



**MINUTES
CARSON REDEVELOPMENT AGENCY
REGULAR MEETING
DECEMBER 20, 2011**

5:00 P.M.

**THE CARSON REDEVELOPMENT AGENCY/CITY COUNCIL MEETINGS ARE BROADCAST
LIVE VIA TIME WARNER CABLE CHANNEL 35 AND AT&T U-VERSE CHANNEL 99
AS WELL AS VIA THE INTERNET AT: [HTTP://CI.CARSON.CA.US](http://ci.carson.ca.us)**

AGENDA POSTED: DECEMBER 15, 2011

“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 5:11 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/Vice Chairman Julie Ruiz-Raber, Council/Agency Member Lula Davis-Holmes, Council/Agency Member Mike Gipson, and Council/Agency Member Elito Santarina

Council/Agency Members Absent: None

Other Elected Officials Present: None

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

Also Present:

David Biggs, City Manager/Executive Director; William Wynder, City/Agency Attorney; and staff:

Clifford Graves, Economic Development General Manager; Farrokh Abolfathi, Principal Civil Engineer; Robert Eggleston, IT Manager; Glenn Turner, Computer Systems Support Technician; Wanda Higaki, Chief Deputy City Clerk/Chief Deputy Agency Secretary; and Joy Simarago, Deputy City Clerk/Deputy Agency Secretary

City/Agency Attorney Wynder stated that there were no Agency Closed Session items this evening and presented the City Council Closed Session item only.

CLOSED SESSION (None) 5:00 P.M. – 5:45 P.M.

RECESS: The City Council and Redevelopment Agency were Recessed at 5:14 P.M. by Mayor/Chairman Dear to a Closed Session to discuss the item described on this evening's agenda for the City Council only.

RECONVENE: The City Council and Redevelopment Agency were Reconvened at 6:17 P.M. by Mayor/Chairman Dear with all members previously noted present.

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/Vice Chairman Julie Ruiz-Raber, Council/Agency Member Lula Davis-Holmes, Council/Agency Member Mike Gipson, and Council/Agency Member Elito Santarina

Council/Agency Members Absent: None

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

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

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

Clifford Graves, Economic Development
General Manager; Ray Cruz, Public
Services General Manager; Victor
Rollinger, Development Services
General Manager;

Lisa Berglund, Principal Administrative
Analyst; Farrokh Abolfathi, Principal
Civil Engineer; Zarah Cruz, Public
Information Manager; Robert Eggleston,
IT Manager; Glenn Turner, Computer
Systems Support Technician; Wanda
Higaki, Chief Deputy City Clerk/Chief
Deputy Agency Secretary; and Joy
Simarago, Deputy City Clerk/Deputy
Agency Secretary

Eddie Rivero, Interim Captain, Carson
Sheriff's Station

REPORT ON CLOSED SESSION

City/Agency Attorney Wynder reported that there were no Agency Closed Session items for consideration this evening and provided the Council Closed Session report as follows:

Council Closed Session Item No. 1

Provided a privileged and confidential briefing on facts and circumstances under which the City might consider initiating litigation in three cases; recommended a litigation avoidance strategy; responded to questions asked by the Council; Council unanimously authorized pursuit of the litigation avoidance strategy recommended by staff and/or the City Attorney in all three cases; City Attorney informed Council that one of the Closed Session items involved the Carousal Tract, which he had hoped to have placed on the Council agenda tonight for possible consideration and action; requested that Council call a Special Council meeting to hear the Carousal Tract item, provided agreement was received on time; requested authorization to present Carousal Tract item in a Closed and Open session at the first Council meeting in January 2012. All members of the Council were present and participated in this Closed Session item.

City/Agency Attorney Wynder requested that Council bring their attention to an item either delivered to their office or presented to Council tonight by Council Member Santarina asking to add an urgency item:

REQUEST TO ADD URGENCY ITEM

Council/Agency Members requested support for relief efforts in the Philippines that was recently hit by a typhoon that caused considerable damage. City/Agency Attorney Wynder was satisfied that the need to take action on this item arose subsequent to the posting of the agenda and that the efforts needed to be underway well before the January Council meeting. The request to add the urgency item to the Council agenda as Item 18A which would require a motion, a second and a 2/3 vote of the Council.

