



**MINUTES
CARSON REDEVELOPMENT AGENCY
ADJOURNED REGULAR MEETING
NOVEMBER 3, 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 29, 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: City Clerk/Agency Secretary Kawagoe called the roll:

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

Council/Agency Members Absent: Mayor Pro Tem/Vice Chairman Elito Santarina and Council/Agency Member Mike Gipson

Other Elected Officials Present: Helen Kawagoe, City Clerk/Agency Secretary

Other Elected Officials Absent: Karen Avilla, City/Agency Treasurer

Also Present: William Wynder, City/Agency Attorney; and staff: Sheri Repp-Loadsman, Planning Officer, and Miki Plant, Senior Clerk/Deputy City Clerk

CLOSED SESSION:

None

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

RECONVENE: The City Council and Redevelopment Agency were Reconvened at 6:42 P.M. by Mayor/Chairman Dear with all members previously noted present and Mayor Pro Tem/Vice Chairman Santarina present, except Council/Agency Member Gipson absent.

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 Lula Davis-Holmes, and Council/Agency Member Julie Ruiz-Raber

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

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

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

Jackie Acosta, Administrative Services General Manager; Clifford Graves, Economic Development General Manager; Victor Rollinger, Development Services General Manager;

Lisa Berglund, Senior Administrative Analyst; Dan Cisneros, Human Services Manager; Zarah Cruz, Public Information Manager; Patricia Elkins, Storm Water Quality Program Manager; Ken McKay, Public Safety Manager; Sheri Repp-Loadsman, Planning Officer; Glenn Turner, Computer Systems Support Technician; and Miki Plant, Senior Clerk/Deputy City Clerk

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

FLAG SALUTE: KAREN AVILLA, CITY/AGENCY TREASURER

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: **PASTOR TUVAI FAATAI, CALVARY CHAPEL OF SOUTH BAY**

APPROVAL OF MINUTES:

NONE

RECESS: The Redevelopment Agency was Recessed at 6:49 P.M. by Mayor/Chairman Dear to the City Council for Item No. 4.

RECONVENE: The Redevelopment Agency was Reconvened at 6:50 P.M. for a joint session with the City Council with all members previously noted present, except Gipson absent, by Mayor/Chairman Dear for Oral Communications – Members of the Public.

NOTICE TO THE PUBLIC

Public testimony may be given on any agenda item as it is called and will be LIMITED TO THREE MINUTES PER SPEAKER. Please fill out a Speaker Form in order to be identified correctly in the minutes. The forms are provided on the podium in the Council Chambers. All Speaker Forms must be given to the Agency Secretary/City Clerk at the beginning of the meeting.

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 6:50 P.M.

Brian Raber, 1843 E. Abbottson, Carson, California 90746, reported that Measure H did not pass, but Proposition 22 passed. His wife Julie was concerned about Carson having a budget crisis as soon as she learned that the state may be taking five million dollars from the city.

Larry Grant, 1823 E. Denwall Drive, Carson, California 90746, questioned the rates printed on the color flyer of the Renaissance housing development. He received donations from Councilwoman Lula Davis-Holmes, BP and Del Huff for printing of the programs for the Veterans Day event on Saturday.

Sheri Repp-Loadsman, Planning Officer, invited everyone to "Waiting for Superman" being shown at the AMC Del Amo Theatres on Monday, November 8 and Tuesday, November 9 at 6:00 pm. RSVP to Carole Keen at 310-515-5563.

Rosa Banuelos, 218 W. Carson Street, Space #21, Carson, California 90745, was upset about rent increases.

Fe Koons, 1631 Balard Street, Carson, California 90745, stated that there will be a Youth Forum at Scott Park this Saturday with CNN Hero of the Year 2009 Mr. Pina.

Ricardo Pulido, 22106 Gulf Avenue, Carson, California 90745, offered comments on various topics.

Terri Forsythe, 17700 Avalon Boulevard #282, Carson, California 90746, would like to receive notices for all Mobilehome Park Rental Review Board meetings. Mayor Dear will give instructions to Janice to notify staff to add her name and asked City Manager Groomes to follow up.

Louis Joseph Cogut, 17701 Avalon Boulevard #50, Carson, California 90746, would like to have the recording of the Mobilehome Park Rental Review Board meetings on the city's website or available for purchase. Mayor Dear asked City Manager Groomes to look into it with IT Manager Robert Eggleston.

Marvin Clayton, 426 W. Carson Street, Carson, California 90746, offered his services to film/edit meetings on DVDs at a reasonable cost. Mayor Dear requested his offer in writing given to City Manager Groomes.

RECESS: After Oral Communications – Members of the Public, the City Council was Recessed at 7:18 P.M. by Mayor/Chairman Dear to the Redevelopment Agency for the Agency New Business Consent Calendar.

NEW BUSINESS CONSENT (Item 1)

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.

ITEM NO. (1) CONSIDERATION OF CONTRACTORS' LOCAL HIRING REPORT (ECONOMIC DEVELOPMENT)

RECOMMENDATION for the Redevelopment Agency:

1. RECEIVE and FILE.

ACTION: Chairman Dear ordered this item to be received and filed with no objections heard.

