



## **CITY OF CARSON**

### **MINUTES CARSON CITY COUNCIL/ SUCCESSOR AGENCY/HOUSING AUTHORITY REGULAR MEETING NOVEMBER 15, 2022 5:00 P.M.**

#### **CALL TO ORDER:**

The meeting was called to order at 5:01 P.M. by Mayor/Agency Chairman/Authority Chairman Lula Davis-Holmes 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, Dr. Khaleah K. Bradshaw noted the roll:

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

Mayor/Agency Chairman/Authority Chairman Lula Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman 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; Tarik Rahmani, Deputy City Manager; Saied Naaseh, Director of Community Development; Michael Whittiker, Jr., Director of Community Services; Eliza Jane Whitman, Director of Public Works; and Crystal Williams, Director of Human Resources

#### **FLAG SALUTE:**

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

#### **INVOCATION:**

**Item No. 1. 2022-922 PASTOR KEITH MADDOX FROM EKKLESIA OF CHRIST APOSTOLIC CHURCH**

Pastor Keith Maddox gave the invocation. He announced the church is located at 18101 Avalon Boulevard and service is held at 10:00 A.M. on Sundays.

**CLOSED SESSION (Items 2 to 7)**

**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 the Closed Session items.

**RECESS INTO CLOSED SESSION**

The meeting was recessed at 5:09 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes to Closed Session.

**RECONVENE TO OPEN SESSION**

The meeting was reconvened at 6:42 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes with all members previously noted present.

**REPORT ON CLOSED SESSION ACTIONS (CITY ATTORNEY)**

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

**CLOSED SESSION (Items 2 to 7)**

**Item No. 2. 2022-916 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 four cases.

ACTION: No reportable action was taken.

**Item No. 3. 2022-783 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" within the meaning of Government Code Section 54956.9(h) (City Clerk is a Party). The titles of such litigation are as follows: Sharma Henderson v. Khaleah Bradshaw, Los Angeles Superior Court Case No. 22CMCP00169.

ACTION: No reportable action was taken.

**Item No. 4. 2022-946 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: Socorro Magana v. City of Carson, Los Angeles Superior Court Case No. 21STCP03033.

ACTION: No reportable action was taken.

**Item No. 5. 2022-947 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: Carter-Spencer Enterprises, LLC v. City of Carson, Los Angeles Superior Court Case No. 21STCP02987.

ACTION: No reportable action was taken.

**Item No. 6. 2022-935 CONFERENCE WITH LABOR NEGOTIATOR (CITY COUNCIL)**

Recommendation: A closed session will be held, pursuant to Government Code Section 54957.6, with David Roberts, City Manager, as the Agency designated representative, with respect to the unclassified, non-represented full-time management employees.

ACTION: No reportable action was taken.

**Item No. 7. 2022-945 CONFERENCE WITH LABOR NEGOTIATOR (CITY COUNCIL)**

Recommendation: A closed session will be held, pursuant to Government Code Section 54957.6, with David Roberts, City Manager, as the Agency designated representative, with respect to Elected Officials.

ACTION: No reportable action was taken.

**INTRODUCTIONS (MAYOR)**

**Item No. 8. 2022-871 REPORT FROM CAPTAIN JONES OF CARSON SHERIFF'S STATION**

Captain Jones reported/announced the following:

- Veterans Day Event
- Blood Drive
- National Safety Seatbelt Day
- Zero tolerance for street racing
- Tips to care for those struggling with mental health issues
- Holiday safety tips while shopping

Council Member/Agency Member/Authority Board Member Dear thanked Captain Jones for his hard work.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton expressed words of gratitude to Captain Jones and expressed concerns about the growing homeless population, specifically behind University Heights.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes thanked Captain Jones and his team for aiding the homeless population.

Council Member/Agency Member/Authority Board Member Hicks inquired about speed monitors.

Captain Jones stated the speed trailers are available and they're looking for places to strategically deploy them.

Public Safety Department and Lieutenant Lola met with neighboring cities to devise plans to address the growing homeless population.

## **PRESENTATIONS**

### **Item No. 9. 2022-925 SENATOR BRADFORD LEGISLATIVE UPDATE**

Senator Bradford left the meeting early due to prior engagements.

