



**MINUTES
CARSON REDEVELOPMENT AGENCY
REGULAR MEETING
OCTOBER 19, 2010**

5:00 P.M.

**THE CARSON REDEVELOPMENT AGENCY/CITY COUNCIL MEETINGS
ARE BROADCAST LIVE VIA TIME WARNER CABLE CHANNEL 35
AS WELL AS VIA THE INTERNET AT: [HTTP://CI.CARSON.CA.US](http://ci.carson.ca.us)**

AGENDA POSTED: OCTOBER 15, 2010

“In accordance with the Americans with Disabilities Act of 1990, if you require a disability related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk’s office at 310-952-1720 at least 48 hours prior to the meeting.” (Government Code Section 54954.2)

CALL TO ORDER: The meeting was called to order at 5:21 P.M. by Mayor/Chairman Dear in the Council Chambers, Carson City Hall, located at 701 E. Carson Street, Carson, California 90745.

ROLL CALL: Chief Deputy City Clerk/Chief Deputy Agency Secretary Higaki noted the following:

Council/Agency Members Present: Mayor/Chairman Jim Dear, Mayor Pro Tem/Chairman Pro Tem Elito Santarina, Council/Agency Member Lula Davis-Holmes, and Council/Agency Member Julie Ruiz-Raber

Council/Agency Members Absent: Council/Agency Member Mike Gipson

Other Elected Officials Present: None

Other Elected Officials Absent: Helen Kawagoe, City Clerk/Agency Secretary (Entered at 5:22 P.M.) and Karen Avilla, City/Agency Treasurer

Also Present:

William Wynder, City/Agency Attorney; and
staff: Robert Eggleston, IT Manager; Glenn
Turner, Computer Systems Support Technician;
and Wanda Higaki, Chief Deputy City
Clerk/Chief Deputy Agency Secretary

City/Agency Attorney Wynder presented the Closed Session items. He requested the addition of the following Closed Session items due to facts and circumstances which arose subsequent to the posting of the agenda and that direction from the City Council was required prior to the next regular meeting:

- To discuss the position of City Manager pursuant to Government Code § 54957.
- To discuss significant exposure to litigation pursuant to Government Code § 54956.9(b)(1) and 3(B), because there is a significant exposure to litigation in one (1) case and the facts and circumstances giving rise to the claim were not presently known to the plaintiff.

It was moved to add the two (2) Closed Session items, as recommended by City/Agency Attorney Wynder, and identified above, on motion of Ruiz-Raber, seconded by Santarina and unanimously carried by the following vote:

Ayes: Mayor Dear, Mayor Pro Tem Santarina, Council Member Davis-Holmes, and Council
Member Ruiz-Raber
Noes: None
Abstain: None
Absent: Council Member Gipson

CLOSED SESSION (Item 1) 5:00 P.M. – 5:45 P.M.

ITEM NO. (1) CONFERENCE WITH REAL PROPERTY NEGOTIATOR (ECONOMIC DEVELOPMENT)

RECOMMENDATION for the Redevelopment Agency:

1. A closed session will be held, pursuant to Government Code § 54956.8, to enable the Agency Board to consider negotiations with Mark Zucker, Vice President, Inland Properties (US), Inc., with whom Agency is negotiating, and to give direction to its negotiators Jerome G. Groomes and Clifford W. Graves regarding that certain real property 1152 and 1202 E. Carson Street. The Agency's real property negotiators will seek direction from the Agency Board regarding the price and terms of payment for the property.

ACTION: This item was scheduled for Closed Session.

RECESS: The City Council and Redevelopment Agency were Recessed at 5:24 P.M. by Mayor/Chairman Dear to a Closed Session to discuss the items described on this evening's agenda.

RECONVENE: The City Council and Redevelopment Agency were Reconvened at 6:48 P.M. by Mayor/Chairman Dear with all members previously noted present, including Gipson who entered during the Closed Session.

