting.)

**Item No. 9. 2018-651      DR. RICHARD VLADOVIC TO INTRODUCE NEW LOCAL DISTRICT SOUTH SUPERINTENDENT MICHAEL ROMERO**

Item No. 9 was heard during Oral Communications.

**Item No. 10. 2018-652      PRESENTATION OF A PROCLAMATION TO THE CARSON LITERACY PARTNERSHIP**

Item No. 10 was heard after Item No. 12.

Mayor Robles and City Council presented a proclamation to the Carson Literacy Program. Representatives from Toastmasters, Carson Lions Club and Carson Library offered words of appreciation.

**Item No. 11. 2018-683      PRESENTATION OF A PROCLAMATION RECOGNIZING SICKLE CELL AWARENESS MONTH**

Item No. 11 was heard after Invocation.

City Council presented a proclamation to Sabah Morris acknowledging September as Sickle Cell Awareness Month.

**Item No. 12. 2018-653      PRESENTATIONS BY THE CITY COUNCIL AND ASSEMBLYMEMBER GIPSON TO L.A. COUNTY SHERIFF'S DEPUTIES MELVIN CASTRO AND OMAR SANCHEZ FOR THE LIFE SAVING MEASURES THEY TOOK TO SAVE BABY FAITH GATES**

Item No. 12 was heard during Item No. 8.

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

Carmen Vargas, Senior Vice President, Ramirez & Company – Item No. 28

Requested opportunity for Ramirez & Company to work with the City of Carson for bonds, investing and underwriting matters.

Mila Boyer, Carson Resident - Item No. 27

Thanked Public Works Director and Sheriff's Department for removing debris and loitering from the freeway off ramp. She also expressed the pros & cons of the altering use of cannabis.

(Council Member/Agency Member/Authority Board Member Davis-Holmes exited and reentered the meeting.)

Bob Adams, AFSCME District #36 Representative - Item No.19

Expressed concern regarding the contract being a short term limited situation and the provisions will be discontinued as staffing levels increase. Mayor Robles asked if AFSCME is okay with the contract as long as Human Resources continue to work on filling positions, and meet and confers. Bob Adams agreed.

Ana Meni, AFSCME President Local #809 - Item No.19

Expressed concerns regarding reduction in the work force, Public Works mismanagement, and scheduling issues.

Miriam Vazquez, Carson Resident - Item No. 27

Spoke in opposition. Mayor Robles stated there are no marijuana dispensaries in the City.

(Mayor/Agency Chairman/Authority Chairman Robles exited and reentered the meeting.)

Diane Thomas, Carson Resident - Item No. 27

Spoke in opposition; noted petitions containing over 6,000 signatures were filed with City Clerk, and she thanked the petition signers.

Robert Lesley, Carson Resident - Item No. 27

Expressed concerns with the current cannabis ordinance, his opposition of the impartial analysis written by the City Attorney and he encouraged residents to vote 'No' on the proposed City charter.

Dr. Rita Boggs, Carson Resident

Commented on concerns with actions made by the Water Replenishment District.

Lula Davis-Holmes, Carson Resident - Item No. 27

Commented on issues with cannabis use, and the City's tolerance. She thanked the petition signers.

Vera DeWitt, Water Board District #5 Member

Announced her Water Board appointment and commented about her compensation.

Jean Clarie, Carson Resident

Expressed concern on the waste company change and the 50% rate increase for condominiums.

Kim Cortado, Parks & Recreation Commissioner

Announced upcoming events.

Dr. Vladovic, representing Los Angeles Unified School District (LAUSD)

Commented on current LAUSD strategies and undertakings. He introduced Austin Brutner, LAUSD Superintendent. Mr. Brutner commented about his agenda and goals. He introduced Michael Romero, new local district Superintendent. Mr. Romero commented on being impressed with Carson school principals in the City, 90% graduation rates and mentioned three new principals Jinero Torres at Carnegie Middle School, Kerry Porter at Bonita Elementary, and Ingrid Bryant at Annalee Elementary.