At 8:13 P.M. after Item No. 29, Senator Bradford returned to the meeting and gave a legislative update on the following:

- State budget
- Authored 12 measures – eight made it to the Governor's desk and of the eight, six were signed.
- Senate Bill 1348 – escrow license or denial for drug offenses
- Senate Bill 1331 – palm brokers consumer privacy
- Senate Bill 1396 – tenant credit reporting bill
- Senate Bill 1334 – unpaid nursing hours
- Senate Bill 1469 – water decoupling bill
- Water Replenishment District Contract Act
- Reparations Task Force Report
- Turkey Giveaway on Tuesday, November 22, 2022, from 10:00 A.M. to 12 P.M. at El Camino College

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton applauded Senator Bradford for being active in the community. He mentioned Bruce's Beach and the Senator's work in returning that land to the rightful family.

### **Item No. 10. 2022-879 PROCLAMATION IN SUPPORT OF LA VS. HATE - UNITED AGAINST HATE WEEK INITIATIVE**

Council Member/Agency Member/Authority Board Member Hicks read the proclamation, which was accepted by the Human Relations Commission, California State University of Dominguez Hills Conflict Resolution and Peace Keeping Program, and the Institutional Institute of Carson.

All recipients and City Council took a photo.

Tina Kelly of the Human Relations Commission offered comments.

**Item No. 11. 2022-943      PRESENTATION FROM PUBLIC SAFETY**

Public Safety Services Manager Kenneth McKay gave a presentation on coyotes.

Residents are advised to call the Public Safety Department at (310) 952-1788 to report coyote sightings.

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

Ricardo Pulido

Items No. 23 and 26 - requested review of purchase agreement and developer for Item No. 26; expressed concerns about illegal removal from the Environmental Commission; announced recall coalition in place for Mayor; and congratulated Council Member/Agency Member/Authority Board Members Dear and Rojas on being elected.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes recognized First Lady and students of Prevailing and Christ Ministries.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton recognized First Lady's Pride, Honor and Discipline Youth Empowerment Program at the Prevailing Life Center. For more information, they're located at 1609 East Del Amo Boulevard and their phone number is (310) 604-9939.

Council Member/Agency Member/Authority Board Member Dear congratulated Council Member/Agency Member/Authority Board Member Rojas on her re-election.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes congratulated Council Member/Agency Member/Authority Board Member Dear, Council Member/Agency Member/Authority Board Member Rojas, City Clerk/Agency Secretary/Authority Secretary, Dr. Khaleah K. Bradshaw, and City/Agency/Authority Treasurer Monica Cooper on their elections.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes announced Measure R was passed.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton thanked employees who volunteered after work to complete Measure R.

Council Member/Agency Member/Authority Board Member Hicks recognized everyone wearing purple in solidarity of Prematurity Awareness Day, which is November 17, 2022.

**APPROVAL OF MINUTES:**

**Item No. 12. 2022-923 APPROVAL OF THE FOLLOWING CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY REGULAR MEETING MINUTES: SEPTEMBER 20, 2022; OCTOBER 4, 2022; OCTOBER 18, 2022; AND NOVEMBER 1, 2022**

Recommendation: Approve the minutes as listed.

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 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 13 to 28)**

It was moved to approve the Consent items on motion of Davis-Holmes, seconded by Hilton.

Council Member/Agency Member/Authority Board Member Hicks requested to remove Item No. 19 for discussion.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton requested to remove Item No. 21 for discussion.

Council Member/Agency Member/Authority Board Member Dear requested to remove Item No. 26 for discussion.

The motion to approve Consent Items No. 13 to 28, except Items No. 19, 21, and 26, was unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman 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. 13. 2022-931      Resolution No. 22-231, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$3,108,099.54, DEMAND CHECK NUMBERS 164910 THROUGH 165093**

ACTION:      Item No. 13 was approved on Consent.

**Item No. 14. 2022-932      Resolution No. 22-13-CHA, A RESOLUTION OF THE CARSON HOUSING AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$28,240.50, DEMAND CHECK NUMBERS HA-001922 through HA-001924**

ACTION:      Item No. 14 was approved on Consent.

**Item No. 15. 2022-933      Resolution No. 22-12-CSA, A RESOLUTION OF THE CARSON SUCCESSOR AGENCY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$4,090.00, DEMAND CHECK NUMBERS SA-001879 THROUGH SA-001879**

ACTION:      Item No. 15 was approved on Consent.

**Item No. 16. 2022-921      CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CITY OF CARSON, CARSON HOUSING AUTHORITY, CARSON SUCCESSOR AGENCY-MONTH ENDING OCTOBER 31, 2022**

Recommendation:      RECEIVE and FILE.

ACTION:      Item No. 16 was approved on Consent.