ROLL CALL: City Clerk/Agency Secretary Kawagoe noted the following:

Council/Agency Members Present: Mayor/Chairman Jim Dear, Mayor Pro Tem/Vice Chairman Elito Santarina, Council/Agency Member Davis-Holmes, Council/Agency Member Mike Gipson, and Council/Agency Member Julie Ruiz-Raber

Council/Agency Members Absent: None

Other Elected Officials Present: Helen Kawagoe, City Clerk/Agency Secretary, and Karen Avilla, City/Agency Treasurer

Other Elected Officials Absent: None

Also Present: Jerome Groomes, City Manager/Executive Director; William Wynder, City/ Agency Attorney; and staff:

Jackie Acosta, Administrative Services General Manager; Ray Cruz, Public Services General Manager (Entered at 7:03 P.M.); and Clifford Graves, Economic Development General Manager

Lisa Berglund, Senior Administrative Analyst; Zarah Cruz, Public Information Manager; Patricia Elkins, Storm Water Quality Program Manager; Robert Eggleston, IT Manager; Duane Munson, Human Resources Officer; Sheri Repp-Loadsman, Planning Officer; Glenn Turner, Computer Systems Support Technician; and Wanda Higaki, Chief Deputy City Clerk/Chief Deputy Agency Secretary

Captain Bernice Abram, Carson Sheriff's Station

REPORT ON CLOSED SESSION

City/Agency Attorney Wynder reported the Closed Session report as follows:

Agency Closed Session Item No. 1

Staff provided a privileged and confidential status report. Questions were asked and answered. There was no reportable action. All members participated in the Closed Session.

Council Closed Session Item No. 1

Staff provided a privileged and confidential briefing on ongoing negotiations. Questions were asked and answered. There was no reportable action. All members participated in the Closed Session.

Council Closed Session Item No. 1A (Added Item)

Staff briefed the City Council on facts and circumstances. Questions were asked and answered. The City Council authorized the issuance of a Request-for-Proposal for an executive search firm and authorized staff to contact the League of California Cities regarding a "range rider" program in the possible that an interim City Manager would be needed. All members participated in the Closed Session.

Council Closed Session Item No. 1B (Added Item)

Staff provided a privileged and confidential report, briefed the City Council on facts and circumstances, and recommended a litigation avoidance strategy. Questions were asked and answered. The City Council unanimously authorized pursuit of such strategy. All members participated in the Closed Session.

REDEVELOPMENT AGENCY REGULAR BUSINESS MEETING 6:00 P.M.

FLAG SALUTE: AUSTIN MENDOZA, YOUTH COMMISSIONER

At 6:52 P.M., Amani Pittman led the Flag Salute.

INVOCATION: On May 16, 2006, the City Council unanimously approved the offering of a brief invocation at the commencement of all meetings of the City Council or Redevelopment Agency. In doing so, the City Council is cognizant of its legal obligation to assure that such invocations are "legislative prayers," and that they do not purport to advance any particular religion or religious denomination.

Consistent with the so-called "Burbank" prayer decision, the City Council hereby admonishes those who offer invocations to do so consistent with the current state of the law – meaning that an invocation must not be used to identify, advance, or urge a particular religious denomination, or identify a specific religion's deity. This evening we are pleased that our invocation will be offered by: **DR. WILMA M. WILSON, CO-PASTOR, PEACE AND JOY CHRISTIAN CHURCH at 6:54 P.M.**

RECESS: At 6:55 P.M., after the Invocation, the City Council was Recessed at 6:55 P.M. by Mayor/Chairman Dear to the Redevelopment Agency for approval of the minutes.

APPROVAL OF MINUTES:

TUESDAY, JUNE 15, 2010 (REGULAR)

The Minutes, as listed on this evening's agenda, were Approved as Submitted on motion of Dear, seconded by Gipson and unanimously carried by the following vote:

Ayes: Chairman Dear, Vice Chairman Santarina, Agency Member Davis-Holmes, Agency Member Gipson, and Agency Member Ruiz-Raber
Noes: None
Abstain: None
Absent: None

RECONVENE: At 6:56 P.M., after approval of the minutes of the Redevelopment Agency, the City Council was Reconvened by Mayor Dear, with all members previously noted present, for approval of the minutes.