Mayor/Agency Chairman/Authority Chairman Robles welcomed Mr. Romero to the Carson Area.

Council Member/Agency Member/Authority Board Member Santarina noted the prior Superintendent was instrumental in organizing the Annual Armed Forces event and representatives from West Pointe will be at Stephen White Middle School on January 19, 2018.

Council Member/Agency Member/Authority Board Member Davis-Holmes welcomed the new superintendents and thanked Dr. Vladovic for his service.

Dr. Vladovic thanked City Council for their Armed Forces Event.

Council Member/Agency Member/Authority Board Member Hicks welcomed the superintendents, acknowledged efforts made by him and former superintendent at Stephen White Middle School. He encouraged LAUSD representatives to visit Carson schools to assess the upkeep concerns.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton commented on lack of funding. He requested efforts be made to update all Carson schools and voiced concern on residents sending kids to other districts.

(Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton exited the meeting.)

#### **APPROVAL OF MINUTES:**

**Item No. 13. 2018-675      APPROVAL OF THE JANUARY 9, 2018 CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY ADJOURNED REGULAR MEETING MINUTES AND JULY 3, 2018 CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY REGULAR MEETING MINUTES**

Recommendation:      Approve the minutes as listed.

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

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

**CONSENT: (Items 14-23)**

It was moved to approve the Consent items on motion of Robles and seconded by Santarina.

Mayor/Agency Chairman/Authority Chairman Robles requested to pull Item No. 19 for discussion.

(Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton reentered the meeting.)

Council Member/Agency Member/Authority Board Member Davis-Holmes requested to pull Item No. 17 for discussion.

Mayor/Agency Chairman/Authority Chairman Robles noted a Yes vote by Mayor Pro Tem Hilton for approval of the minutes with no objections heard.

The motion to approve Consent Items 14-23, except Item Nos. 17 and 19, was unanimously carried by the following vote:

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

**Item No. 14. 2018-680      Resolution No. 18-129, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$2,995,704.99, DEMAND CHECK NUMBERS 141492 THROUGH 141801**

**ACTION:** Item No. 14 was approved on Consent.

**Item No. 15. 2018-681      Resolution No. 18-15-CSA, A RESOLUTION OF THE CARSON SUCCESSOR AGENCY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$6,902.50, DEMAND CHECK NUMBERS SA-001771 THROUGH SA-001772**

**ACTION:**                      Item No. 15 was approved on Consent.

**Item No. 16. 2018-682      Resolution No. 18-17-CHA, A RESOLUTION OF THE CARSON HOUSING AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$26,045.66, DEMAND CHECK NUMBERS HA-001742 through HA-001745**

**ACTION:**                      Item No. 16 was approved on Consent.

**Item No. 17. 2018-645      CONSIDERATION OF RESOLUTION NO. 18-118 AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111, BY ADOPTING A NEW SALARY RANGE FOR SENIOR BUYER (CITY COUNCIL)**

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

Council Member/Agency Member/Authority Board Member Davis-Holmes inquired about the salary range and if a compensation study had been done. Director Downs stated no compensation study was done for this position and the item is a carryover from actions taken by former staff.

Council Member/Agency Member/Authority Board Member Davis-Holmes inquired about further details related to this item. It was continued until Director Moseley entered the meeting.

Item No. 17 was heard again after Item No. 25.

Director Moseley noted the resolution is to lower the step for the Senior Buyer role as a result of the decision made four years ago, therefore, updating the resolution to reflect actual commensurate salary for Senior Buyer.

**Recommendation:**      1. WAIVE further reading and APPROVE Resolution No. 18-118, amending the Classification Plan, Resolution No. 77-111, adopting a new salary range for Senior Buyer.

