



CITY OF CARSON

MINUTES CARSON CITY COUNCIL SPECIAL MEETING JUNE 3, 2021 11:30 A.M.

CALL TO ORDER:

The meeting was called to order at 11:37 A.M. by Mayor Lula Davis-Holmes at Dignity Health Sports Park, located at 18400 S. Avalon Boulevard, Carson, California 90746.

ROLL CALL:

Chief Deputy City Clerk John W. Carroll, Sr. noted the roll:

Council Members Present:

Mayor Lula Davis-Holmes, Council Member Jawane Hilton, and Council Member Cedric Hicks

Council Members Absent:

Mayor Pro Tem Jim Dear (Entered at 11:43 A.M.)

Also Present:

Monica Cooper, City Treasurer; Sharon Landers, City Manager; Sunny Soltani, City Attorney; David Roberts, Assistant City Manager; Saied Naaseh, Director of Community Development; and Joy Simarago, Deputy City Clerk

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

WORKSHOP

Item No. 1. 2021-408

**HOLD WORKSHOP #2 TO INFORM THE RESIDENTS OF
IMPERIAL AVALON MOBILE ESTATES MOBILEHOME
PARK REGARDING THE NEXT STEPS IN THE PARK
CLOSURE PROCESS (CITY COUNCIL)**

Mayor Davis-Holmes offered welcoming remarks.

City Manager Landers offered comments.

Recommendation:

1. RECEIVE and FILE; DISCUSS Workshop Presentations and Questions.

ACTION: The workshop was held as follows:

City Attorney Soltani provided a recap of Workshop #1 and an explanation of options for the City and for the residents. She also confirmed Darren Embry is present on behalf of Imperial Avalon, LLC.

Darren Embry, Park Owner of Imperial Avalon LLC, gave a PowerPoint presentation of Relocation Options: Enhanced Option "A", Relocation Option "B", Relocation Option "C", Proposed New Imperial Avalon, and Timeline. He noted Relocation Specialist Norma Jacquez with Overland, Pacific & Cutler (OPC) was also present.

City Attorney Soltani instructed residents to contact her via telephone at 949-223-1170, via email, or to contact Community Development Director Saied Naaseh regarding negotiations, issues, or concerns.

Director Naaseh noted he would provide his business card to the residents who are present.

A verbal exchange ensued between Darren Embry and an Imperial Avalon resident.

City Attorney Soltani interrupted the exchange to ensure the Imperial Avalon resident that she would make sure the residents are happy with their relocation choice.

City Attorney Soltani reiterated her comments regarding the options presented by Imperial Avalon Mobile Home Park Owner Darren Embry and if options are not negotiated fairly to contact her or Community Development Director Saied Naaseh.

Mayor Davis-Holmes stated she was alarmed to hear about the number of residents who have not been contacted or heard from and directed City Manager Landers to assist with resident contacts.

Questions were asked and answered between the City Attorney, Darren Embry and Imperial Avalon residents.

Jeff - Imperial Avalon Mobile Home Park resident

Inquired about why the Imperial Avalon Mobile Home Park residents were not treated as passionately as the Rancho Dominguez Mobile Home Park residents. He stated Darren Embry should have offered fair market value and come to the residents prior to the closing of the deal and the need to relocate residents. He believes that the City Council did not show as much attention to details that was shown to the Rancho Dominguez Mobile Home Park closing.

Mayor Davis-Holmes and City Attorney Soltani responded to his inquiry and his concerns.

Claudia - Imperial Avalon Mobile Home Park resident

Voiced her concerns about being relocated, residents on fixed incomes, and being offered less than the value of her mobile home. She inquired who voted and allowed this to happen to the residents. She stated the City should have had translators at each meeting because the Hispanic residents did not understand what was happening and how they would be affected. She also inquired about the misinformation about Option A.

Darren Embry responded to her inquiry and concerns.

City Attorney Soltani responded to her inquiry and concerns.

Mayor Pro Tem Dear proposed scheduling another workshop to allow more time for speakers.

Claudia

Requested the next workshop to be held at the park and in the afternoon because some residents could not attend and received notice five days before the workshop; inquired why Darren Embry's wife recommended people to not recommend Option C.

Darren Embry responded to Claudia's concerns and stated he was to advice and present best option.

Mayor Davis-Holmes directed the City Manager to meet with the residents to discuss the options available to them.

Mayor Pro Tem Dear offered correction comments regarding comments that Darren Embry had previously made.

Deanna - Imperial Avalon Mobile Home Park resident

Stated that OPC's answers to resident inquiries are never exact and confusing.