**Item No. 17. 2022-924      COVID-19 UPDATE (CITY COUNCIL)**

Recommendation:      RECEIVE and FILE.

ACTION:      Item No. 17 was approved on Consent.

**Item No. 18. 2022-938      CONSIDER ADOPTING A RESOLUTION RE-AUTHORIZING THE MEETINGS OF THE LEGISLATIVE BODIES OF THE CITY TO BE CONDUCTED VIA REMOTE TELECONFERENCING IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54953(E) FOR A CONTINUED 30-DAY PERIOD (CITY COUNCIL, SUCCESSOR AGENCY, HOUSING AUTHORITY)**

Recommendation:      ADOPT Resolution No. 22-234, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, THE CARSON HOUSING AUTHORITY BOARD, AND THE CARSON SUCCESSOR AGENCY BOARD, MAKING FINDINGS RELATED TO THE CONTINUED EXISTENCE OF A STATE OF EMERGENCY DUE TO COVID-19 AND RE-AUTHORIZING THE

MEETINGS OF THE LEGISLATIVE BODIES OF THE CITY OF CARSON, CARSON SUCCESSOR AGENCY AND CARSON HOUSING AUTHORITY TO BE CONDUCTED VIA REMOTE TELECONFERENCING IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54953(e) FOR A CONTINUED 30-DAY PERIOD." (Exhibit No. 1)"

ACTION: Item No. 18 was approved on Consent.

**Item No. 19. 2022-944 CONSIDER ADOPTING RESOLUTION NO. 22-235 ESTABLISHING THE SALARY AND BENEFITS FOR UNCLASSIFIED MANAGEMENT EMPLOYEES EFFECTIVE NOVEMBER 1, 2022, AND RESCINDING RESOLUTION NOS. 14-091, 15-124, 15-125, 16-095, 18-170, AND 22-149 AND ANY OTHER PRIOR SIMILAR RESOLUTIONS (CITY COUNCIL)**

Item No. 19 was heard after approval of Consent items.

At 7:33 P.M. Council Member/Agency Member/Authority Board Member Hicks recused himself from the meeting during this item's discussion due to financial interests.

The City Clerk received an Amended Exhibit 1 (Resolution No. 22-235) of the updated/corrected salary tables Appendix A-D from the City Manager's Office.

Recommendation: WAIVE further reading and ADOPT Resolution No. 22-235 "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 NOS. 14-091, 15-124, 15-125, 16-095, 18-170, AND 22-149 AND ANY OTHER PRIOR SIMILAR RESOLUTIONS"

ACTION: It was moved to waive further reading and adopt Resolution No. 22-235, as amended and as read by title only, on motion of Hilton, seconded by Dear and carried by the following vote:

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

Noes: None

Abstain: None

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

At 7:34 P.M., Council Member/Agency Member/Authority Board Member Hicks reentered the meeting.



**Item No. 20. 2022-844      CONSIDER AWARDING A PUBLIC WORKS CONTRACT TO KISBA CONTRACTING, INC. TO FURNISH AND INSTALL CARPET ON THE FIRST FLOOR OF CITY HALL (CITY COUNCIL)**

Recommendation:      TAKE the following actions:  
1. APPROVE the proposed Public Works Agreement with Kisba Contracting, Inc., a California corporation, to furnish and install carpeting on the first floor of City Hall in the amount not to exceed \$174,772.95, conditioned upon no bid protest being filed by November 17, 2022 that results in any change to City's ability to award the contract to Kisba Contracting, Inc.; and  
2. AUTHORIZE Mayor to execute the Public Works Agreement following approval as to form by the City Attorney.

ACTION:      Item No. 20 was approved on Consent.

**Item No. 21. 2022-936      CONSIDER MULTIPLE RESOLUTIONS APPROVING ADJUSTMENTS TO THE SALARIES, HEALTH INSURANCE PREMIUMS, RETIREMENT BENEFITS, TUITION EDUCATION REIMBURSEMENT, AND DEFERRED COMPENSATION CONTRIBUTION PROVIDED FOR ELECTED OFFICIALS, CITY CLERK AND CITY TREASURER (CITY COUNCIL)**

Recommendation:      WAIVE further reading and ADOPT the following Resolutions:  
1. Resolution No. 22-236, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING RESOLUTION NO. 06-092 AND RESCINDING RESOLUTION NO. 12-090, APPROVING ADJUSTMENTS TO THE HEALTH INSURANCE PREMIUMS, RETIREMENT BENEFITS, TUITION EDUCATION REIMBURSEMENT, AND DEFERRED COMPENSATION CONTRIBUTION PROVIDED FOR ELECTED OFFICIALS."  
2. Resolution No. 22-237, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING RESOLUTION NO. 15-027 BY APPROVING ADJUSTMENTS TO SALARY, HEALTH INSURANCE PREMIUMS PROVIDED FOR THE CITY CLERK AND CITY TREASURER."