RECONVENE: After approval of the minutes of the City Council, the Redevelopment Agency was Reconvened at 6:57 P.M. for a joint session with the City Council by Mayor/Chairman Dear with all members previously noted present, for Oral Communications – Members of the Public.

(Council/Agency Member Davis-Holmes exited and reentered the meeting at 6:57 P.M.)

ORAL COMMUNICATIONS – MEMBERS OF THE PUBLIC

This is the appropriate time for members of the general public to address the Council/Agency on items not on the posted Agenda but are items of interest that are within the subject matter jurisdiction of the Council/Agency. Any person wishing to speak at this time is requested to complete a Speaker Form, available on the podium or by the Public Agenda Binder in the Council Chamber. **ORAL COMMENTS WILL BE LIMITED TO THREE (3) MINUTES PER SPEAKER. Under the provisions of the Brown Act, no action can be taken on these items, and there can be no dialogue or discussion of the items with the Council/Agency other than to place it on the Agenda for a future meeting if appropriate.**

This item was heard at 6:57 P.M.

Larry Grant, 1823 Denwall Drive, Carson, California 90746

Reported that \$5,255.00 in funds were raised for the VAC's event and extended an invitation for the City Council Members to appear at the 26th Annual MLK Parade on Monday, January 7, 2011. At the request of Mr. Grant, the Council/Agency Members provided status report on fund-raising efforts.

Leroy Friley, 17200 Bonham Avenue Carson, California 90746

Thanked the City Council for the flowers; reported that the dogs were or will be removed according to Animal Control; thanked his neighbors from the Bonham Block Club; requested Council assistance regarding quarantined dogs and public notification; and requested that the Council recognize the two young men who pulled the dogs away from him.

Bill Smalley, 17700 Avalon Boulevard, No. 111, Carson, California 90746

As spokesperson for the Board of Colony Cove Board; message to JG that his services were appreciated and extended well wishes.

Lonnie A. Pittman, 120 W. 223rd Street, Carson, California 90745

Expressed his concern for children and adults regarding the dog situation.

Robert Lesley, P. O. Box 11164, Carson, California 90749

Referred to and discussed members of the public who have been disenfranchised in the council chambers, as a result of guidelines regarding public comments, especially through the use of the mute button.

Pamela Walters, 2766 E. Tyler Street, Carson, California 90810

Reported that they have problems with Code Enforcement in the Dominguez Area and raised the following inquiries: 1) why are they being paid so much money and not doing their jobs; 2) why raise taxes; and 3) why was she paying for their bottled water? Whereupon, Mayor/Chairman Dear requested that Ms. Walters contact his office and invited Ms. Walters and her homeowner association president to meet with City Manager/Executive Director Groomes, City/Agency Attorney Wynder, and him.

Dorothy M. Dominguez, 1818 E. 214th Street, Carson, California 90745

Referred to and discussed the program of Dr. Jenny Batongmalaque and that it was a duplication of services already offered by the City's Social Services Office.

Ron Smith, Director, District I, West Basin Municipal Water District

Announced the Ocean-Water Desalination Demonstration Facility Dedication to be held on November 12, 2010, 10:30 A.M., SEA Lab, Redondo Beach, California, and presented a Save-the-Date card to City Clerk/Agency Secretary Kawagoe to copy and distribute to the City Council. He also extended his best wishes to City Manager/Executive Director Groomes.

(Council/Agency Member Davis-Holmes exited and reentered the meeting at 7:18 P.M.)