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

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



Noes: None  
Abstain: None  
Absent: None

**Item No. 18. 2018-586 FISCAL YEAR 2017-18 YEAR-END BUDGET AMENDMENTS AND CONTINUING APPROPRIATIONS (CITY COUNCIL AND HOUSING AUTHORITY)**

Recommendation: Waive further reading and adopt:

1. Resolution No. 18-124, A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2017-18 BUDGET TO CONTINUE UNSPENT APPROPRIATIONS TO FISCAL YEAR 2018-19;
2. Resolution No. 18-125, A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2018-19 BUDGET TO CONTINUE UNSPENT APPROPRIATIONS FROM FISCAL YEAR 2017-18;
3. Resolution No. 18-15-CHA, A RESOLUTION OF THE BOARD OF THE CARSON HOUSING AUTHORITY AMENDING THE FISCAL YEAR 2017-18 BUDGET TO CONTINUE UNSPENT APPROPRIATIONS TO FISCAL YEAR 2018-19;
4. Resolution No. 18-16-CHA, A RESOLUTION OF THE BOARD OF THE CARSON HOUSING AUTHORITY AMENDING THE FISCAL YEAR 2018-19 BUDGET TO CONTINUE UNSPENT APPROPRIATIONS FROM FISCAL YEAR 2017-18; and
5. Resolution No. 18-126, A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2017-18 BUDGET FOR FISCAL YEAR-END COMPLIANCE.

ACTION: Item No. 18 was approved on Consent.

**Item No. 19. 2018-685 CONSIDER A CONTRACT AMENDMENT FOR SWAYZER CORPORATION TO PROVIDE LANDSCAPE MAINTENANCE SERVICES AT CITY FACILITIES (CITY COUNCIL)**

Item No. 19 was heard after Item No. 17.

Mayor/Agency Chairman/Authority Chairman Robles reiterated this item is no reflection on the performance of employees, just merely a temporary solution to address staffing levels. He directed staff to move expeditiously in filling the positions.

Recommendation: TAKE the following actions:

1. APPROVE a contract amendment for Swayzer Corporation to provide grounds and landscape maintenance services at City facilities in an increased amount not to exceed \$211,032.00 (new total contract sum \$1,008,432) for the period commencing September 1, 2018 and ending February 28, 2019 with an option to extend for an additional four months (at \$35,172.00 per month)

at City's election upon City Manager's approval in writing. ("Swayzer Amendment"); AND

2. APPROVE Resolution No. 18-111 "A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2018/19 BUDGET IN THE GENERAL FUND"; AND

3. AUTHORIZE the Mayor to execute the Swayzer Amendment, following approval as to form by the City Attorney, and AUTHORIZE the City Manager to have the ability to, subject to City Attorney approval as to form, exercise the option to extend for an additional four months at \$35,172.00 per month.

**ACTION:** It was moved to approve staff recommendations and direct staff to expeditiously fill the positions 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 Hilton, Council Member/Agency Member/Authority Board Member Santarina, Council Member/Agency Member/Authority Board Member Davis-Holmes and Council Member/Agency Member/Authority Board Member Hicks

**Noes:** None

**Abstain:** None

**Absent:** None

**Item No. 20. 2018-642**      **CONSIDERATION OF RESOLUTION NO. 18-122, GRANTING CONSENT AND JURISDICTION TO THE COUNTY OF LOS ANGELES IN THE MATTER OF COUNTY LIGHTING MAINTENANCE DISTRICT 1697 AND COUNTY LIGHTING DISTRICT LLA-1, CARSON ZONE, CITY OF CARSON PROJECT L091-2017; AND RESOLUTION NO. 18-123, APPROVING AND ACCEPTING THE NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUES RESULTING FROM ANNEXATION OF L 091-2017 TO COUNTY LIGHTING MAINTENANCE DISTRICT 1697 (CITY COUNCIL)**

**Recommendation:** TAKE the following actions:

1. WAIVE further reading and ADOPT Resolution No. 18-122, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, GRANTING CONSENT AND JURISDICTION TO THE COUNTY OF LOS ANGELES IN THE MATTER OF COUNTY LIGHTING MAINTENANCE DISTRICT 1697 AND COUNTY LIGHTING DISTRICT LLA-1, CARSON ZONE, CITY OF CARSON PROJECT L 091-2017."