It was moved to approve the request to support relief efforts in the Philippines that was recently hit by a typhoon that caused considerable damage to the agenda as Item 18A on motion of Santarina, seconded by Dear and failed to carry by the following vote:

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

City/Agency Member Attorney Wynder stated that he would add this item to the January Council agenda.

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

FLAG SALUTE: CITY/AGENCY TREASURER KAREN AVILLA

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 JOEL WOOD, CARSON BIBLE CHURCH. – Not present.**

Mayor/Chairman Dear offered the Invocation.

RECESS: The Redevelopment Agency was Recessed at 6:24 P.M. by Mayor/Chairman Dear to the City Council for Approval of Minutes.

RECONVENE: The Redevelopment Agency was Reconvened at 6:27 P.M. for Approval of Minutes.

APPROVAL OF MINUTES:

TUESDAY, SEPTEMBER 20, 2011 (REDEVELOPMENT AGENCY)

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

RECONVENE (Council): The City Council was Reconvened at 6:28 P.M. for a joint session with the Redevelopment Agency by Mayor/Chairman Dear, with all members previously noted present, 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 City Clerk/Agency Secretary 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.**

Mary Anne O'Neal, 16211 Visalia Avenue, Carson, California 90746, former Councilwoman and current Beautification Committee Member

Stated her concern about naming streets, parks, centers and others in honor of Dr. Martin Luther King, Jr.; made reference that this information was brought before the Council and Mayor about two years ago, which directed the Fine Arts Commission to proceed with locating a facility within the city that could be named in honor of Dr. King; the Fine Arts Commission concluded that the Transit Center be named the Dr. Martin Luther King, Jr. Transit Center; thanked Council Member Gipson for meeting with Supervisor Burke regarding the County property located in the City of Carson that was named in honor of Dr. Martin Luther King, Jr; and thanked the City Council for keeping the City solvent.

Ronald Shimokaji, 1502 E. Carson Street, No. 135, Carson, California 90745

Offered an update to the Council on his efforts in creating a suitable tribute for Private First Class James Anderson; and informed the Council that he will keep them abreast of his progress.

Barbara Douglass, 5710 Appian Way, Long Beach, California 90803

Addressed the Council regarding the upcoming Children's Day event; invited Council and the community to attend the annual Children's Day event; and asked for support on the statewide resolution in honor of Children's Day.

Summer Hansen, 3631 Olive, Long Beach, California 90807

Thanked the entire Council for their support; offered the Council Christmas presents; and asked for support on the statewide resolution in honor of Children's Day.

Ahmed Atahan, Long Beach, California

Thanked the Council for their support in honor of Children's Day.

Mayor/Chairman Dear thanked City Clerk/Agency Secretary Kawagoe for her annual Christmas gifts.

Agency Item No. 4/Council Item No. 15

Mayor/Chairman Dear continued Agency Item No. 4/Council Item No. 15 at the request of staff.

RECESS: The Redevelopment Agency was Recessed at 6:42 P.M. by Mayor/Chairman Dear to the City Council for Council Item No. 16.

RECONVENE: The Redevelopment Agency was Reconvened at 9:52 P.M. by Mayor/Chairman Dear for a joint session, with all members previously noted present, to consider the Agency New Business Consent Calendar and the Council New Business Consent Calendar.

(Council/Agency Member Gipson exited the meeting at 9:53 P.M.)

NEW BUSINESS CONSENT (Items 1-2)

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 in joint session.

Public Comments

Council Item No. 4

Ronald Shimokaji, 1502 E. Carson Street, No. 135, Carson, California 90745

Offered comments in support of the staff recommendation.

(Council/Agency Member Gipson reentered the meeting at 9:55 P.M.)

