



## **CITY OF CARSON**

### **MINUTES CARSON CITY COUNCIL/ SUCCESSOR AGENCY/HOUSING AUTHORITY/ REGULAR MEETING NOVEMBER 4, 2020 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:**

City Clerk/Agency Secretary/Authority Secretary Donesia Gause-Aldana noted the roll:

#### **Council Members/Agency Members/Authority Board Members Present via Zoom Teleconference:**

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

#### **Also Present via Zoom Teleconference Telephone:**

Monica Cooper, City/Agency/Authority Treasurer; Sharon Landers, City Manager; Sunny Soltani, City/Agency/Authority Attorney; David Roberts, Assistant City Manager; John Raymond, Assistant City Manager; Saied Naaseh, Director of Community Development; Faye Moseley, Director of Human Resources and Risk Management; Tarik Rahmani, Director of Finance; Robert Lennox, Director of Community Services; and Jim Ross, Interim Director of Public Works

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

#### **FLAG SALUTE:**

Council Member/Agency Member/Authority Board Member Davis-Holmes led the Pledge of Allegiance.

#### **INVOCATION:**

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

## **INTRODUCTIONS**

### **Item No. 1. 2020-718 REPORT FROM LIEUTENANT TREJO OF CARSON SHERIFF'S STATION**

Lieutenant Trejo gave a report on the following:

- Recent shootings and noted additional Deputy to the gang unit
- Record low crime statistics
- Traffic safety
- Assist with enforcement of bike lanes when implemented

Council Member/Agency Member/Authority Board Member Hilton inquired about gang activity at the ARCO station.

Council Member/Agency Member/Authority Board Member Davis-Holmes inquired about reckless driving occurring in the city.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Dear inquired about the status of Captain Skeen.

Lieutenant Trejo responded to the Council Members inquiries.

## **PRESENTATIONS**

### **Item No. 2. 2020-744 PROCLAMATION RECOGNIZING NOVEMBER AS NATIONAL DIABETES AWARENESS MONTH**

Mayor and City Council proclaimed November as National Diabetes Awareness Month.

### **Item No. 3. 2020-761 PROCLAMATION RECOGNIZING NOVEMBER AS PREMATURETY AWARENESS MONTH**

Mayor and City Council proclaimed November as Prematurity Awareness Month.

### **Item No. 4. 2020-762 PROCLAMATION RECOGNIZING NOVEMBER AS INDIGENOUS PEOPLE MONTH**

Mayor and City Council proclaimed November as Indigenous People Month.

## **ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC) (LIMITED TO ONE HOUR)**

Mayor/Agency Chairman/Authority Chairman Robles congratulated all the candidates who ran for office of City Council and Mayor and congratulated the winners. He stated that serving as Mayor was one of the greatest opportunities of his life.

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

Lily Aung - Website Public Comment Received October 23, 2020 – Non-Agendized

Noted she is a student at the Academy of Medical Arts at Carson High School who is a member of Carson Youth Student Health Advocate (C-SHA) and HOSA. She thanked the City Council for the Proclamation on Red Ribbon week and believes it is an important topic that should be discussed and known throughout the community.

Rodney Warner – Email Received October 31, 2020 – Non-Agendized

Thanked the Mayor, City Council and staff for hosting the Imperial Avalon Mobile Estates Workshop and appreciates the facts from the City's perspective as expressed by Sunny Soltani (City Attorney). Residents need actions such as the "development assessment" investigation. If there is another workshop, please present additional facts and plans of action that can be discussed. He suggested that the City request the homeowners submit their questions, requests, recommendations, and ideas before the next meeting to assist with preparation.

Alena - Phone Call Received November 4, 2020– Non-Agendized

Noted her parents live in Imperial Avalon and lies are being told to the residents. The City Attorney needs to continue finding information and have the rules to apply the two years and not the one and a half years that was given in regards to the park.

Luz Padua – Email Received November 4, 2020– Non-Agendized

Thanked Mayor Robles for his dedication and leadership to Carson and wished him the best; Congratulated Mr. Hilton on his decisive win and hopes he continues to represent Carson with true transparency; Congratulated Mayor-Elect Davis-Holmes on winning 1/3 of the vote and asked that she be a woman of her word and be a transparent and fair leader.

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana noted that based on the COVID rules the anonymous comment received will be made part of the record and not read into the record.