Item No. 21 was heard after Item No. 19.

The City Clerk received an Amended Exhibit 2 (Resolution No. 22-237) of language change in Section 5 replacing "All members of City Council" with "City Clerk and City Treasurer" from the City Manager's Office.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton expressed that the salaries of the City Clerk and City Treasurer were not being diminished or increased, however, their salaries should reflect the current cost of living and should also be included in the Federal

Housing Guidelines.

**ACTION:** It was moved to waive further reading and adopt Resolution No. 22-236, as read by title only, and Resolution No. 22-237, as amended and as read by title only, on motion of Hilton, seconded by Hicks and unanimously carried by the following vote:

**Ayes:** Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman 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. 22. 2022-880**      **CONSIDER AWARDING A CONTRACT SERVICES AGREEMENT TO DISABILITY ACCESS CONSULTANTS, A CALIFORNIA LIMITED LIABILITY COMPANY, TO DEVELOP A COMPREHENSIVE ADA SELF-EVALUATION AND TRANSITION PLAN**

**Recommendation:** Staff recommends that City Council:  
1. AWARD a contract to Disability Access Consultants, a California Limited Liability Company, to develop a comprehensive ADA Self-Evaluation and Transition Plan for a total cost of Three Hundred Eighty-Four Thousand Seven Hundred Ninety Dollars (\$384,790); and  
2. Authorize the Mayor to execute the contract.

**ACTION:** Item No. 22 was approved on Consent.

**Item No. 23. 2022-937**      **CONSIDER ADOPTION OF RESOLUTION NO. 22-233 TO ADOPT "VEHICLE MILES TRAVELED" SCREENING CRITERIA AND THRESHOLDS OF SIGNIFICANCE FOR PURPOSES OF ANALYZING TRANSPORTATION IMPACTS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND FIND THAT THE ACTION IS EXEMPT FROM CEQA (CITY COUNCIL)**

**Recommendation:** TAKE all the following actions:  
ADOPT Resolution No. 22-233, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON ADOPTING "VEHICLE MILES TRAVELED" SCREENING CRITERIA AND THRESHOLDS OF SIGNIFICANCE FOR PURPOSES OF ANALYZING TRANSPORTATION IMPACTS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND FIND THAT THE ACTION IS EXEMPT FROM CEQA"

**ACTION:** Item No. 23 was approved on Consent.

**Item No. 24. 2022-882      CONSIDER ADOPTION OF RESOLUTION NO. 22-221, APPROVING THE BUDGET TRANSFERS FOR FY 2022/23 IN PUBLIC SAFETY TO INCREASE THE ANIMAL CONTROL CONTRACT BUDGET**

Recommendation:            1. ADOPT RESOLUTION NO. 22-221, A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL APPROVING THE FY 2022/23 BUDGET TRANSFERS FOR PUBLIC SAFETY TO INCREASE CONTRACT BUDGET FOR THE ANIMAL CONTROL CONTRACT (C19-104) TO \$256,967.00.

ACTION:      Item No. 24 was approved on Consent.

**Item No. 25. 2022-891      CONSIDER APPROVAL OF A CONTRACT WITH THE SOUTH BAY WORKFORCE INVESTMENT BOARD TO CONTINUE TO PROVIDE WORKERS AT THE CITY OF CARSON THROUGH THE TRANSITIONAL SUBSIDIZED EMPLOYMENT PROGRAM (CITY COUNCIL)**

Recommendation:            TAKE the following actions:  
1. APPROVE the agreement between the City of Carson and the South Bay Workforce Investment Board, in substantially the form attached.  
2. AUTHORIZE the City Manager or his designee to execute the agreement, following approval as to form by the City Attorney.

ACTION:      Item No. 25 was approved on Consent.

**Item No. 26. 2022-927      CONSIDER A REIMBURSEMENT AGREEMENT WITH DISTRICT ESSENTIAL HOUSING, LLC FOR CELL 1 OF THE FORMER CAL-COMPACT LANDFILL, 20400 S. MAIN STREET ASSOCIATED WITH AN EXCLUSIVE NEGOTIATING AGREEMENT WITH THE CARSON RECLAMATION AUTHORITY FOR THE PURPOSE OF DEVELOPING APPROXIMATELY 1,250 UNITS OF RESIDENTIAL UNITS, PURSUANT TO THE PROVISIONS OF THE SURPLUS LAND ACT**

Item No. 26 was heard after Item No. 21.

