



**MINUTES
CITY OF CARSON
REGULAR MEETING
OF THE SUCCESSOR AGENCY**

**CITY HALL
HELEN KAWAGOE COUNCIL CHAMBERS
701 EAST CARSON STREET
CARSON, CA 90745**

**THE CARSON SUCCESSOR 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)**

**JULY 2, 2013
5:00 P.M.**

AGENDA POSTED: JUNE 28, 2013

“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 meetings of the City Council, Successor Agency, and Housing Authority were called to order at 5:06 P.M. by Mayor/Agency Chairman/Authority Chairman Dear in the Council Chambers, Carson City Hall, located at 701 E. Carson Street, Carson, California 90745

ROLL CALL:

Deputy City Clerk/Deputy Agency Secretary/Deputy Authority Secretary Simarago noted the following:

Council Members/Agency Members/Authority Commissioners Present:

Mayor/Agency Chairman/Authority Chairman Jim Dear, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Elito Santarina, Council Member/Agency Member/Authority Commissioner Lula Davis-Holmes

Council Members/Agency Members/Authority Commissioners Absent:

Council Member/Agency Member/Authority Commissioner Mike Gipson, Council Member/Agency Member/Authority Commissioner Albert Robles

Other Elected Officials Present: (None)

Other Elected Officials Absent: Donesia Gause, City Clerk/Agency Secretary/Authority Secretary; Karen Avila, City/Agency/Authority Treasurer

Also Present:
William Wynder, City/Agency/Authority Attorney

Jacquelyn Acosta, Acting City Manager; Joy Simarago, Deputy City Clerk; Clifford Graves, Director of Community Development; Glen Turner, Computer Systems Support Technician

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

RECESS: The City Council/Successor Agency/Housing Authority were Recessed at 5:08 P.M. by Mayor/Agency Chairman/Authority Chairman Dear to a Closed Session to discuss the items described in Closed Session.

RECONVENE: The City Council/Successor Agency/Housing Authority were Reconvened at 6:25 P.M. by Mayor/Agency Chairman/Authority Chairman Dear with all members present except Robles.

City Clerk/Agency Secretary/ Authority Secretary Gause noted the following:

Council Members/Agency Members/Authority Commissioners Present:
Mayor/Agency Chairman/Authority Chairman Jim Dear, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Elito Santarina, Council Member/Agency Member/Authority Commissioner Lula Davis-Holmes, Council Member/Agency Member/Authority Commissioner Mike Gipson

Council Members/Agency Members/Authority Commissioners Absent:
Council Member/Agency Member/Authority Commissioner Albert Robles (Excused Absence)

Other Elected Officials Present: Donesia Gause, City Clerk/Agency Secretary/Authority Secretary; Karen Avila, City/Agency/Authority Treasurer

Other Elected Officials Absent: (None)

Also Present:
William Wynder, City/Agency/Authority Attorney

Jacquelyn Acosta, Acting City Manager; Clifford Graves, Director of Community Development; Joy Simarago, Deputy City Clerk; Raymond Cruz, Director of Community Services; Farrokh Abolfathi, Acting Director of Public Works/City Engineer; Lisa Berglund, Principal Administrative Analyst; Sheri Repp-Loadsman, Planning Officer; Richard Garland, Traffic Engineer

**CARSON SUCCESSOR AGENCY
REGULAR BUSINESS MEETING
6:00 P.M.**

FLAG SALUTE: GIRL SCOUT TROOP #5055

INVOCATION: PASTOR EARLE ENESI, FIRST CHRISTIAN CHURCH OF WILMINGTON

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 City Clerk/Agency Secretary at the beginning of the meeting.

ORAL COMMUNICATIONS – MEMBERS OF THE PUBLIC (LIMITED TO 40 MINUTES)

This is the appropriate time for members of the general public to address the Agency on items not on the posted Agenda but are items of interest that are within the subject matter jurisdiction of the 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 Agency other than to place it on the Agenda for a future meeting if appropriate. Oral communications not taken up within the time allotted will be taken at the end of the meeting.

Public Comments

Mary Anne O’Neal

Recognized Parks and Recreation staff for their immediate response to an emergency situation during the grand opening celebration of Carson Park.

Paul Randall

Thanked Jacquelyn Acosta and her staff for conducting the best Utility User Tax meeting he has attended in a long time.

Olivia Verrett

Encouraged the citizens of Carson to attend Mayor Dear’s 4th Annual 4th of July Fireworks Celebration to be held at the Stub Hub Center. Transportation will be provided from the Carson Community Center.

Tommie Williams

Expressed complete disappointment with the dismissal of former City Manager/Executive Director David Biggs.