She thanked the candidates who did a stellar job during the election and provided updated election information. Also, she would continually provide updates as received from the Los Angeles County Registrar-Recorder's Office and be will be available on the City website.

**APPROVAL OF MINUTES: (None)**

**CONSENT: (Items 5-13)**

It was moved to approve the Consent items on motion of Robles, seconded by Dear.

Council Member/Agency Member/Authority Board Member Davis-Holmes requested to remove Item No. 12 for discussion.

The motion to approve Consent Items 5-13, except Item No. 12, was unanimously carried by the following vote:

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

Noes: None

Abstain: None

Absent: None

**Item No. 5. 2020-763 Resolution No. 20-167, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$1,907,372.49, DEMAND CHECK NUMBERS 155432 THROUGH 155566**

ACTION: Item No. 5 was approved on Consent.

**Item No. 6. 2020-759 Resolution No. 20-10-CSA, A RESOLUTION OF THE CARSON SUCCESSOR AGENCY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$7,500.00, DEMAND CHECK NUMBERS SA-001814 THROUGH SA-001815**

ACTION: Item No. 6 was approved on Consent.

**Item No. 7. 2020-760 Resolution No. 20-12-CHA, A RESOLUTION OF THE CARSON HOUSING AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$76,390.25, DEMAND CHECK NUMBERS HA-001831 through HA-001835**

ACTION: Item No. 7 was approved on Consent.

**Item No. 8. 2020-748 CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CITY OF CARSON, CARSON HOUSING AUTHORITY, CARSON SUCCESSOR AGENCY-MONTH ENDING SEPTEMBER 30, 2020**

Recommendation: RECEIVE and FILE.

ACTION: Item No. 8 was approved on Consent.

**Item No. 9. 2020-731 CONSIDER RESOLUTION NO. 20-160 APPROVING THE CITY OF CARSON'S APPLICATION FOR PROPOSITION 68 STATEWIDE PARK DEVELOPMENT AND COMMUNITY REVITALIZATION PROGRAM GRANT FUNDS (CITY COUNCIL)**

Recommendation: WAIVE further reading and ADOPT Resolution No. 20-160, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF

CARSON, CALIFORNIA, APPROVING THE APPLICATION FOR STATEWIDE PARK DEVELOPMENT AND COMMUNITY REVITALIZATION PROGRAM GRANT FUNDS"

ACTION: Item No. 9 was approved on Consent.

**Item No. 10. 2020-754 CONTINUE EMERGENCY ACTION CONCERNING NEW AIR FILTRATION AND HVAC SYSTEMS AT CITY FACILITIES (CITY COUNCIL)**

Recommendation: REVIEW the emergency action authorized during the August 4, 2020 City Council meeting and determine by four-fifths vote that there is a need to continue the emergency action.

ACTION: Item No. 10 was approved on Consent.

**Item No. 11. 2020-733 CONSIDER THE 2019 CARSON HOUSING ELEMENT ANNUAL PROGRESS REPORT (CITY COUNCIL)**

Recommendation: TAKE the following actions:  
1. Review Carson's Annual Housing Element Progress Report.  
2. RECEIVE and FILE.

ACTION: Item No. 11 was approved on Consent.

**Item No. 12. 2020-746 CONSIDER RESOLUTION NO. 20-166 APPROVING, AUTHORIZING AND DIRECTING EXECUTION OF A JOINT EXERCISE OF POWERS AGREEMENT RELATING TO AND TO BECOME A MEMBER OF THE CSCDA COMMUNITY IMPROVEMENT AUTHORITY, APPROVING THE FORM OF A PUBLIC BENEFIT AGREEMENT AND AUTHORIZING ITS EXECUTION, AND APPROVING THE ISSUANCE OF REVENUE BONDS BY THE AUTHORITY FOR THE PURPOSE OF FINANCING THE ACQUISITION, CONSTRUCTION OR IMPROVEMENT OF PROJECTS AND RELATED TRANSACTION COSTS (CITY COUNCIL)**

Item No. 12 was heard after approval of the Consent calendar.

Assistant City Manager Raymond gave a PowerPoint presentation on Financing of Workforce Housing.

Council Member/Agency Member/Authority Board Member Davis-Holmes noted that she pulled this item for discussion to address questions she has received from the residents in the workforce.