Council Member/Agency Member/Authority Board Member Dear requested more information from staff regarding District Essential Housing, LLC.

Recommendation:            1. APPROVE the Deposit and Reimbursement Agreement with District Essential Housing, LLC.  
2. AUTHORIZE the Mayor to execute the Deposit and Reimbursement Agreement and all related documents in a form acceptable to the City Attorney

**ACTION:** It was moved to continue this item for 30 days on motion of Dear, seconded by Hilton.

During discussion of the motion, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton inquired if the reimbursement agreement is for the City and not for District Essential Housing, LLC and the process of acquiring the development company.

Assistant City Manager Raymond responded to Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton's inquiries.

City/Agency/Authority Attorney Soltani provided clarification on the process which is State mandated and is available on the State website.

Substitute Motion

Mayor/Agency Chairman/Authority Chairman Davis-Holmes offered a substitute motion to approve staff recommendations, seconded by Hilton.

During discussion of the substitute motion, Council Member/Agency Member/Authority Board Member Dear inquired on the following: 1) Why staff did not inform the City Council a year ago that the property was being negotiated with the company; 2) If there were 200 companies to build affordable housing, why would it be only one company who responded; it is not credible, believable that only one company would be interested in 15 acres of land; 3) Staff is saying company is standard housing but states District Essential Housing, LLC; Are they one in the same or different entities?; and 4) Has the company built homes on a toxic waste site.

Assistant City Manager Raymond responded to his inquiries.

Vote on Substitute Motion

The substitute motion was carried by the following vote:

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

**Item No. 27. 2022-915      CONSIDER AWARDING A PUBLIC WORKS CONTRACT TO ALWAYS GREEN TURF, LLC TO INSTALL ARTIFICIAL TURF IN THE CARSON EVENT CENTER ATRIUM AND EARLY CHILDHOOD EDUCATION (ECE) PLAYGROUND**

**Recommendation:** TAKE the following actions:  
1. APPROVE the Public Works Agreement with Always Green Turf, LLC for turf installation at the Carson Event Center atrium and Early Childhood Education (ECE) playground, for a not-to-exceed contract sum of \$56,922.50 (Exhibit No. 1; the

"Agreement").

2. AUTHORIZE the Mayor to execute the Agreement following approval as to form by the City Attorney.

ACTION: Item No. 27 was approved on Consent.

**Item No. 28. 2022-930      CONSIDER APPROVAL OF AMENDMENTS TO CONSULTANT ON-CALL AGREEMENTS TO PROVIDE ON-CALL ENGINEERING PROFESSIONAL SERVICES AND ON-CALL ARCHITECTURAL PROFESSIONAL SERVICES TO THE ENGINEERING DIVISION OF THE PUBLIC WORKS DEPARTMENT, EXTENDING ALL CONTRACTS THROUGH JUNE 30, 2023**

Recommendation:

TAKE the following actions:

1. APPROVE Amendment No. 4 to Consultant On-Call Agreement with PA Arca Engineering to provide On-Call Engineering Professional Services extending the term by additional six (6) months until June 30, 2023 (Exhibit No. 1).
2. APPROVE Amendment No. 5 to Consultant On-Call Agreement with KOA Corporation to provide On-Call Engineering Professional Services extending the term by additional six (6) months until June 30, 2023 (Exhibit No. 2).
3. APPROVE Amendment No. 5 to Consultant On-Call Agreement with John M. Cruikshank Consultant Inc. (JMC2) to provide On-Call Engineering Professional Services extending the term by additional six (6) months until June 30, 2023 (Exhibit No. 3).
4. APPROVE Amendment No. 5 to Consultant On-Call Agreement with Westberg and White, Inc. to provide On-Call Architectural Professional Services extending the term by additional six (6) months until June 30, 2023 (Exhibit No. 4).
5. APPROVE Amendment No. 4 to Consultant On-Call Agreement with BOA Architecture to provide On-Call Architectural Professional Services extending the term by additional six (6) months until June 30, 2023 (Exhibit No. 5).
6. AUTHORIZE and DIRECT the Mayor to execute each proposed Amendment to the Consultant On-Call Agreements following approval as to form by the City Attorney.

ACTION: Item No. 28 was approved on Consent.