Monica Haynes

Petitioned the City Council to consider a resolution of statement of disapproval for the Vivid Cabaret Gentleman’s Club located adjacent to Del Amo Boulevard and Wilmington Boulevard. She expressed concerns for its negative impact on Carson’s property values, neighboring elementary schools, and a possible influx of sexual offenders in the area. She further urged the residents to contact Los Angeles

County Board Supervisor Mark Ridley-Thomas at (213) 974-2222 and express their dissatisfaction with this business in the area.

Council Member/Agency Member/Authority Commissioner Davis Holmes notified Ms. Haynes that she had previously requested that this item be placed on the agenda at the next City Council meeting.

Council Member/Agency Member/Authority Commissioner Gipson mentioned that the business is located outside the City's jurisdiction.

Vera Robles DeWitt

Requested an item be placed on the agenda regarding an open and transparent discussion concerning the absence of meeting minutes on the council agenda. She charged the City Clerk with taking six days of travel in lieu of completing the Minutes and commented on the actions or lack of actions taken on the City's third commercial hauler.

Dr. Rita Boggs

Announced the passing of Mobile Home Board Member Mary Pittman.

Brenda Ramirez

Requested current events from Parks and Recreation staff on the City's cable access channel and stop signs at 223rd Street, Edgar Street, Lucerne Street, and Wilmington Avenue due to unsafe truck traffic. Ms. Ramirez also mentioned Toyota's commitment to constructing a traffic signal at 223rd and Wilmington Avenue; however she indicated that no action has been taken.

Mayor/Agency Chairman/Authority Chairman Dear directed Acting City Manager/Executive Director Acosta to conduct a traffic survey on the feasibility of installing a traffic signal at 223rd Street and Lucerne Street. Mayor Dear also confirmed that the intersection of 223rd Street and Wilmington Avenue will be revamped and converted as part of the 405 Freeway project.

Acting Director of Public Works/City Engineer Abolfathi also mentioned that traffic signals from 223rd Street to 220th Street will be synchronized to eliminate congestion on Wilmington Avenue.

Council Member/Agency Member/Authority Commissioner Davis Holmes requested the status of Toyota's commitment to installing a traffic signal at 223rd Street and Wilmington Avenue.

Acting City Manager/Executive Director Acosta indicated that staff would respond to the request in a memorandum.

Mila Boyer

Asked if former City Manager/Executive Director Biggs was terminated prior to the end of his contract.

City/Authority/Agency Attorney Wynder explained that the parties agreed upon a joint press release, in which they acknowledge that David Biggs' separation is in accordance with the municipal code and the provisions of his contract, both of which provide that certain sums will be paid to him on the termination of his employment relationship.

Council Member/Agency Member/Authority Commissioner Gipson directed the Acting City Manager/Executive Director Acosta to post an item on the agenda concerning the third commercial hauler.

Denise Hunt

Informed the City Council that the \$116,000 invoice for HVAC services is due to the City's use of Chem Pro and Siemens. Moreover, a couple of pieces of million dollar equipment on top of the community center had to be shipped to North Carolina to be repaired which cost approximately \$50,000.

Robert Lesley

Announced an upcoming meeting to address California Water Service's proposal to increase water rates. Mr. Lesley indicated that he would report back the information to the appropriate agencies within the City and further questioned the appropriateness of discussing personnel issues in a public forum.

Dianne Thomas

Petitioned the City Council to take action against the Vivid Cabaret Gentlemen's Club located east of Del Amo Boulevard and Wilmington Avenue.

Janice Schaefer

Commended the City Council on their efforts to enhance and improve Carson Park for the residents.

NEW BUSINESS CONSENT (Items 1-3)

These items are considered to be routine items of AGENCY business and have, therefore, been placed on the CONSENT CALENDAR. If AGENCY 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.

Approval of New Business Consent Calendar

This item was heard at 7:11 P.M.

It was moved to approve the New Business Consent Calendar for the City Council, Housing Authority, and Successor Agency on motion by Dear and seconded by Santarina.

During discussion of the motion, the following items were reagenda'd or removed for discussion:

ITEM NO. (3) CONSIDER ENTERING INTO AN EXCLUSIVE NEGOTIATING AGREEMENT WITH PANATTONI DEVELOPMENT COMPANY, INC. FOR THE DISPOSITION OF SUCCESSOR AGENCY-OWNED PROPERTY LOCATED AT 2254 EAST 223RD STREET (COMMUNITY DEVELOPMENT)

ITEM NO. (1) CONSIDERATION OF MONTHLY TREASURER'S REPORT (AGENCY TREASURER)

**THIS IS A JOINT AGENDA ITEM WITH COUNCIL ITEM NO. 2 AND
HOUSING AUTHORITY ITEM NO. 2**

RECOMMENDATION for the Successor Agency:

1. RECEIVE and FILE.

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/Agency Chairman/Authority Chairman Dear, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Santarina, Council Member/Agency Member/Authority Commissioner Davis Holmes, Council Member/Agency Member/Authority Commissioner Gipson
Noes: None
Abstain: None
Absent: Council Member/Agency Member/ Authority Commissioner Robles

