



**MINUTES
CARSON REDEVELOPMENT AGENCY
REGULAR MEETING
NOVEMBER 16, 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: NOVEMBER 12, 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 5:14 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, Mayor Pro Tem/Vice Chairman Elito Santarina, Council/Agency Member Mike Gipson, and Council/Agency Member Lula Davis-Holmes

Council/Agency Members Absent: Council/Agency Member Julie Ruiz-Raber

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:

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.

Public Comments

Council Closed Session Item No. 1

Dr. Rita Boggs, 21328 Island Avenue, Carson, California 90745, felt that the process ought to be discussed in open session. Whereupon, City/Agency Attorney Wynder clarified that the City Council would be briefed on the executive search only.

RECESS: The City Council and Redevelopment Agency were Recessed at 5:22 P.M., by Mayor/Chairman Dear to a Closed Session for the City Council only to discuss the items described on this evening's agenda.

RECONVENE: The City Council and Redevelopment Agency were Reconvened at 6:31 P.M., by Mayor/Chairman Dear with all members previously noted present, except Ruiz-Raber 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 Davis-Holmes. And Council/Agency Member Mike Gipson

Council/Agency Members Absent: Council/Agency Member Julie Ruiz-Raber

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 (Entered at 6:15 P.M.); Ray Cruz, Public Services General Manager; Clifford Graves, Economic Development General Manager; and Vic Rollinger, Development Services General Manager;

Farrokh Abolfathi, Principal Civil Engineer; Lisa Berglund, Senior Administrative Analyst; Zarah Cruz, Public Information Manager; Robert Eggleston, IT Manager; Duane Munson, Human Resources Officer; Saied Naaseh, Senior Planner; John Signo, Senior Planner; 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 provided the Closed Session report as follows:

Council Closed Session Item No.1

A privileged and confidential status report was provided. Questions were asked and answered. No reportable action was taken, nor was any solicited.

Council Closed Session Item No.2

A privileged and confidential status report on ongoing negotiations was provided. Questions were asked and answered. Since there were continued negotiations with respect to the Supervisors' Association, staff recommended that Item No. 5 be pulled from the New Business Consent Calendar with respect to the Supervisors' Association. No reportable action was taken, nor was any solicited.

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

FLAG SALUTE: Nathaniel "Nate" Riddick, Parks and Recreation Commissioner, 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:

PASTOR LAURIE LOGAN, FAMILY OF FAITH CHRISTIAN CENTER

RECESS: The Redevelopment Agency was Recessed at 6:37 P.M. by Mayor/Chairman Dear to the City Council for Item No. 3.

APPROVAL OF MINUTES: None

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.

RECONVENE: The Redevelopment Agency was Reconvened at 6:53 P.M. for a joint session with the City Council by Mayor/Chairman Dear with all members previously noted present, except Ruiz-Raber absent, for Oral Communications – Members of the Public.

ORAL COMMUNICATIONS – MEMBERS OF THE PUBLIC

This is the appropriate time for members of the general public to address those matters under the jurisdiction of the Council/Agency, and not on the posted Agenda. Any person wishing to address the Council/Agency is requested to complete a Speaker Form, available on the podium in the Council Chambers. **TESTIMONY WILL BE LIMITED TO THREE MINUTES PER PERSON**. Under the provisions of the Brown Act, no action can be taken on these items, and there can be no discussion of the items, other than to place it on the agenda for a future meeting.

This item was heard at 6:53 P.M.

Nate Riddick, 2723 Monroe Street, Carson, California 90810

Reported that the issue of citations issued by Code Enforcement for street sweeping was discussed at the homeowners’ meeting. Whereupon, Mayor/Chairman Dear invited community members to attend the meeting of the Policy Sub-Committee.

RECESS: After Oral Communications – Members of the Public, the Redevelopment Agency was Recessed at 6:58 P.M. by Mayor/Chairman Dear to the City Council for Item No. 9.

RECONVENE: The Redevelopment Agency was Reconvened at 7:01 P.M. by Chairman Dear with all members previously noted present, except Ruiz-Raber absent, for the New Business Consent Calendar, at the request of staff.

NEW BUSINESS CONSENT (Items 1-4)

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.

This item was heard at 7:02 P.M.

It was moved to approve the New Business Consent Calendar on motion of Dear and seconded by Gipson.

Public Comments

Item No. 1

Perfecto A. Arca, 500 E. Carson Plaza Drive, No. 201, Carson, California 90746, representing P., A. Arca Engineering, Inc.,

Reported that he did not receive a notice of the RFP and requested that the Agency notify small businesses about upcoming projects.

A discussion ensued regarding the notification policy and practice to the two small engineering firms in Carson. By consensus of the Agency, staff was instructed to notify the two engineering firms in Carson about any RFP/RFQ for small, medium, and large projects, including general engineering services.

Executive Director Groomes informed the Agency that the firms should have been notified.