**SPECIAL ORDERS OF THE DAY: (Item 29)**

**Item No. 29. 2022-881      HEARING TO CONSIDER APPROVAL AND CONFIRMATION OF ABATEMENT COST REPORT FOR RECOVERY OF COSTS RELATED TO PUBLIC NUISANCE ABATEMENT CONDUCTED AT 424 E. 238TH STREET**

Recommendation:

TAKE the following actions:

1. OPEN the hearing, hear and pass upon the evidence submitted by staff, together with any objections or protests raised by any of the persons liable to be assessed for the cost of abating the nuisance, and CLOSE the hearing.
2. APPROVE and CONFIRM the Cost of Abatement Report (Exhibit No. 1).

Item No. 29 was heard after Item No. 26.

**ACTION:** City Manager Roberts, Jr. continued this item to the next City Council meeting due to additional information to be provided from staff with no objection heard.

**DISCUSSION: (Item 30)**

**Item No. 30. 2022-665      CONSIDERATION OF LOCAL APPOINTMENTS TO THE CITY'S COMMISSIONS, COMMITTEES AND BOARDS; AND/OR CITY COUNCIL SUB-COMMITTEES; AND/OR CITY-AFFILIATED ORGANIZATIONS BY MAYOR AND CITY COUNCIL (CITY COUNCIL)**

Item No. 30 was heard after Item No. 9.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes requested staff to send notices for accepting applications to the Commissions, Committees, and Boards.

Council Member/Agency Member/Authority Board Member Dear inquired about the commissioners currently serving if serving for a two-year term and are their terms expiring at the end of the month.

City/Agency/Authority Attorney Soltani responded in the affirmative.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes noted although the terms end on November 30, 2022, commission, committee and board members continue to serve until their position is filled.

City/Agency/Authority Attorney Soltani clarified according to the City Charter even though their term expired the seats are technically vacated and they continue serving until a new appointment is made.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes requested staff to notify the current commission, committee and board members that they must submit an application and notice to the public if interested in serving on any of the commissions, committee or boards to submit an application. She emphasized that the Public Works Commission and Youth Commission have not been meeting and requested the City Council to contact their appointees if interested in serving or not.

**Recommendation:** TAKE the following actions:  
1. CONSIDER and APPOINT, REAPPOINT or REMOVE members to the Commissions, Committees and Boards; and/or

2. REAFFIRM, RE-DESIGNATE and/or DESIGNATE member assignments to the City Council Sub-Committees; and/or
3. REAFFIRM, RE-DESIGNATE and/or DESIGNATE delegates and alternates to the City-Affiliated Organizations; and
4. DIRECT the City Clerk to notify all affected appointments, reappointments or removed members and/or all affected City-Affiliated Organizations 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 continued this item to the next meeting.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton respectfully asked to be removed as Delegate to the Clean Power Alliance and recommended Council Member/Agency Member/Authority Board Member Hicks as his replacement.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes designated Council Member/Agency Member/Authority Board Member Hicks as Delegate and designated Council Member/Agency Member/Authority Board Member Dear as Alternate 1 to the Clean Power Alliance.

It was moved to ratify the Mayor's designations to the Clean Power Alliance 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 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

**ORDINANCE SECOND READING: (Item 31)**

**Item No. 31. 2022-929 SECOND READING OF ORDINANCE NO. 22-2220, APPROVING SPECIFIC PLAN NO. 23-20 (CARSON LOFTS SPECIFIC PLAN) AND ZONE CHANGE NO. 184-21 FROM COMMERCIAL GENERAL WITH A DESIGN OVERLAY TO SPECIFIC PLAN NO. 23-20 CARSON LOFTS SPECIFIC PLAN**

**Recommendation:** 1. CONDUCT for a Second Reading, by title only and with further reading waived, of "AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, APPROVING SPECIFIC PLAN NO. 23-20 (CARSON LOFTS SPECIFIC PLAN) AND ZONE CHANGE NO. 184-21 FROM COMMERCIAL GENERAL WITH A DESIGN OVERLAY TO SPECIFIC PLAN NO. 23-20 (CARSON LOFTS SPECIFIC PLAN), RELATED TO THE DEVELOPMENT OF A

19-UNIT MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT  
ON TWO VACANT PARCELS TOTALING 0.52 ACRES AT  
21240-21250 MAIN STREET (APNS 7334-002-007 AND  
7334-002-008)" (Exhibit 1)

**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 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

### **MEMORIAL ADJOURNMENTS**

City Clerk/Agency Secretary/Authority Secretary, Dr. Khaleah K. Bradshaw noted that she did not receive the Memorial Adjournment Requests from Val Johnson in the City Council Office. She added the following name to the Memorial Adjournment Requests:

Wilfred Sayo

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton requested to add Ronald Williams to the Memorial Adjournment Requests.