Council Item No. 10

Ronald Shimokaji, 1502 E. Carson Street, No. 135, Carson, California 90745

Referred to Council Item No. 17 and suggested that the Council vote on Item No. 17 to develop a list of fee waivers then would have some idea on what level of support they would need from sponsors.

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

During discussion of the motion, the following items were removed for discussion:

Council/Agency Member Davis-Holmes

Council Item No. 4: REQUEST FROM THE HUMAN RELATIONS COMMISSION AND WOMEN'S ISSUES COMMISSION TO SOLICIT DONATIONS FOR PROJECTS AND EVENTS (CITY MANAGER)

Council Item No. 10: CONSIDER A SYSTEMATIC APPROACH TO REQUESTING EVENT SPONSORSHIPS FROM LOCAL BUSINESSES (ECONOMIC DEVELOPMENT)

The motion to approve Council New Business Consent Calendar Item Nos. 2, 3, 5, 6, 7, 8, 9, and 11, and Agency New Business Consent Calendar Item Nos. 1 and 2 were unanimously carried by the following vote:

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

RECESS: After the approval of the Council and Agency New Business Consent Calendar, the Redevelopment Agency was Recessed at 10:00 P.M. by Mayor/Chairman Dear to the City Council for Council Item No. 19.

RECONVENE: The Redevelopment Agency was Reconvened at 10:02 P.M. by Chairman Dear with all members previously noted present for Agency Item No. 3.

ITEM NO. (1) CONSIDERATION OF A REQUEST TO AUTHORIZE THE REAPPROPRIATION OF FUNDS FOR OPEN PURCHASE ORDERS/CONTRACTS AT JUNE 30, 2011 AND ADJUSTMENTS TO PROJECTED REVENUES FOR FY 2011/12 (ADMINISTRATIVE SERVICES)

RECOMMENDATION for the Redevelopment Agency:

TAKE the following actions:

1. AUTHORIZE the reappropriation of funds to the FY 2011/12 budget in the account numbers detailed in Exhibit No. 1.
2. AUTHORIZE the increase in the revenue projections for FY 2011/12 for the funds listed in the "Fiscal Impact" section of this report.

ACTION: Item No. 1 was approved on the New Business Consent Calendar on motion of Dear, seconded by Santarina and unanimously carried by the following vote:

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

ITEM NO. (2) CONSIDERATION OF RESOLUTION NO. 11-61 REGARDING FORGIVENESS OF LOANS TO PUBLIC BODIES AS REQUIRED BY ASSEMBLY BILL 936 (ECONOMIC DEVELOPMENT)

RECOMMENDATION for the Redevelopment Agency:

1. WAIVE further reading and ADOPT Resolution No. 11-61, "A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, REGARDING FORGIVENESS OF LOANS TO PUBLIC BODIES AS REQUIRED BY AB 936."

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

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

DEMANDS (Item 3)

ITEM NO. (3) RESOLUTION NO. 11-62 ALLOWING CLAIMS AND DEMANDS AGAINST CARSON CONSOLIDATED CAPITAL PROJECT AREA FUND IN THE AMOUNT OF \$186,329.61, DEMAND NUMBERS 1-005834 THROUGH 1-005862; AND LOW/MODERATE INCOME HOUSING FUND IN THE AMOUNT OF \$83,029.78, DEMAND NUMBERS 3-000720 THROUGH 3-000728

Item No. 3 was heard at 10:02 P.M.

ACTION: WITH FURTHER READING WAIVED, Resolution No. 11-62, 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 Ruiz-Raber, Agency Member Davis-Holmes, Agency Member Gipson and Agency Member Santarina
Noes: None
Abstain: None
Absent: None

RECESS: The Redevelopment Agency was Recessed at 10:04 P.M. by Mayor/Chairman Dear to the City Council for Council Item No. 4.

RECONVENE: After Council Item No. 17, the Redevelopment Agency was Reconvened at 10:32 P.M. for a joint session by Mayor/Chairman Dear, with all members previously noted present, for remaining Oral Communications.