ITEM NO. (2) CONSIDERATION OF ADOPTION OF RESOLUTION NO. 13-15 AUTHORIZING THE DIRECTOR OF ADMINISTRATIVE SERVICES TO EXPEND CARSON SUCCESSORY AGENCY FUNDS PENDING ADOPTION OF THE FY 2013/14 ANNUAL BUDGET (ADMINISTRATIVE SERVICES)

THIS IS A COMPANION AGENDA ITEM WITH CITY COUNCIL ITEM NO. 3 AND HOUSING AUTHORITY ITEM NO. 3

RECOMMENDATION for the Successor Agency:

1. WAIVE further reading and ADOPT Resolution No. 13-15, "A RESOLUTION OF THE CARSON SUCCESSOR AGENCY GIVING THE DIRECTOR OF ADMINISTRATIVE SERVICES LIMITED AND TEMPORARY AUTHORITY TO EXPEND FUNDS OF THE CARSON SUCCESSOR AGENCY, SUBJECT TO THE SUCCESSOR AGENCY'S APPROVAL OF THE DEMAND REGISTER, AS REQUIRED BY LAW, PENDING ADOPTION OF THE FY 2013/14 ANNUAL BUDGET."

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/Agency Chairman/Authority Chairman Dear, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Santarina, Council Member/Agency Member/Authority Commissioner Davis Holmes, Council Member/Agency Member/Authority Commissioner Gipson
Noes: None
Abstain: None
Absent: Council Member/Agency Member/ Authority Commissioner Robles

ITEM NO. (3) CONSIDER ENTERING INTO AN EXCLUSIVE NEGOTIATING AGREEMENT WITH PANATTONI DEVELOPMENT COMPANY, INC. FOR THE DISPOSITION OF SUCCESSOR AGENCY-OWNED PROPERTY LOCATED AT 2254 EAST 223RD STREET (COMMUNITY DEVELOPMENT)

RECOMMENDATION for the Successor Agency:

1. APPROVE the Exclusive Negotiating Agreement by and between the Carson Successor Agency and Panattoni Development Company, Inc.

2. AUTHORIZE the Agency Chairman to execute the Exclusive Negotiating Agreement following approval as to form by Agency Counsel.

ACTION: Continued to August 6, 2013.

DEMANDS (Items)

This item was heard at 10:52 P.M.

ITEM NO. (4) RESOLUTION NO. 13-14-CSA RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$509,276.81, DEMAND CHECK NUMBERS SA-001284 THROUGH SA-001289

ACTION: ACTION: WITH FURTHER READING WAIVED, Resolution No. 13-14-CSA was APPROVED, and ADOPTED, as read by title only, on motion by Dear, seconded by Gipson and unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Dear, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Santarina, Council Member/Agency Member/Authority Commissioner Davis Holmes, Council Member/Agency Member/Authority Commissioner Gipson
Noes: None
Abstain: None
Absent: Council Member/Agency Member/ Authority Commissioner Robles

SPECIAL ORDERS OF THE DAY (Items)

Any person wishing to testify is requested to complete a speaker card, available on the podium in the Council Chambers. TESTIMONY WILL BE LIMITED TO THREE MINUTES PER PERSON. Any subject of controversy will be limited to a total of fifteen minutes of testimony per side; those wishing to address the Agency/Council are requested to select three speakers to represent your opinion.

UNFINISHED BUSINESS (NONE)

NEW BUSINESS DISCUSSION (NONE)

CONCLUDING ORAL COMMUNICATIONS (MEMBERS OF THE PUBLIC)

ORAL COMMUNICATIONS (STAFF)

This item was heard at 10:52 P.M.

City Clerk/Authority Secretary/Agency Secretary Gause

Requested that this evening's meetings be adjourned in memory of the following persons:

Alberto Velasco
Mercedes Freeny
Mary Pitman
Isabel Sison

Raymond Wilder
Rosendo Cainglet, Sr.
Zondra Green
Lanoise Ronnell Cockrell

City Clerk/Authority Secretary/Agency Secretary Gause

Offered the following oral communications/announcements:

- Disputed the comments made by a speaker regarding travel she had taken during the month of June. Ms. Gause indicated that she was away from the office for only one day traveling on the weekend; however due to the demands of her office was only able to attend two days.
- Wished everyone a family-filled Fourth of July holiday.

City/Agency/Authority Treasurer Avilla

Offered the following oral communications/announcements:

- Reported that she was out of the office last week to participate in the National League of Cities board meeting to present to the Board of Directors the work that the City of Carson is doing on the Brownsfield remediation program; also reported that she had attended the National Association of Latino Elected Officials Conference and board meeting to hear from senate legislators regarding a comprehensive immigration reform.
- Requested an article be published in the Carson Report telling people who they can reach out to as it relates to how to contact judiciary committee members.