Council Member/Agency Member/Authority Board Member Dear requested to add John Brunetti to the Memorial Adjournment Requests.

Council Member/Agency Member/Authority Board Member Dear requested the City Manager to ensure the City Clerk is provided the Memorial Adjournment Requests prior to the City Council meeting.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes requested to add RD Simmons to the Memorial Adjournment Requests.

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

At 8:59 P.M. after the Mayor's Oral Communications, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton stated reason the City Clerk did not receive the Memorial Adjournment Requests because staff in the City Council Office had their computers moved out of their office today. He presented the following names:

Leonard C. Johnson  
Fiafia K. Teofilo  
Debra Kay Fontenot  
Deborah Barmore  
Pastor Kelly Taylor



Ronald Williams  
John William Brunetti  
RD Simmons

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

Kim Cortado – Parks, Recreation and Cultural Arts Commissioner

Announced/reported the following:

- Country Western Fair, November 19, 2022, to be held at Dominguez Park from 12:00 P.M. to 6:00 P.M.
- Turkey Giveaway, hosted by the Mayor and the Carson Citizens Cultural Arts Foundation, on November 20, 2022 to be held at Carson Mall, starting at 3:00 P.M. for Carson residents
- Tree Lighting, on December 1, 2022, at the Carson Event Center at 6:00 P.M.; call (310) 835-0212, extension 1470 to RSVP
- Youth Basketball Sign-ups until December 3, 2022, from ages 5-17 years or 5-10 years depending on park; registration free for Carson residents; register on Active Net
- Winterfest, on December 10, 2022 at Veterans Park from 12:00 P.M. to 4:00 P.M.; register on Active Net for free
- Thanked the Mayor and City Council for recognizing Premature Birth Month for the month of November
- Submitted her Commission Application
- Wished everyone Happy Holidays
- Wished everyone a good night

City Clerk/Agency Secretary/Authority Secretary, Dr. Khaleah K. Bradshaw noted there were two written communications received regarding the same topic as follows:

Griselda Vasquez – Email received

Requested the City Council to consider allowing backyard chickens in Carson similar to neighboring city in Long Beach and offered comments in support of her request.

This item was heard again after Oral Communications (Council Members).

William Smalley

Asked when the last time Council Members visited the Carson Sheriff Station and noticed the deplorable condition of the station; recalled that the County Supervisor announced they acquired funding to build additional rooms needed for the Carson Sheriff Station; asked City Council to consider sending a letter to the County Supervisors encouraging them to look further into developing funding again to build the necessary footage onto the Carson Sheriff Station.

City Manager Roberts, Jr. noted he spoke to Captain Jones that there is a plan of action and have a solution to what William Smalley commented and will present to the City Council at a future meeting.

## **COUNCIL MEMBER REQUESTS TO ADD ITEMS TO FUTURE AGENDAS**

Council Member/Agency Member/Authority Board Member Dear requested to add the following items to a future agenda:

- Mobilehome Park Zoning Ordinance
- Adjustment to the Agenda Ordinance which requires four Council Members to place an item on the agenda over the objection of the Mayor; corrected a comment made at the last City Council meeting that he created the agenda ordinance which he did not
- Consider allowing chickens in the City

Mayor/Agency Chairman/Authority Chairman Davis-Holmes noted on March 26, 2010, the agenda ordinance Council Member/Agency Member/Authority Board Member Dear referred to received final approval from four Council Members to only have three votes.

## **ORAL COMMUNICATIONS (COUNCIL MEMBERS)**

Council Member/Agency Member/Authority Board Member Dear referred to comments made by Mayor/Agency Chairman/Authority Chairman Davis-Holmes from past meetings.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes clarified her comments that were made.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes offered the following comments:

- Reminded staff and the public that on December 6, 2022 there will be no meeting held in the Council Chambers because the carpet will be replaced and will meet at the Carson Community Center. She directed the City Manager to post a notice on the City Council meeting relocation.
- Reported residents concern that they were not able to register in person for events and sports programs. She requested staff allow flexibility to Carson residents to sign up in person for events and sports programs or through Active Net and reminded them that the registration fee for Youth Sports is free.
- Inquired about Bingo operations at the Carson Community Center. Assistant City Manager Lennox responded to her inquiry.