Chairman Dear removed the following item for discussion:

Item No. 1: CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH GRUEN ASSOCIATES TO PROVIDE PROFESSIONAL DESIGN SERVICES FOR PROJECT NO. 1043: CARSON STREET MASTER PLAN, IMPLEMENTATION OF PUBLIC IMPROVEMENTS (DEVELOPMENT SERVICES)

Item No. 3

Miriam Vazquez, 21413 Martin Street, Carson, California 90745

Clarified that she only wanted to address Item No. 3 and inquired whether the affordable housing would be for families.

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

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

RECESS: After the New Business Consent Calendar, the Redevelopment Agency was Recessed at 7:19 P.M. by Chairman Dear to the City Council for Item No. 9.

RECONVENE: The Redevelopment Agency was Reconvened at 8:29 P.M. by Chairman Dear with all members previously noted present, except Ruiz-Raber absent, for Item No. 1.

Chairman Dear acknowledged the presence of former Council Member Harold Williams.

ITEM NO. (1) CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH GRUEN ASSOCIATES TO PROVIDE PROFESSIONAL DESIGN SERVICES FOR PROJECT NO. 1043: CARSON STREET MASTER PLAN, IMPLEMENTATION OF PUBLIC IMPROVEMENTS (DEVELOPMENT SERVICES)

Item No. 1 was heard after Council Item No. 9 at 8:29 P.M.

RECOMMENDATION for the Redevelopment Agency:

TAKE the following actions:

1. APPROVE a Professional Services Agreement with Gruen Associates to provide professional streetscape design services for the preparation of plans, specifications and estimates for Project No. 1043: Carson Street Master Plan, Implementation of Public Improvements for a negotiated fee not-to-exceed \$795,059.00.
2. AUTHORIZE the Agency Chairman to execute the Professional Services Agreement following approval as to form by the Agency Counsel.

ACTION: It was moved that the City adopt a policy of sending notification to local businesses, in particular, engineering firms, with respect to all public improvements going to bid and to provide the City Council with a copy of the notification with the staff report on motion of Santarina and seconded by Gipson.

Vice Chairman Santarina subsequently clarified that his intent was to approve the staff recommendation as well.

Upon inquiry, Executive Director Groomes discussed the ramifications of rebidding the project and stated that staff did not recommend going back out to bid.

Substitute Motion

Chairman Dear offered a substitute motion to send the project out to bid once again; to provide an opportunity to the local businesses to bid; and to include the main motion, which was seconded by Santarina. He clarified that the purpose of his substitute motion was to reject all bids and to send the project out to bid again and to include the local businesses. He subsequently clarified that the substitute motion included the main motion relative to the policy to notify local businesses; specifically, engineering firms.

Upon inquiry, Chairman Dear stated that unless the scope of work was changed, he would concur with staff to not charge companies for the bid packages who had previously purchased bid packages and added unless the scope of work was changed, with no objections heard. Whereupon, Executive Director Groomes reported that staff would not change the scope of work and added that the challenge for local firms was to show how they could competitively deal with the requirements of the project.

Agency Member Gipson expressed his desire to move forward with the project.

Economic Development General Manager Graves provided background information on the project.

Agency Member Davis-Holmes concurred that she wanted to provide an opportunity for local firms.

Upon inquiry, Agency Attorney Wynder stated that he did not feel comfortable to approach these two companies to ask whether or not they would be able to handle the bid.

Executive Director Groomes requested that the Agency Board consider delaying its action by one meeting to allow staff to look into what could be done on a staff level, with Agency Attorney Wynder concurring.

Upon inquiry, Agency Secretary Kawagoe read back the main motion and the substitute motion.

Agency Member Davis-Holmes stated that she could support a one-week delay.

Agency Member Gipson encouraged his colleagues to vote down the substitute motion and support the main motion.

RECESS: The Redevelopment Agency was Recessed at 9:19 P.M. Chairman Dear at the request of staff.

RECONVENE: The Redevelopment Agency was Reconvened at 9:28 P.M. by Chairman Dear with all members previously noted present, except Davis-Holmes and Ruiz-Raber absent.

Item No. 1 (Continued)

Chairman Dear ordered this item continued to December 7, 2010, with no objections heard, with Davis Holmes and Ruiz-Raber absent.

(Agency Member Davis-Holmes entered the meeting at 9:30 P.M.)

**ITEM NO. (2) CONSIDERATION OF THE FOURTH AMENDMENT TO THE
PROFESSIONAL SERVICES AGREEMENT WITH PARSONS
TRANSPORTATION GROUP, INC. FOR PROJECT NO. 919:
WILMINGTON AVENUE INTERCHANGE MODIFICATION AT THE I-405
FREEWAY (DEVELOPMENT SERVICES)**

RECOMMENDATION for the Redevelopment Agency:

TAKE the following actions:

1. APPROVE the Fourth Amendment to the Professional Services Agreement with Parsons Transportation Group, Inc. to reflect an increase in the scope of work for a negotiated fee not-to-exceed \$98,866.40.
2. AUTHORIZE the Agency Chairman to execute the Fourth Amendment to the Professional Services Agreement following approval as to form by the Agency Counsel.