Recommendation: 1. ADOPT Resolution No, 20-166, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA

APPROVING, AUTHORIZING AND DIRECTING EXECUTION OF A JOINT EXERCISE OF POWERS AGREEMENT RELATING TO AND TO BECOME A MEMBER OF THE CSCDA COMMUNITY IMPROVEMENT AUTHORITY, APPROVING THE FORM OF A PUBLIC BENEFIT AGREEMENT AND AUTHORIZING ITS EXECUTION, AND APPROVING THE ISSUANCE OF REVENUE BONDS BY THE AUTHORITY FOR THE PURPOSE OF FINANCING THE ACQUISITION, CONSTRUCTION OR IMPROVEMENT OF PROJECTS AND RELATED TRANSACTION COSTS"; and

2. AUTHORIZE the Mayor to execute the Resolution, the JPA Agreement, and all other related documents in a form approved by the City Attorney.

3. AUTHORIZE the City Manager or designee to enter into public benefits agreements with the Authority, which may result in the City receiving surplus revenue from the future sale of such middle-income rental housing within the City.

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

**Noes:** None

**Abstain:** None

**Absent:** None

**Item No. 13. 2020-757 CONSIDER APPROVAL OF AMENDMENT NO. 2 TO CONTRACT SERVICES AGREEMENT WITH SWAYZER CORPORATION (C-18-036) FOR LANDSCAPE MEDIAN MAINTENANCE SERVICES (CITY COUNCIL)**

**Recommendation:** Take the following actions:

1. APPROVE the proposed amendment to the agreement with Swayzer Corporation landscapes services through December 31st, 2021 and increase the contract amount by \$265,800 for a total amended not-to-exceed amount of \$1,334,404,

2. AUTHORIZE the Mayor to execute the same following approval as to form by the City Attorney; and

3. ADOPT Resolution no. 20-168 authorizing a budget amendment for \$265,800.

**ACTION:** Item No. 13 was approved on Consent.

**SPECIAL ORDERS OF THE DAY: (None)**

**DISCUSSION: (Items 14-15)**

**Item No. 14. 2020-747**

**COVID-19 UPDATE (CITY COUNCIL)**

Item No. 14 was heard after Item No. 12.

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

In addition, she noted the employee mandatory COVID-19 test and thanked staff for doing an incredible job and U. S. Health Fairs for providing testing for employees and residents on site.

Director Lennox gave a PowerPoint presentation on the Task Force updates. In addition, he presented a video on the Halloween Drive Through Event.

Council Member/Agency Member/Authority Board Member Hilton commended staff for the Halloween Drive Through Event.

Council Member/Agency Member/Authority Board Member Davis-Holmes thanked staff for their efforts related to Halloween. In addition, she inquired about exercise programs for seniors and if staff can prepare a plan of action.

Director Lennox responded to her inquiry.

Council Member/Agency Member/Authority Board Member Hicks commended the Parks and Recreation Department. In addition, he noted the capabilities of the staff's talent.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Dear thanked staff as well.

Emergency Services Manager Raymond Cheung gave a PowerPoint presentation on COVID-19 Response Funding Update.

Discussion ensued about the low number of applicants for the Community Development Block Grants (CDBG) Business Grant.

Recommendation: 1. DISCUSS and PROVIDE direction

ACTION: It was moved to increase emergency rental assistance to \$10,000 with flexibility given to staff on how to allocate it on motion of Hilton, 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 Dear, Council Member/Agency Member/Authority Board Member Davis-Holmes, Council Member/Agency Member/Authority Board Member Hilton, and Council Member/Agency Member/Authority Board Member Hicks

Noes: None

Abstain: None

Absent: None

Council Member/Agency Member/Authority Board Member Davis-Holmes recommended staff do targeted mailing to help with informing residents in need.

Mayor/Agency Chairman/Authority Chairman Robles directed staff to come back at the next City Council meeting with ideas to increase amount per business accordingly.

Council Member/Agency Member/Authority Board Member Davis-Holmes offered a tiered \$20,000, \$30,000 and \$50,000 option and augment those who have already been increased.

**ACTION:** It was moved to increase small business grants to \$30,000 with authorization for staff to apply it retroactively if warranted on motion of Robles, seconded by Dear.

During discussion of the motion, Mayor/Agency Chairman/Authority Chairman Dear inquired about the number of small businesses that have returned the funding because they received their funding from Small Business Administration (SBA) Loans.

Assistant City Manager Raymond addressed his inquiry.