DEMANDS (Item 2)

ITEM NO. (2) RESOLUTION NO. 10-40 ALLOWING CLAIMS AND DEMANDS AGAINST PROJECT 1 FUND IN THE AMOUNT OF \$221,040.95, DEMAND NUMBERS 1-005282 THROUGH 1-005300; PROJECT 2 FUND IN THE AMOUNT OF \$25,473.81, DEMAND NUMBERS 2-004607 THROUGH 2-004618; PROJECT 3 FUND IN THE AMOUNT OF \$1,008.97, DEMAND NUMBER

**3-000526; AND PROJECT 4 FUND IN THE AMOUNT OF \$3,992.62,
DEMAND NUMBERS 4-000563 THROUGH 4- 000567**

ACTION: WITH FURTHER READING WAIVED, Resolution No. 10-40 was PASSED, APPROVED and ADOPTED, as read by title only, on motion of Dear, seconded by Ruiz-Raber and unanimously carried by the following voice vote:

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

NEW BUSINESS DISCUSSION (Item 3)

ITEM NO. (3) CONSIDER A MODIFICATION TO THE FIRST TIME HOME BUYER PROGRAM GUIDELINES REQUIRING CARSON RESIDENCY AND/OR EMPLOYMENT (ECONOMIC DEVELOPMENT)

RECOMMENDATION for the Redevelopment Agency:

1. CONSIDER and PROVIDE direction.

ACTION: Chairman Dear moved to modify the current program that it shall be policy that current Carson residents and those employed by an agency or business in Carson shall be given first preference and all others shall be given second preference should there be funds still available, seconded by Vice Chairman Santarina and unanimously carried by the following vote:

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

RECESS: After Item No. 3, the Redevelopment Agency was Recessed at 8:04 P.M. by Chairman Dear to the City Council for Special Orders of the Day.

ORAL COMMUNICATIONS I (STAFF)

Memorial Adjournment Requests

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

David L. Preciado, at the request of Mayor/Chairman Dear;

Diosdado Valenzuela, at the request of Mayor Pro Tem/Chairman Pro Tem Santarina;

Senator Jenny Oropeza, William "Bill" Brown, and Benjamin Lee Veal, at the request of Council/Agency Member Gipson;

Hortense Golden Canady, at the request of Council/Agency Member Davis-Holmes;

Rebecca "Becky" Garcia, at the request of Council/Agency Member Ruiz-Raber;

Sadako "Sadie" Higaki, Yetsuko Dyo, Peggy Strange, and Marlissa Weber, at the request of City Clerk/Agency Secretary Kawagoe;

City Clerk/Agency Secretary Kawagoe

Reported the election results for Measure H and Proposition 22. Encouraged residents to purchase bricks for the pathway. The nomination period for the March 8, 2011 General Municipal Election will be from November 15 to December 13.

(Mayor Dear exited and re-entered the meeting at 9:52 P.M.)

City Manager Jerry Groomes

Reported that the city of Carson is a candidate for being one of the "Most Business Friendly Cities" in L.A. and invited the Mayor and City Council to the event on Wednesday, November 10 at the Beverly Hilton Hotel in Beverly Hills.

ORAL COMMUNICATIONS II (COUNCIL/AGENCY)

Mayor/Chairman Dear

Reported on the events he had recently attended.

Invited everyone to the 14th Annual Carson Mayor's Prayer Breakfast on Saturday, November 13 from 8:00 - 10:00 A.M. at Central Baptist Church.

Announced that the Mayor and City Council's Annual Turkey Giveaway will be on Saturday, November 20 at 1:00 P.M. at the SouthBay Pavilion Mall between Target and Jamba Juice.

Requested to City Manager Groomes to get legislation passed protecting property rights of mobile home residents.

Council/Agency Member Ruiz-Raber

Mourned the loss of those mentioned in the memorial adjournment requests.

Reported on the events she had recently attended.

Announced that the Black and White Ball was being held on Saturday, November 13, 2010.

Council/Agency Member Davis-Holmes

Reported on the events she had recently attended.

Asked City Manager Groomes to thank Victor Rollinger, Development Services Manager, for resolving the traffic light issue for some Carson residents.

Reported that at the Oversized Vehicle Public Hearing, there were over 100 people in attendance but many were non-residents.

Expressed her gratitude toward Watson Land Company for their donation to the Veterans' Day event.

Mayor Pro Tem/Chairman Pro Tem Santarina

Reported on the events he had recently attended.

Requested that the street sweeping issue be placed on the agenda for the next Policy Sub-Committee meeting.

Expressed his condolences to the Brown family.

Recognized Carol Almeda for the success of Red Ribbon Week.

Council/Agency Member Ruiz-Raber

Requests the South Bay WIB to report on what is happening with employment in the city. Would like to see this item on a future agenda.

Mayor/Chairman Dear

Suggests that a presentation by South Bay WIB be made under Introductions at a future meeting. Requested that City Manager Groomes place it under Introductions.

Reported that Law Day will be at the Congresswoman Juanita Millendar-McDonald Community Center on Saturday, November 13, 1:30 - 4:00 P.M. organized by the National Association for Equal Justice.

UNFINISHED/CONTINUED CLOSED SESSION ITEMS (None)

REPORT ON CLOSED SESSION (None)

ADJOURNMENT

The meeting was Adjourned at 10:33 P.M. on Wednesday, November 3, 2010 by Mayor/Chairman Dear and in memory of the individuals requested this evening.

Chairman Jim Dear

ATTEST:

Agency Secretary Helen Kawagoe