Shirley Graves, 1405 Harlan Avenue, Carson, California 90746; Wilma Wilson, 19306 Harlan Avenue, Carson, California 90746; Itelia Walker, 20208 S. Campaign, Carson, California 90746; and Lillian Hopson, 1628 Edom Street Carson, California 90746

Expressed their surprise to learn that City Manager/Executive Director Groomes was leaving the employment of the City of Carson; as an asset to the community, they prayed that he would not leave the community; and sang the words, "We Love You," to him.

Ricardo Pulido, 22106 Gulf Avenue, Carson, California 90745

Expressed his sadness and surprise to learn about the departure of City Manager/Executive Director Groomes; hoped that the City Council would use in-house resources instead of expending funds for an executive search firm; and discussed Carson Measure H.

RECESS: After Oral Communications – Members of the Public, the Redevelopment Agency was Recessed at 7:27 P.M. by Mayor/Chairman Dear to the City Council for Introductions.

RECONVENE: After Council Item No. 11, the Redevelopment Agency was Reconvened at 8:56 P.M., for the New Business Consent Calendar.

NEW BUSINESS CONSENT (Items 2-5)

These items are considered to be routine items of Agency/Council business and have, therefore, been placed on the CONSENT CALENDAR. If Agency/Council wishes to discuss any item or items, then such item or items should be removed from the CONSENT CALENDAR. For items remaining on the CONSENT CALENDAR, a single motion to ADOPT the recommended action is in order.

It was moved to approve New Business Consent Calendar Item Nos. 2, 3, 4, and 5 on motion of Dear, seconded by Gipson and unanimously carried by the following vote:

Ayes: Chairman Dear, Vice Chairman Santarina, Agency Member Davis-Holmes, Agency Member Gipson, and Agency Member Ruiz-Raber
Noes: None
Abstain: None
Absent: None

ITEM NO. (2) CONSIDERATION OF RESOLUTION NO. 10-36 TO APPROVE DESIGN OVERLAY REVIEW NO. 1357-10 FOR THE CONSTRUCTION OF A NEW 60-FOOT-HIGH MONO-EUCALYPTUS WIRELESS FACILITY LOCATED AT 21130 SOUTH MAIN STREET (ECONOMIC DEVELOPMENT)

RECOMMENDATION for the Redevelopment Agency:

TAKE the following actions:

1. APPROVE Design Overlay Review No. 1357-10 subject to the conditions of approval attached as Exhibit "B" to the resolution.
2. WAIVE further reading and ADOPT Resolution No. 10-36, "A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, APPROVING DESIGN OVERLAY REVIEW NO. 1357-10 FOR THE CONSTRUCTION OF A 60-FOOT-HIGH MONO-EUCALYPTUS WIRELESS FACILITY LOCATED AT 21130 SOUTH MAIN STREET."

ACTION: Item No. 2 was approved on the New Business Consent Calendar on motion of Dear, seconded by Gipson and unanimously carried by the following vote:

Ayes: Chairman Dear, Vice Chairman Santarina, Agency Member Davis-Holmes, Agency Member Gipson, and Agency Member Ruiz-Raber
Noes: None
Abstain: None
Absent: None

ITEM NO. (3) CONSIDERATION OF RESOLUTION NO. 10-37 TO APPROVE DESIGN OVERLAY REVIEW NO. 1370-10 FOR CONSTRUCTION OF A 25,915 SQUARE-FOOT, WAREHOUSE, MANUFACTURING, AND OFFICE BUILDING LOCATED AT 441 WEST VICTORIA STREET (ECONOMIC DEVELOPMENT)

RECOMMENDATION for the Redevelopment Agency:

TAKE the following actions:

1. APPROVE Design Overlay Review No. 1370-10 subject to the conditions of approval attached as Exhibit "B" to the resolution (Exhibit No. 4).
2. WAIVE further reading and ADOPT Resolution No. 10-37, "A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, APPROVING DESIGN OVERLAY REVIEW NO. 1370-10 FOR CONSTRUCTION OF A 25,915 SQUARE-FOOT, WAREHOUSE, MANUFACTURING, AND OFFICE BUILDING LOCATED AT 441 WEST VICTORIA STREET."