2. WAIVE further reading and ADOPT Resolution No. 18-123, "A JOINT RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES; THE BOARD OF TRUSTEES OF THE GREATER LOS ANGELES COUNTY VECTOR CONTROL DISTRICT; THE BOARD OF DIRECTORS OF THE

COUNTY SANITATION DISTRICT NO. 8 OF LOS ANGELES COUNTY (COUNTY SANITATION DISTRICT NO. 8); THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA; AND THE BOARD OF DIRECTORS OF THE WATER REPLENISHMENT DISTRICT OF SOUTHERN CALIFORNIA APPROVING AND ACCEPTING THE NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUES RESULTING FROM ANNEXATION OF L 091-2017 TO COUNTY LIGHTING MAINTENANCE DISTRICT 1697."

ACTION: Item No. 20 was approved on Consent.

**Item No. 21. 2018-665**      **CONSIDER RESOLUTION 18-114 APPROVING AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 18-1805U TO ALLOW FILING AND PROCESSING OF PLANS AND PERMITS NECESSARY TO OPERATE AS A LOGISTICS FACILITY, INCLUDING A 158,450 SQUARE-FOOT BUILDING WITH 30 DOCK DOORS AND 200 TRUCK PARKING SPACES AND/OR CARGO CONTAINER PARKING/STORAGE SPACES ON A 16.6 ACRE SITE LOCATED AT 20881 S. MAIN STREET (CITY COUNCIL)**

Recommendation: 1. WAIVE FURTHER READING AND ADOPT RESOLUTION NO. 18-114, "APPROVING AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 18-1805U AND TO ALLOW FILING AND PROCESSING OF PLANS AND PERMITS NECESSARY TO OPERATE AS A LOGISTICS FACILITY INCLUDING A 158,450 SQUARE-FOOT BUILDING WITH 30 DOCK DOORS AND 200 TRUCK PARKING SPACES AND/OR CARGO CONTAINER PARKING/STORAGE SPACES ON A 16.6 ACRE SITE LOCATED AT 20881 S. MAIN STREET (CITY COUNCIL)"

ACTION: Item No. 21 was approved on Consent.

**Item No. 22. 2018-669**      **CONSIDER APPROVAL OF AN AGREEMENT WITH WILLDAN ENGINEERING, INC. FOR DOCUMENT SCANNING AND ARCHIVING SERVICES (CITY COUNCIL)**

Recommendation: TAKE the following actions:  
1. APPROVE the one-year agreement with Willdan Engineering, Inc. for document scanning and archiving services in the amount of \$635,000.  
2. WAIVE further reading and ADOPT Resolution No. 18-127 to transfer \$580,000 of General Fund money to the restricted building plan retention fund, and appropriate a total of \$635,000.3. AUTHORIZE the Mayor to execute the agreement, following approval as to form by the City Attorney.

ACTION: Item No. 22 was approved on Consent.

**Item No. 23. 2018-537      CONSIDER AWARD OF CONSULTANT SERVICE AGREEMENT TO BOA ARCHITECTURE GOVERNMENT SERVICES TO PROVIDE PROFESSIONAL ARCHITECTURAL SERVICES FOR THE COMMERCIAL IMPROVEMENT PROGRAM (CITY COUNCIL)**

Recommendation: TAKE the following actions:  
1. Award a three-year contract to BOA Architecture Government Services for the period of September 1, 2018, through June 30, 2021, for a total contract amount not to exceed \$150,000 from the Community Development Block Grant fund, with an option to extend the contract for an additional two years at the City's discretion.  
2. AUTHORIZE the Mayor to execute a Consultant Service Agreement for the Contract Services upon approval as to form the by the City Attorney.

ACTION: Item No. 23 was approved on Consent.

**SPECIAL ORDERS OF THE DAY: (Items 24-25)**

**Item No. 24. 2018-649      CONTINUED PUBLIC HEARING EVALUATING THE FEASIBILITY OF ENTERING INTO AN ENERGY SERVICE CONTRACT WITH CARSON SOLAR 10, LLC (CITY COUNCIL)**

Item No. 24 was heard after Item No. 19.