RECESS: The City Council/Successor Agency/Housing Authority were Recessed at 10:58 P.M. by Mayor/Agency Chairman/Authority Chairman Dear to obtain a report off his desk.

RECONVENE: The City Council/Successor Agency/Housing Authority were Reconvened at 10:59 P.M. by Mayor/Agency Chairman/Authority Chairman Dear with all members present except Robles.

City Clerk/Agency Secretary/ Authority Secretary Gause noted the following:

Council Members/Agency Members/Authority Commissioners Present:

Mayor/Agency Chairman/Authority Chairman Jim Dear, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Elito Santarina, Council Member/Agency Member/Authority Commissioner Mike Gipson, and Council Member/Agency Member/Authority Commissioner Lula Davis-Holmes

Council Members/Agency Members/Authority Commissioners Absent:

Council Member/Agency Member/Authority Commissioner Albert Robles

Other Elected Officials Present: Donesia Gause, City Clerk/Agency Secretary/Authority Secretary, Karen Avila, City/Agency/Authority Treasurer

Other Elected Officials Absent: (None)

City/Authority/Agency Attorney Wynder

Offered the following oral communications/announcements:

- Reported that the City Council has issued a joint press release announcing that it has taken the steps authorized by law and the contract of employment to end its employment relationship with Mr. Biggs. The terms and conditions under that are now final and beyond appeal and so it is his duty to report on that action taken at the June 18, 2013 council meeting. Councilperson Gipson and Councilperson Davis Holmes voted no on the action item.

ORAL COMMUNICATIONS (AGENCY)

Mayor/Agency Chairman/Authority Chairman Dear

Offered the following oral communications/announcements:

- Attended 3 days of the United States Conference of Mayors event and during the conference he partnered with the mayor of Philadelphia to establish a resolution in support of community redevelopment and housing. As a result of the conference he located partners interested in helping out with the Carson International Sculpture Garden.

Mayor/Agency Chairman/Authority Chairman Dear continued the City Council meeting past 11 P.M. with no objections.

- Announced the American Independence Day Celebration to be held Thursday, July 4, 2013 at the Stub Hub Center courtesy of the Galaxy soccer team.
- Invited the residents to take advantage of the free California Friendly Landscape Training Class to be held July 27, 2013; and the Carson Hands-On workshop to be held in September 2013.
- Wished everyone a joyous Fourth of July holiday.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Santarina

Offered the following oral communications/announcements:

- Announced the City Treasurer's Report as of May 31, 2013; City of Carson - \$47,670,194.68; Carson Successor Agency - \$58,582,244.86; and Carson Housing Authority - \$28,675,689.21.
- Thanked the honorable Counsel General of the Republic of the Philippines for taking the time to celebrate the birthday of National hero Dr. Jose Rizal with Carson residents.
- Commended Jacquelyn Acosta for stepping up to the plate in the capacity of acting city manager.
- Wished everyone a festive Fourth of July.

Council Member/Agency Member/Authority Commissioner Davis-Holmes

Offered the following oral communications/announcements:

- Attended her first meeting of the Southbay Cities Council of Governments and brought back a resolution to be put on the agenda

- Requested that staff submit a letter to Dr. Jeff requesting the establishment of an educational outreach program in the City of Carson related to the Mosquito Vector Control District and West Nile Virus program.

Acting City Manager/Executive Director Acosta mentioned that she was contacted by the executive director of the Mosquito Vector Control District to share with her some of the options they have.

- Contributed the success of the Junetenth Festival to the Carson Citizens Cultural Arts Foundation, parks and recreation, and maintenance personnel.

Council Member/Agency Member/Authority Commissioner Gipson

Offered the following oral communications/announcements:

- Stated that he was unable to attend the grand re-opening of Carson Park due to a death in his family.
- Invited the citizens of Carson to attend in the 5,000 pound Weight Loss Challenge meeting to be held July 8, 2013 in the Executive Conference room at 4 p.m.
- Attended the Swearing-In Ceremony for the new mayor of Los Angeles Eric Garcetti; Immigration Reform event hosted by Assemblyman Isadore Hall III and Congresswoman Janice Hahn in the city of Wilmington; Swearing-In Ceremony for the Friends of Carson Library.
- Recognized the new president of the Los Angeles County Medical Association Dr. Marshall Morgan and the 115th Anniversary of the Filipino Independence Day Celebration.
- Announced that he was selected to become a member of the new Board of Directors for the Habitat for Humanity.

UNFINISHED/CONTINUED CLOSED SESSION ITEMS

ADJOURNMENT

The meeting was Adjourned at 11:26 P.M. by Mayor/Agency Chairman/Authority Chairman Dear and in memory of those requested this evening.