ACTION: Item No. 3 was approved on the New Business Consent Calendar on motion of Dear, seconded by Gipson and unanimously carried by the following vote:

Ayes: Chairman Dear, Vice Chairman Santarina, Agency Member Davis-Holmes, Agency Member Gipson, and Agency Member Ruiz-Raber
Noes: None
Abstain: None
Absent: None

ITEM NO. (4) CONSIDERATION OF RESOLUTION NO. 10-38 APPROVING DESIGN OVERLAY REVIEW NO. 1377-10 FOR CONSTRUCTION OF FIVE TWO-STORY, TILT-UP, OFFICE AND MANUFACTURING BUILDINGS AT 18600-18721 BROADWAY (ECONOMIC DEVELOPMENT)

RECOMMENDATION for the Redevelopment Agency:

TAKE the following actions:

1. APPROVE Design Overlay Review No. 1377-10 subject to the conditions of approval attached as Exhibit "B" to the resolution.

2. WAIVE further reading and ADOPT Resolution No. 10-38, "A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, APPROVING DESIGN OVERLAY REVIEW NO. 1377-10 FOR THE CONSTRUCTION OF FIVE TWO-STORY, TILT-UP, OFFICE AND MANUFACTURING BUILDINGS, TOTALING 44,613 SQUARE FEET, ON A 2.8-ACRE SITE LOCATED AT 18600-18721 BROADWAY."

ACTION: Item No. 4 was approved on the New Business Consent Calendar on motion of Dear, seconded by Gipson and unanimously carried by the following vote:

Ayes: Chairman Dear, Vice Chairman Santarina, Agency Member Davis-Holmes, Agency Member Gipson, and Agency Member Ruiz-Raber
Noes: None
Abstain: None
Absent: None

ITEM NO. (5) CONSIDER APPROVAL OF THE FIRST AMENDMENT TO THE CONSULTANT RETAINER AGREEMENT WITH PSOMAS TO PROVIDE PROFESSIONAL CIVIL ENGINEERING SERVICES ON AN AS-NEEDED BASIS (ALL PROJECT AREAS) (ECONOMIC DEVELOPMENT)

RECOMMENDATION for the Redevelopment Agency:

TAKE the following actions:

1. APPROVE the First Amendment to the Consultant Retainer Agreement between the Redevelopment Agency and Psomas to increase the contract amount by \$40,000.00 to a not-to-exceed amount of \$120,000.00.
2. AUTHORIZE the Agency Chairman to execute the First Amendment following approval as to form by the Agency Counsel.

ACTION: Item No. 5 was approved on the New Business Consent Calendar on motion of Dear, seconded by Gipson and unanimously carried by the following vote:

Ayes: Chairman Dear, Vice Chairman Santarina, Agency Member Davis-Holmes, Agency Member Gipson, and Agency Member Ruiz-Raber
Noes: None
Abstain: None
Absent: None

DEMANDS (Item 6)

ITEM NO. (6) RESOLUTION NO. 10-39 ALLOWING CLAIMS AND DEMANDS AGAINST PROJECT 1 FUND IN THE AMOUNT OF \$145,624.26, DEMAND NUMBERS 1-005261 THROUGH 1-005281; PROJECT 2 FUND IN THE AMOUNT OF \$63,150.68, DEMAND NUMBERS 2-004592 THROUGH 2-004606; PROJECT 3 FUND IN THE AMOUNT OF \$955.06, DEMAND NUMBER 3-000525; AND PROJECT 4 FUND IN THE AMOUNT OF \$30,304.66, DEMAND NUMBERS 4-000555 THROUGH 4-000562

ACTION: WITH FURTHER READING WAIVED, Resolution No. 10-39 was PASSED, APPROVED and ADOPTED, as read by title only, on motion of Dear, seconded by Santarina and unanimously carried by the following vote:

Ayes: Chairman Dear, Vice Chairman Santarina, Agency Member Davis-Holmes, Agency Member Gipson, and Agency Member Ruiz-Raber
Noes: None
Abstain: None
Absent: None

RECESS: After Item No. 6, the Redevelopment Agency was Recessed at 8:59 P.M. by Chairman Dear for staff.