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

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana reported that Notice of Continued Public Hearing and postings have been given pursuant to applicable law. Other mailings, as requested, were provided to individuals and organizations. The affidavits attesting to mailing such notice is on file in the City Clerk's Office and four written communications were received.

City Manager Farfsing provided a brief staff report.

Civil Engineering Assistant Reata Kulcsar provided a staff report detailing the specifics of the project. She noted Charge Bliss wrote a letter withdrawing their offer of this project. In addition, several energy sustainability efforts are taking place throughout the city.

City Manager Farfsing commended Civil Engineering Assistant Kulcsar for her efforts and added comments on why he believed this project would have been beneficial had Charge Bliss agreed to scale down its plans.

There being no individuals wishing to speak, Mayor/Agency Chairman/Authority Chairman Robles concluded the public testimony portion of the public hearing.

Mayor/Agency Chairman/Authority Chairman Robles offered comments related to efforts made by Council Member/Agency Member/Authority Board Member Davis-Holmes and Council Member/Agency Member/Authority Board Member Hicks and City staff.

Council Member/Agency Member/Authority Board Member Davis-Holmes thanked Civil Engineering Assistant Kulcsar and City staff of their efforts with this project.

Council Member/Agency Member/Authority Board Member Hicks thanked staff for their efforts and briefed the residents on another opportunity that he was emailed recently regarding \$5,000,000 being available through grant funds.

Council Member/Agency Member/Authority Board Member Santarina inquired if a report could be drafted to outline the status and activities related to this project. Civil Engineering Assistant Kulcsar referenced page two of the staff report that identified staff concerns related to this project.

Recommendation:

1. CANCEL the Public Hearing
2. RECEIVE and FILE staff report.

ACTION: Mayor/Agency Chairman/Authority Chairman Robles received and filed the staff report with no objections heard.

**Item No. 25. 2018-666 PUBLIC HEARING ON THE ADOPTION OF AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING DEVELOPMENT AGREEMENT NO. 14-17 BETWEEN THE CITY OF CARSON AND OUTFRONT MEDIA, LLC, TO INSTALL ONE 75-FOOT-HIGH OUTDOOR ADVERTISING SIGN ("DIGITAL BILLBOARD") WITHIN THE I-405 FREEWAY CORRIDOR, ZONED CA, AT 22022 RECREATION ROAD (CITY COUNCIL)**

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana reported that Notice of Public Hearing and postings have been given pursuant to applicable law. Other mailings, as requested, were provided to individuals and organizations. The affidavits attesting to mailing such notice is on file in the City Clerk's Office.

(Mayor/Agency Chairman/Authority Chairman Robles exited the meeting.)

Director Naaseh provided a staff report detailing the financial terms and specifications of the billboard.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton noted no individuals wishing to speak.

Council Member/Agency Member/Authority Board Member Hicks inquired about the location of the static billboard. Director Naaseh referenced a lighting study and noted the new sign will not have any impacts. In addition, staff would contact the sign company to reduce the illumination during late hours. The applicant confirmed the billboard illumination concern will be addressed.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton echoed comments made by Council Member/Agency Member/Authority Board Member Hicks.

(Mayor/Agency Chairman/Authority Chairman Robles reentered the meeting.)

Recommendation:

1. OPEN the public hearing, TAKE public testimony, and CLOSE the public hearing.
2. Waive further reading and INTRODUCE Ordinance No. 18-1813, entitled, "AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING DEVELOPMENT AGREEMENT NO. 14-17 BETWEEN THE CITY OF CARSON AND OUTFRONT MEDIA, LLC, TO INSTALL ONE 75-FOOT-HIGH OUTDOOR ADVERTISING SIGN ("DIGITAL BILLBOARD") WITHIN THE I-405 FREEWAY CORRIDOR, ZONED CA, AT 22022 RECREATION ROAD (APN: 7328-001-021)

ACTION: It was moved to approve staff recommendations 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 Hilton, Council Member/Agency Member/Authority Board Member Santarina, Council Member/Agency Member/Authority Board Member Davis-Holmes and Council Member/Agency Member/Authority Board Member Hicks

Noes: None

Abstain: None

Absent: None

**DISCUSSION: (Items 26-30)**

**Item No. 26. 2018-668 PROPOSED SETTLEMENT OF GOLDEN STATE WATER COMPANY'S WATER RATE INCREASE (CITY COUNCIL)**

Item No. 26 was heard after Item No. 17.