Mayor Pro Tem Dear stated he would like this process to move toward a position that residents have certainty and clarity, which does not exist at this time. He insists it needs to be corrected before the park closure. He suggested residents have a one-on-one meeting with City staff to assist with the process.

Deanna

Stated she is no longer the president of the Imperial Avalon Mobile Home Park due to health reasons and issues with residents. She stated that her and many other residents are tired of this process and are just ready to go because these issues are affecting her health and some residents stated they hope they pass away before this process is over. She voiced her issues she has with each Council Member as well as being upset with getting assistance at the closing of the deal. She mentioned it appears that Mr. Embry and Mr. Faring have more of the City Council's attention than the residents and she feels the residents are at a disadvantage. She inquired from the City Council when they will realize what the residents are faced with. She stated she realize the deal cannot be re-negotiated and they all must accept what is happening to them, but she doesn't feel it's fair the residents have to compromise and have to give up so much. She noted there has been very poor communication with Darren Embry.

Council Member Hicks offered empathy comments to residents regarding their issues and concerns regarding being relocated. He stated that he would like residents to be heard and recommended them to contact city staff and speak to someone who speaks their language. Council Member Hicks gave a challenge to Mr. Embry and Mr. Faring to assist residents in locating a local relocation area. He also mentioned his support in scheduling another meeting at Imperial Avalon Mobile Home Park for City Council to hear the residents concerns and to reduce travel time. He reiterated his encouragement for residents to contact city staff as soon as possible.

City Attorney Soltani suggested to hold the next workshop in three or four months to give city staff the opportunity to have their one-on-one meetings with the residents and to have a better understanding of resident issues and concerns.

Mayor Davis-Holmes disagreed with City Attorney Soltani and suggested to have the next workshop as soon as possible because in three months the City Council will not have any correctable action options.

Claudia

Reiterated her suggestion to have translators available

City Attorney Soltani suggested having the next workshop in early July 2021.

Unknown speaker - resident

Suggested having a meeting in two weeks after the current workshop to introduce the assisting staff to residents. She stated if the city wants to schedule the next workshop in three months, it would be fine.

Ms. Dora – resident

Offered comments about Section 8. She stated Section 8 has a 15 year wait list in which she is at the bottom of the list. She mentioned being tired of living in the mobile home park due to the animals she encounters while living there. She inquired why is OPC deducting money from the residents when they leave. She stated to Darren Embry that he is wrong for deducting money from resident's relocation money.

Mayor Davis-Holmes reassured resident Ms. Doris that a city staff member would work with her issues and concerns individually.

Previously mentioned unknown speaker - resident

Inquired if the relocation space is compatible to the space she is accustomed to living in. She voiced concerns that if the space is not compatible, she will have to pay extra money monthly for storage to store her extra belongings. She also mentioned her concerns with being offered 45% of the worth of her mobile home and OPC holding on to the remaining 55% for the gap rent payments, doesn't make her feel like she is being helped by OPC. She stated that OPC will be holding on to resident's monies to subsidize their rental payment differences. She also stated this is her second time being displaced because of city developments.

Unknown speaker - resident

Stated to City Council that they are sitting in their council chairs because residents voted and asked if they would be okay with 229 residents not voting for them in the next election. City Council is working for the residents.

Mayor Davis-Holmes announced the next workshop is to be held in two weeks at Imperial Avalon Mobile Home Park.

Mayor Pro Tem Dear instructed staff to draft and send information in Spanish, Korean, Japanese, Tagalog and in English regarding the workshop for residents to be informed.

Chief Deputy City Clerk Carroll, Sr. presented electronic public comments regarding the workshop from the following individuals:

- Rodney Warner
- Linda Harding

Mayor Davis-Holmes informed residents that city staff will be contacting them regarding the next meeting at Imperial Avalon Mobile Home Park.

Mayor Pro Tem Dear stated he would like positive progress and the city will ensure that every resident is assisted to their satisfaction or to contact him.

Claudia

Thanked the City Council for their time, attention to their concerns and for their assistance.

Council Member Hilton concurred with his colleagues and stated City Council will do their best to ensure they hear the residents and will make this relocation work. He has been in contact with Jeff as the point of contact. He also offered a prayer.

ORAL COMMUNICATIONS (COUNCIL MEMBERS) – None.

ADJOURNMENT

The meeting was adjourned at 1:18 P.M. by Mayor Davis-Holmes.

Lula Davis-Holmes
Mayor

ATTEST:

John W. Carroll, Sr.
Chief Deputy City Clerk

APPROVED BY CARSON
CITY COUNCIL/SUCCESSOR AGENCY/
HOUSING AUTHORITY

04-16-2024

Approved as Submitted CH/JH 4/0/0/1-LDH