RECONVENE: After Council Item No. 11, the Redevelopment Agency was reconvened for a joint session with the City Council at 9:04 P.M., by Mayor/Chairman Dear, with all members previously noted present, for remaining Oral Communications.

ORAL COMMUNICATIONS I (STAFF)

City Clerk/Agency Secretary Kawagoe requested that this evening's meetings be adjourned in memory of the following persons:

Mayor Pro Tem/Vice Chairman Santarina

Judge Diosdado Valenzuela
Antonio Carlos

Council/Agency Member Davis-Holmes

Evelyn Steele
Joe Weems, husband of Frankie Stewart, Senior Citizens Advisory Commission
Rodger "Uncle Jamm" Clayton

Council/Agency Member Gipson

Christopher Sandle, cousin of Council Member Gipson
Devin Field

City Clerk/Agency Secretary Kawagoe

Bertha Henderson, aunt of Shirley Graves

City Clerk/Agency Secretary Kawagoe

Reported that President Obama signed S.B. 1055, introduced by Senator Barbara Boxer (D-CA) to award the Congressional Gold Medal to Japanese American soldiers of the 100th Infantry Battalion, 442nd Regimental Combat Team and Military Intelligence Service (MIS) and added that her oldest brother was part of the regiment.

ORAL COMMUNICATIONS II (COUNCIL/AGENCY)

Council/Agency Member Ruiz-Raber

Reported on her attendance at community and personal events; provided public announcements of community interest; and extended her wishes for a Happy Halloween.

Commented to City Manager/Executive Director Groomes and staff that the symposium by the Women's Issues Commission could be improved by more public outreach.

(Mayor/Chairman Dear exited and reentered the meeting at 9:08 P.M.)

Mayor Pro Tem/Vice Chairman Santarina

Reported on his attendance at community events, extended his congratulations, and reported on those who were in attendance.

Council/Agency Member Gipson

Raised an inquiry to City/Agency Attorney Wynder to clarify how one "adds on" votes. Whereupon, City/Agency Attorney Wynder stated that he would do some analysis and report back to the City Council.

Reported on his attendance at community events, reported on those who were in attendance, announced upcoming events of community interest, encouraged the public to vote on November 2, 2010, and extended a public plea to young people who may be contemplating suicide and adults who may feel overwhelmed to seek help.

Council/Agency Member Davis-Holmes

Reminded the community to be safe for Halloween and announced that City employees were soliciting donations – candy or cash – to treat the school children on Halloween at City Hall and added that she had donated \$50; encouraged the public to vote on November 2, 2010; and announced upcoming events of community interest.

Directed a request to City Manager/Executive Director Groomes and staff for Certificates of Valor for the two young men who assisted Mr. Friley and concurred with the critique from Council/Agency Member Ruiz-Raber regarding the symposium event.

Mayor/Chairman Dear

Reported on his attendance at community and personal events, reported on those who were in attendance; announced upcoming events of community interest; and reminded the public to vote on November 2, 2010.

Referred to the symposium event and commented to City Manager/Executive Director Groomes and staff that, perhaps, the Public Information Office could assist the Women's Issues Commission; expressed concern that town hall meetings may be political events and must be reported as such; and requested that the City put on town hall meetings for the City Council so that all five may attend. Whereupon, Council/Agency Member Davis-Holmes clarified that Council Member Gipson and she pay for the town hall meetings out of their pockets.

UNFINISHED/CONTINUED CLOSED SESSION ITEMS (None)

REPORT ON CLOSED SESSION (None)

ADJOURNMENT

The meeting was Adjourned at 9:32 P.M., by Mayor/Chairman Dear and in memory of the persons requested this evening.

Chairman Jim Dear

ATTEST:

Agency Secretary Helen Kawagoe