City Manager Farfsing provided a brief staff report detailing the specifics of the settlement agreement. He noted the residential and commercial amortization schedule of rate increases.

(Council Member/Agency Member/Authority Board Member Hicks exited and reentered the meeting.)

Council Member/Agency Member/Authority Board Member Davis-Holmes inquired about other areas that are affected by the settlement agreement.

Kate Nutting, representing Golden State Water Company

Noted all Golden State Water Company customers will receive the reduced rates.

Mayor/Agency Chairman/Authority Chairman Robles noted it was the first time the City has ever written a petition to the Public Utilities Commission (PUC) regarding utility rates. He noted Carson was the only City who was present at the PUC hearing. He commended the City Manager and City Attorney's Office for a job well done.

Recommendation: RECEIVE and FILE.

ACTION: Mayor/Agency Chairman/Authority Chairman Robles received and filed the item with no objections heard.

**Item No. 27. 2018-662      CONSIDER APPROVAL OF RESOLUTIONS TO ISSUE COMMERCIAL CANNABIS OPERATION PERMIT NO. 02-18 (17505 S. MAIN STREET) AND COMMERCIAL CANNABIS OPERATION PERMIT NO. 04-18 (2403 E. 223RD STREET) BASED ON THE CANNABIS PERMIT COMMITTEE'S RECOMMENDATIONS AND MERIT LIST CRITERIA; SETTING THE INTEREST RATE ON UNPAID CANNABIS TAXES; AND, SETTING THE TAX RATE ON CANNABIS RELATED BUSINESS ACTIVITIES.**

City Manager Farfsing provided a brief staff report and deferred to Ethan Edwards, City Planner, to provide a presentation.

City Planner Edwards provided a presentation on the specifics surrounding the selection process and actions taken by the Cannabis Committee. He stated staff recommends adoption of Resolution Nos. 18-128 and 18-130.

Mayor/Agency Chairman/Authority Chairman Robles commended staff and the City Attorney's Office for their efforts with this project.

Council Member/Agency Member/Authority Board Member Davis-Holmes inquired about where the applicants live and if there are cannabis sales in their City. One applicant stated he lives in Encino and the other two applicants stated they live in Los Angeles. The applicants stated cannabis sales are permitted in both cities.

Council Member/Agency Member/Authority Board Member Davis-Holmes inquired about potential revenue related to the permits. Director Naaseh explained the financial structure.

City/Agency/Authority Attorney Soltani referred to the tax language of ballot Measure KK in the resolution and noted the audit issues will be addressed in the development agreement.

Council Member/Agency Member/Authority Board Member Davis-Holmes inquired about the definition of testing and/or wholesale. Director Naaseh noted selling to wholesale businesses is allowed; retail is prohibited.

Council Member/Agency Member/Authority Board Member Hicks inquired about the specifics on how the sales are to take place. Two applicants stated they only sell to licensed wholesale distributors. No dispensaries and/or retail.

Discussion ensued about the financial structure related to taxes received by the City.

The applicants explained the distribution process.

Recommendation: CONCERNING PERMITS, TAKE ONE of the following actions:

1. If the City Council determines based on Merit List criteria to approve the Cannabis Permit Committee's recommendation for issuance of two Permits:

- a.ADOPT Resolution No. 18-128, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING COMMERCIAL CANNABIS OPERATION PERMIT (CANNABIS CENTER) NO. 02-18 (17505 S. MAIN STREET) AND COMMERCIAL CANNABIS OPERATION PERMIT (CANNABIS CENTER) NO. 04-18 (2403 E. 223RD STREET) BASED ON THE CANNABIS PERMIT COMMITTEE'S RECOMMENDATIONS AND MERIT LIST CRITERIA.