Discussion ensued about streamlining the application process and bringing updated information about the programs to the City Council on a regular basis and staff to come back at the next meeting with a plan to advertise the programs for the public.

The motion was unanimously carried by the following vote:

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

**Noes:** None

**Abstain:** None

**Absent:** None

City Manager Landers presented a 45-second video that she will be submitting to the National League of Cities at their request. She noted the City is a 50-year member with them.

**Item No. 15. 2020-692 DISCUSSION ON BIKEWAY IMPROVEMENTS ON FIGUEROA STREET, MAIN STREET, VICTORIA STREET, CARSON STREET, UNIVERSITY DRIVE, AVALON BOULEVARD, CENTRAL AVENUE, DEL AMO BOULEVARD, AND 223RD STREET (CITY COUNCIL)**

Interim Director Ross introduced Sustainability Administrator-Utilities Reata Kulcsar who gave a staff report.

She introduced Stephen Bis, Project Manager and Managing Director for KOA Corporation, who



gave a PowerPoint presentation on bikeway improvements throughout the city.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Dear inquired about the plan on Alameda and Santa Fe and whether or not the proposal is to remove a lane. Mr. Bis answered noting that the plan is to remove one of the travel lanes to install a bike facility.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Dear inquired about community feedback. Sustainability Administrator-Utilities Kulcsar spoke about the community outreach efforts.

Council Member/Agency Member/Authority Board Member Hilton inquired about bike markings and bike education programs. Mr. Bis responded to his inquiry.

Council Member/Agency Member/Authority Board Member Hicks inquired about safety markings on the bike routes and bike safety education program. Mr. Bis responded to his inquiry regarding safety markings.

Mayor/Agency Chairman/Authority Chairman Robles inquired about the primary markings throughout the city. Mr. Bis responded to his inquiry.

Mayor/Agency Chairman/Authority Chairman Robles requested Stephen Bis to increase usage of green conflict striping with no objection heard.

Sustainability Administrator-Utilities Kulcsar noted his request can be accommodated during the design stage with no objection heard.

Council Member/Agency Member/Authority Board Member Davis-Holmes requested to revisit this item and recommended the bike plan be presented to the bike consortium and that she will meet with them via Zoom to discuss the changes that were made.

City Manager Landers noted her request and would continue to keep the Council fully advised and work on an educational campaign related to traffic safety.

Council Member/Agency Member/Authority Board Member Hicks inquired about the bike path lane along the Dominguez Channel. Sustainability Administrator-Utilities Kulcsar responded to his inquiry.

Council Member/Agency Member/Authority Board Member Hilton recommended staff look into bollards for bikers' protection.

Recommendation:                   RECEIVE and FILE.

ACTION:     Mayor/Agency Chairman/Authority Chairman Robles ordered this item Received and Filed with no objection heard.

**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.**

**MEMORIAL ADJOURNMENTS**

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana offered prayers and condolences to the families who lost their loved ones and will close and adjourn this evening’s meeting in memory of the following:

Antonio Impat  
Casimiro Gomez  
Vivian Ilean King  
Essex Johnson  
Linda Martinez

Mayor/Agency Chairman/Authority Chairman Robles requested to add Margarita Simi Vialao to the Memorial Adjournments.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Dear requested to add Bob Tougas to the Memorial Adjournments.

**ORAL COMMUNICATIONS (COUNCIL MEMBERS)**

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

- Congratulated Mayor-Elect Lula Davis-Holmes, Council Member Cedric Hicks, and Council Member Jawane Hilton on their successful campaigns.
- Thanked Mayor Robles for his service to the community.
- Congratulated the candidates as well.

Council Member/Agency Member/Authority Board Member Hilton

- Requested the Traffic Engineer to look into the lights at Rainsbury and Victoria that are not operating – lanes are dark.
- Echoed Mayor Pro Tem Dear’s sentiments
- Thanked Mayor Robles for a job well done of the growth and development he brought to the City.
- Congratulated the winners.

Council Member/Agency Member/Authority Board Member Hicks

- Dittoed comments made by his colleagues.
- Reported outage of street lights on Del Amo Boulevard between Tajauta and Alvo.

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

- Reported concern of the compaction of materials used for street resurfacing which is affecting the residents in the Carousel Tract.

**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 7:37 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	
06-15-2021	
Approved as Submitted.	JD/CH 4/0