Council Member/Agency Member/Authority Board Member Rojas offered the following comments:

- Congratulated all the candidates who were elected
- Requested an update on the certification of election votes and swearing-in ceremony

City Clerk/Agency Secretary/Authority Secretary, Dr. Khaleah K. Bradshaw congratulated Council Member/Agency Member/Authority Board Member Rojas on her election. She noted votes will continue to be counted until 21 days after the election and is not aware of the swearing-in ceremony at this time. The certification of election results will take place at a City Council meeting.

Council Member/Agency Member/Authority Board Member Dear noted he contacted Dean Logan, County Clerk at the Los Angeles County Registrar-Recorder's Office, who will have the election results certified by Monday, December 5, 2022. He suggested the swearing-in ceremony be held on December 13, 2022 as a Special Meeting of the City Council at the Carson Community Center, Halls A, B and C for the ceremonial swearing in of City Clerk, Dr. Khaleah K. Bradshaw, City Treasurer Monica Cooper, Council Member Rojas and himself, with no objection heard.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes acknowledged the City Council Special Meeting to be held on Tuesday, December 13, 2022 at 6:00 P.M. at the Carson Community Center which the Council Members agreed.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes provided the City Manager information regarding SB 1100 (additional process for removal of disruptive individuals from agency meetings) and requested to incorporate into what is currently in place. Also, she gave the City Manager information to inform employees regarding new law allowing for eligible employees to take leave of care for a designated person which has been extended.

Council Member/Agency Member/Authority Board Member Dear offered the following comments:

- Wished everyone a Happy Thanksgiving
- Congratulated City Clerk, Dr. Khaleah Bradshaw for her election victory
- Congratulated City Treasurer Monica Cooper for her election victory
- Congratulated Council Member Arleen Rojas for her election victory

Council Member/Agency Member/Authority Board Member Rojas offered the following comments:

- Thanked everyone for her re-election
- Wished everyone a Happy Thanksgiving

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton offered the following comments:

- Congratulated Council Member Jim Dear on his re-election
- Congratulated Council Member Arleen Rojas on her re-election
- Congratulated City Clerk, Dr. Khaleah Bradshaw on her election
- Congratulated City Treasurer Monica Cooper on her re-election
- Congratulated Mayor Rex Richardson who was elected the first Black Mayor of the City of Long Beach
- Congratulated Karen Bass who was elected the first woman Mayor of the City of Los Angeles
- Wished everyone a Happy Thanksgiving
- Invited everyone to his Holiday Sneaker Ball on December 10, 2022 which can be viewed on social media

Mayor/Agency Chairman/Authority Chairman Davis-Holmes announced her 14<sup>th</sup> Annual Turkey Giveaway on November 20, 2022 at 3:00 P.M. at the South Bay Pavilion adjacent to the Target Store; will give away over 500 turkeys and/or \$20.00 gift cards. She wished everyone a Happy Thanksgiving.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton congratulated new Sheriff Robert Luna

Council Member/Agency Member/Authority Board Member Hicks offered the following comments:

- Thanked staff for doing an outstanding job at the Veterans Day Celebration
- Reminded everyone to celebrate the veterans and thank them for what they have done and continue to keep them and their families in prayer

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton announced on behalf of the Community Services, Parks and Recreation Department, they are inviting everyone to the 2022 HBCU College Fair on Thursday, November 17, 2022, from 9:00 A.M. to 2:00 P.M. at the Carson Events Center; for more information contact Casey Mitchell at (310) 835-0212.

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

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

- Cyber Security One On One Workshop via Zoom hosted by California State University Dominguez Hills on Thursday, November 17, 2022 at 6:00 P.M. Council Member Rojas and her Public Safety Task Force is leading the effort.
- Veterans Day Success Program, November 15, 2022
- Start of Youth Basketball Sign-Ups, December 3, 2022

Council Member/Agency Member/Authority Board Member Rojas congratulated Mr. and Mrs. Isa and Sophia Pulido on their wedding that she attended.

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

**RECESS TO CLOSED SESSION – None.**

**RECONVENE TO OPEN SESSION**

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

**ADJOURNMENT**

The meeting was adjourned at 9:16 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes.

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Lula Davis-Holmes  
Mayor/Agency Chairman/Authority Chairman

ATTEST:

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

APPROVED BY CARSON CITY COUNCIL/SUCCESSOR AGENCY/ HOUSING AUTHORITY		
<u>12-06-2022</u>		
Approved as Submitted.	JD/CH	5/0