- 2.If the City Council determines based on Merit List criteria to disapprove the Cannabis Permit Committee's recommendation for issuance of two Permits, then either:

- a.APPROVE Commercial Cannabis Operation Permit(s) based on specified criteria (Merit List) and ADOPT a resolution memorializing such decision; or

- b.DO NOT APPROVE any Commercial Cannabis Operation Permits

CONCERNING TAXES, CONSIDER whether to:



3. ADOPT Resolution No. 18-130, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, SETTING THE INTEREST RATE ON UNPAID CANNABIS TAXES PURSUANT TO SECTION 61340(A) OF CHAPTER 13 OF ARTICLE VI OF THE CARSON MUNICIPAL CODE, AND SETTING THE TAX RATE ON CANNABIS RELATED BUSINESS ACTIVITIES PURSUANT TO SECTIONS 61320(A-B) OF CHAPTER 13 OF ARTICLE VI OF THE CARSON MUNICIPAL CODE

ACTION: It was moved to 1) Waive further reading and adopt Resolution No. 18-128, as read by title only, and 2) Waive further reading and adopt Resolution No. 18-130, as ready title only, on motion of Robles and seconded by Santarina.

During discussion of the motion, Council Member/Agency Member/Authority Board Member Davis-Holmes inquired about the distribution license process. Director Naaseh noted the distribution company could be in Carson or another city.

The motion was carried by the following vote:

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

**Item No. 28. 2018-646 CONSIDER POTENTIAL DEBT FINANCING OPTIONS (CITY COUNCIL AND SUCCESSOR AGENCY)**

Director Downs provided a brief staff report and a Powerpoint presentation of the debt financing options.

(Mayor/Agency Chairman/Authority Chairman Robles exited and reentered the meeting.)

Recommendation: PROVIDE direction to staff for potential debt financing.

ACTION: Director Downs referred to page 4 and 5 of the staff report, Questions for the City Council, and asked the City Council the following questions:

1. Does the City Council wish to move forward with issuing debt pledged with the City's Measure R and Measure M revenue?

Consensus to move forward with Measure R and Measure M bonds.

2. If the direction is to move forward with Measure R and Measure M bonds:

- a. Would the City Council prefer to utilize CSCDA to issue debt? Or issue debt directly?

Consensus to use the Public Financing Authority.

- b. If debt is issued directly, does the City Council agree that staff should solicit competitive proposals for the financing team?

Consensus for staff to contact previous entities for their proposals. Discussion ensued about the timelines associated with the RFP process or an informal bid.

- c. Would the City Council prefer to pledge 25 years or 30 years of annual revenue?

Director Downs noted she would hold until proposals received.

3. Does the City Council wish to move forward with refunding Assessment District 2001-1 debt, potentially structured to generate \$2 to \$3 million for a street project that benefits the district?

Consensus to move forward.

4. Does the Successor Agency Board wish to move forward with refunding Successor Agency 2007 bonds to generate an additional \$7,600 of annual revenue for the City over the next 18 years?

Consensus to move forward.

(Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton exited the meeting.)

**Item No. 29. 2018-674      CONSIDER NOVEMBER MEETING SCHEDULE DUE TO THE CONDUCT OF THE COUNTY CONSOLIDATED MUNICIPAL ELECTION TUESDAY, NOVEMBER 6, 2018 FOR THE CITY COUNCIL, SUCCESSOR AGENCY AND HOUSING AUTHORITY**

(Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton reentered the meeting.)

City Clerk/Agency Secretary/Authority Secretary Guase-Aldana provided a brief staff report.

Recommendation:    1. CONSIDER the meeting schedule for the month of November and PROVIDE direction.

ACTION:    It was moved to schedule the first meeting in November to Wednesday, November 7, 2018 on motion of Robles, seconded by Hilton and unanimously carried by the following vote:

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

**Item No. 30. 2018-545      CONSIDER APPOINTMENTS TO THE CITY'S COMMISSIONS, COMMITTEES, AND BOARDS BY MAYOR AND CITY COUNCIL (CITY COUNCIL)**

Recommendation: TAKE the following actions:  
1.CONSIDER and APPOINT, REAPPOINT or REMOVE members to the Commissions, Committees and Boards;  
2.DIRECT the City Clerk to notify all affected appointments, reappointments or removed members of this action; and  
3.IF APPLICABLE, DIRECT the City Clerk to post and publish in accordance with the Maddy Act.  
Or:  
1. TAKE another action the City Council deems appropriate.