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, and Agency Member Gipson
Noes: None
Abstain: None
Absent: Agency Member Ruiz-Raber

ITEM NO. (3) CONSIDERATION OF RESOLUTION NO. 10-41 EXTENDING THE CARSON REDEVELOPMENT AGENCY'S OWNERSHIP OF PROPERTY AT 21009 PROSPECT AVENUE AND AFFIRMING THE CARSON REDEVELOPMENT AGENCY'S INTENTION THAT THE PROPERTY BE USED FOR DEVELOPMENT OF AFFORDABLE HOUSING (ECONOMIC DEVELOPMENT)

RECOMMENDATION for the Redevelopment Agency:

1. WAIVE further reading and ADOPT Resolution No. 10-41, "A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, EXTENDING THE PERIOD OF TIME BY WHICH THE CARSON REDEVELOPMENT AGENCY MAY RETAIN OWNERSHIP OF THE PROPERTY LOCATED AT 21009 PROSPECT AVENUE, CARSON, CALIFORNIA, FOR AN ADDITIONAL PERIOD OF TIME PURSUANT TO CALIFORNIA REDEVELOPMENT LAW AND AFFIRMING THE REDEVELOPMENT AGENCY'S INTENTION THAT THE SUBJECT PROPERTY WILL BE USED FOR THE DEVELOPMENT OF AFFORDABLE HOUSING."

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, and Agency Member Gipson
Noes: None
Abstain: None
Absent: Agency Member Ruiz-Raber

**ITEM NO. (4) CONSIDER REPORT ON BUSINESS DEVELOPMENT PROGRAMS
(ECONOMIC DEVELOPMENT)**

RECOMMENDATION for the Redevelopment Agency:

1. RECEIVE and FILE.

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, and
 Agency Member Gipson
Noes: None
Abstain: None
Absent: Agency Member Ruiz-Raber

DEMAND (Item 5)

**ITEM NO. (5) RESOLUTION NO. 10-42 ALLOWING CLAIMS AND DEMANDS AGAINST
PROJECT 1 FUND IN THE AMOUNT OF \$79,354.77, DEMAND NUMBERS
1-005301 THROUGH 1-005315; PROJECT 2 FUND IN THE AMOUNT OF
\$54,599.54, DEMAND NUMBERS 2-004619 THROUGH 2-004630; AND
PROJECT 4 FUND IN THE AMOUNT OF \$119,103.93, DEMAND NUMBERS
4-000568 THROUGH 4-000575**

Item No. 5 was heard after Item No. 1 at 9:30 P.M.

ACTION: WITH FURTHER READING WAIVED, Resolution No. 10-42 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, and
 Agency Member Gipson
Noes: None
Abstain: None
Absent: Agency Member Ruiz-Raber

RECESS: After Agency Item No. 5, the Redevelopment Agency was Recessed at 9:31 P.M. by
Chairman Dear to the City Council for Council Item No. 5.

RECONVENE: After Item No. 19, the Redevelopment Agency was Reconvened at 10:54 P.M. for a
joint session with the City Council by Mayor/Chairman Dear with all members
previously noted present, except Ruiz-Raber, 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/Chairman Dear

Bert Tufele

Gladys Bloodworth, former teacher, Ambler Elementary School

Council/Agency Member Davis-Holmes

John Davis, uncle of Council Member Davis-Holmes

Audrey Hall

Vernon Stephens

Louise, sister of Beverly James

Alicia Strawther

Renee Zola Mabry

City Clerk/Agency Secretary Kawagoe

William Hohri, Japanese-American civil rights activist

City/Agency Treasurer Avilla

Announced that the courts ruled in favor of the Scottsdale homeowners and that the 2010 election was valid and the board elected is the official board. She congratulated the homeowners and Attorney Fred Dorton.

ORAL COMMUNICATIONS II (COUNCIL/AGENCY)

Mayor Pro Tem/Vice Chairman Santarina

Reported on his attendance at a community event and acknowledged and thanked the participants and volunteers.

Council/Agency Member Gipson

Announced upcoming events of interest to the community and provided a brief report about the Haiti disaster.

Council/Agency Member Davis-Holmes

Reported on her attendance at community events; thanked the participants and contributors; and announced upcoming events of interest to the community.

Raised an inquiry to City Manager Groomes regarding the Santa Sleigh program for children.

Mayor/Chairman Dear

Reported on his attendance at community events and subsequently extended his wishes for a Happy Thanksgiving Day.

COUNCIL MEMBERS PRESENT REQUESTS TO ADD ITEMS TO FUTURE AGENDAS
None

UNFINISHED/CONTINUED CLOSED SESSION ITEMS **None**

REPORT ON CLOSED SESSION **None**

ADJOURNMENT

The meeting was Adjourned at 11:13 P.M., by Mayor/Chairman Dear and in memory of the individuals requested this evening and Ruiz-Raber absent.

Chairman Jim Dear

ATTEST:

Agency Secretary Helen Kawagoe