UNFINISHED BUSINESS (None)

NEW BUSINESS DISCUSSION (Item 4)

**ITEM NO. (4) CONSIDERATION OF CARSON STREET IMPROVEMENT PROJECT
BETWEEN I-405 AND I-110 FREEWAYS (ECONOMIC DEVELOPMENT)
THIS IS A JOINT AGENDA ITEM WITH COUNCIL ITEM NO. 15**

This item was heard after Oral Communications – Members of the Public at 6:42 P.M.

RECOMMENDATION for the Redevelopment Agency:

TAKE the following actions:

1. APPROVE the Carson Street improvement project.
2. AUTHORIZE staff to proceed with plans, specifications and estimates for the Carson Street improvement project, advertise the work, and call for bids.

ACTION: Mayor/Chairman Dear previously continued this item at the request of staff.

ORAL COMMUNICATIONS I (STAFF)

This item was heard in joint session at 10:32 P.M.

Chief Deputy City Clerk/Chief Deputy Agency Secretary Higaki requested that this evening's meeting be adjourned in memory of the following persons:

Lawrence Kenneth Davis
Mary Lou Prior
Holley Watt
Janet Marie Gordon
Betty Cyiark
Lino Vasquez

City/Agency Treasurer Avilla

Wished everyone a Merry Christmas, Happy New Year, and Happy Holidays.

City Manager/Executive Director Biggs

Acknowledged Development Services General Manager Rollinger's retirement date of December 31, 2011; thanked him for all of his assistance; and wished everyone a happy and safe holiday season.

Summarized the Event Calendar requests for Calendar Year 2012.

ORAL COMMUNICATIONS II (COUNCIL/AGENCY)

Council/Agency Member Santarina

Requested to add Unity Day to the Event Calendar; and wished everyone Merry Christmas and a Happy New Year in several languages.

(Mayor/Chairman Dear exited the meeting at 10:37 P.M. and reentered the meeting at 10:38 P.M.)

Council/Agency Member Davis-Holmes

Wished everyone a Merry Christmas; congratulated the City Manager on his 3-month mark; congratulated Development Services General Manager Rollinger on his retirement; and wished all the residents of Carson a Merry Christmas and Happy Holidays.

Mayor Pro Tem/Vice Chairman Ruiz-Raber

Congratulated the City Manager on his tenure; thanked Development Services General Manager Rollinger for his service; thanked City Clerk/Agency Secretary Kawagoe for the Christmas gift; and wished everyone a very Merry Christmas and a Happy New Year.

Council/Agency Member Gipson

Congratulated the City Manager; congratulated Development Services General Manager Rollinger on his retirement and service; offered prayers to those involved in the Edison situation last Friday; informed everyone that the President had announced an initiative for a father who was a "Champion for Change," and asked for names of those who may have influenced the community; thanked the staff for their service; and wished everyone a Merry Christmas, Happy New Year, and Happy Holidays.

Council/Agency Member Santarina

Extended his gratitude to those involved in the relief efforts to the cities in the Philippines recently hit by the recent typhoon; and offered prayers for the people of that country.

Mayor/Chairman Dear

Congratulated Development Services General Manager Rollinger on his retirement; offered a report regarding issues in the City of Carson and recent events attended since the last meeting; thanked the Rand Institute for their contributions; thanked the volunteers for coming together during the fire disaster in the City of Carson; thanked the City Manager for his service and the City's solvency; and wished everyone a Merry Christmas, Happy New Year, and Happy Holidays.

(Mayor Pro Tem/Vice Chairman Ruiz-Raber exited the meeting at 10:52 P.M. and reentered the meeting at 10:53 P.M.)

UNFINISHED/CONTINUED CLOSED SESSION ITEMS (None)

ADJOURNMENT

The meeting was Adjourned at 10:57 P.M. by Mayor/Chairman Dear and in memory of the individuals requested this evening.

Chairman Jim Dear

ATTEST:

Agency Secretary Helen Kawagoe