ACTION: Mayor/Agency Chairman/Authority Chairman Robles took the following actions:

Beautification Commission

Appointed Jenny Vazquez as regular member

Human Relations Commission

Appointed Sandy Hamilton as Alternate 1

Appointed Miriam Vazquez as Alternate 3

Human Relations Commission Youth Member

Announced vacancy and encouraged residents ages 16-21 to apply

Public Safety Commission

Appointed Darcy Adkins as Alternate 2

It was moved to ratify the Mayor's appointments on motion of Robles, seconded by Hilton and carried by the following vote:

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

Abstain: Council Member/Agency Member/Authority Board Member Davis-Holmes  
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)**

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana

- Offered prayers and condolences to the families who lost their loved ones and requested that this evening's meeting be adjourned in memory of the following individuals:

Effie Clarke  
Bobbie Ward  
Melinda Munn  
Nathaniel K. Buggs

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton

- Requested to add Pastor Andrew Stoecklein to the Memorial Adjournment list.

Council Member/Agency Member/Authority Board Member Davis-Holmes

- Announced the Jazz Festival on October 6, 2018 - headliner Jonathan Butler.
- Announced the Women's Health Conference on October 19, 2018.

Council Member/Agency Member/Authority Board Member Hicks

- Announced the 2<sup>nd</sup> Annual Electric Vehicle event on Saturday, September 8, 2018 and the event sponsors.
- Announced reception for Dr. Thomas Parham, CSUDH President, hosted by the City on Thursday, September 27, 2018.
- Requested an update on the two stops signs requested on Hillford and Nestor at Abbottson.

Council Member/Agency Member/Authority Board Member Santarina

- Announced the events celebrating Filipino Heritage month in October.
- Commended staff on their progress and hard work.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton

- Requested Public Works remove large debris at the Bella Apartments at 402 E. Sepulveda Boulevard.
- Announced the facade on University and Avalon has been fixed.
- Announced September is Mental Health Awareness month.
- Requested update on Bird Scooters on Central and University.

- Announced 90's Tribute at StubHub, Friday, September 7, 2018.
- Announced Men's Health Forum.

Council Member/Agency Member/Authority Board Member Santarina

- Expressed gratitude to Teri Waters and offered a public invitation to Oktoberfest at Alpine Village.

Council Member/Agency Member/Authority Board Member Hicks

- Offered assistance with Sickle Cell Awareness.

Mayor/Agency Chairman/Authority Chairman Robles

- Requested the return of the real estate sign ordinance to allow posting of notices for open houses.
- Requested City Council and members of the public exercise civility and decorum during the election season.
- Apologized to Dianne Thomas for their back and forth exchange during public comment.

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

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

**RECESS TO CLOSED SESSION**

The meeting was recessed at 10:34 P.M. by Mayor/Agency Chairman/Authority Chairman Robles to Closed Session.

**RECONVENE TO OPEN SESSION**

The meeting was reconvened at 10:42 P.M. by Mayor/Agency Chairman/Authority Chairman Robles with all members previously noted present.

**REPORT OF ACTIONS ON UNFINISHED OR CONTINUED CLOSED SESSION ITEMS**

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

Council Item No. 1

Council unanimously reached a tentative agreement with AFSCME Local 809 and 1017 on deal terms and a formal Memorandum of Understanding will be brought back at a later date for ratification.

## ADJOURNMENT

The meeting was adjourned at 10:45 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 Gause-Aldana

APPROVED BY CARSON CITY COUNCIL/SUCCESSOR AGENCY/ HOUSING AUTHORITY	
<u>11-20-2018</u>	
Approved as Submitted.	AR/CH 5/0