



**MINUTES  
CARSON SUCCESSOR AGENCY  
SPECIAL MEETING  
JUNE 23, 2014**

**6:00 P.M.**

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

**THE CARSON CITY COUNCIL REGULAR 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: JUNE 20, 2014**

"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 AND RECESS:**

The meetings of the City Council, Carson Housing Authority, and Carson Successor Agency were called to order and recessed at 6:11 P.M., by Mayor/Authority Chairman/Agency Chairman Dear in the Helen Kawagoe Council Chambers, Carson City Hall, located at 701 E. Carson Street, Carson, California 90745, with Santarina, Davis-Holmes, Gipson, and Robles absent.

**RECONVENE:**

The meetings of the City Council, Carson Housing Authority, and Carson Successor Agency were reconvened at 6:29 P.M., by Mayor/Authority Chairman/Agency Chairman Dear.

**ROLL CALL:** City Clerk/Authority Secretary/Agency Secretary Gause noted the following:

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

Council/Authority/Agency Members Absent: Mayor Pro Tem/Authority Vice  
Chairman/Agency Vice Chairman Elito Santarina and Council Member/Authority  
Commissioner/Agency Member Albert Robles

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

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

Also Present: Nelson Hernandez, City Manager/Authority Executive  
Director/Agency Executive Director; Bruce Barrette, Interim Assistant City  
Manager/Interim Authority Executive Director/Interim Agency Executive Director;  
Jacquelyn Acosta, Director of Administrative Services; Cedric Hicks, Director of  
Community Services (Entered at 6:40 P.M.); Massoud Ghiam, Acting Director of  
Public Works/City Engineer, and Jeff Westbrook, Acting Director of Community  
Development; and staff:

Lisa Berglund, Principal Administrative Analyst; Trini Catbagan, Finance Officer;  
Robert Eggleston, IT Manager; Debbie Torres, Acting Administrative Analyst;  
Garrett Roberts, Senior Administrative Specialist; and Wanda Higaki, Chief Deputy  
City Clerk/Chief Deputy Authority Secretary/Chief Deputy Agency Secretary

## **BUDGET WORKSHOP #2 - NEW BUSINESS DISCUSSION**

### **ITEM NO. (1) FISCAL YEAR 2014/15 CITY MANAGER'S PROPOSED 5-YEAR CAPITAL IMPROVEMENT PROJECT (CIP) BUDGET**

This item was heard jointly with Council Item No. 1 and Successor Agency Item No. 1 after Successor  
Agency Item No. 2 at 7:24 P.M.

Trini Catbagan, Finance Officer, summarized the staff report and presented Exhibit 1, Proposed Capital  
Improvement Program Budget for Fiscal Year 2014/15, and Exhibit 2, Unfunded Capital Improvement  
Program Projects List.

City Manager/Authority Executive Director/Agency Executive Director Hernandez referred to Exhibit  
No. 2 and suggested that the City Council may want to consider reactivating the City Council General  
Plan Advisory Committee. The committee might be a good forum to, for example, amend the selection  
procedures to allow a committee to assist staff to prioritize from a systems approach for project selection  
and provide a model from which to work.

Mayor/Authority Chairman/Agency Chairman Dear requested that staff place consideration of City Council Committee on the agenda for July 1, 2014, with no objections heard.

Upon inquiry, City Manager/Authority Executive Director/Agency Executive Director Hernandez reported that if approved by the City Council, staff would identify funding sources and expiration dates and provide the information to the committee.

The Council/Authority/Agency referred to and discussed Exhibit No. 1, Projects With No Funding, as follows:

**Project No. 925, Alameda Street Soundwall, Carson to Dominguez Streets**

Mayor/Authority Chairman/Agency Chairman Dear referred to the \$19M required budget and discussed the necessity of a sound wall and that the City of Carson could not fund the project by itself.

Upon inquiry, Massoud Ghiam, Acting Public Works Director/City Engineer, confirmed that Lobbyist Young had looked into available funding for the sound wall issue, at the direction of the City Council.

City Manager/Authority Executive Director/Agency Executive Director Hernandez informed the Council/Authority/Agency that a staff presentation is scheduled for the meeting on August 5, 2014 regarding legislative priorities for Sacramento and Washington. In addition, that the meeting of the Legislative Advocacy Committee is in process to be scheduled and, upon inquiry, assured the City Council that it would not be too late to be considered by Congress.

**Public Comments**

**Dr. Rita Boggs**

Requested a status report regarding OPEB (Other Post Employee Benefits). Whereupon, City Manager/Authority Executive Director/Agency Executive Director Hernandez reported that the City was meeting best practices with allocation. In response to the inquiry regarding fully-funded pensions, Jacquelyn Acosta, Director of Administrative Services, clarified and discussed the City's annual set-aside amounts with increases each year to 17% and started with the unfunded liability amount of approximately \$45M.

**Miriam Vazquez**

Expressed concern with the City's budget and offered the following comments and/or suggestions: 1) reductions in all departments – personnel are reduced and people are being replaced; 2) everyone's job should be to bring more business and revenue to Carson; 3) hire employees who live in Carson; 4) ask StubHub! Center to improve Avalon Boulevard; and 5) Watson Land Company rents warehouses and trucks ruin the streets. She requested that City Manager Hernandez tour the City of Carson.

Massoud Ghiam, Acting Public Works Director/City Engineer, referred to Project No. 1330, Avalon Boulevard pavement Rehabilitation from I-405 Freeway to 223<sup>rd</sup> Street, and reported that the bids will be opened on July 17; presented for consideration by the City Council in August; and funding sources. Upon inquiry, he referred to the Avalon Boulevard/I-405 Interchange Landscaping project and clarified that the project has not yet been finalized; reported that the project will be coordinated with the opening of the landscaping for The Boulevards; and that the City went with CalTrans landscaping.

**Mila Boyer**

Inquired whether funds could be reallocated to another project with a higher priority; whereupon, Mayor/Authority Chairman/Agency Chairman Dear responded in the affirmative.

**Jenny Vazquez**

Referred to the freeway entrance at the I-405 and Wilmington Avenue and inquired why CalTrans blocked the entrance when no work was being done and alluded to the need for supervision because the workers were not doing their jobs. Whereupon, Massoud Ghiam, Acting Director of Public Works/City Engineer reported that the freeway entrance was blocked with the approval of CalTrans and would be open by July 4.

**Council Member/Authority Commissioner/Agency Member Davis-Holmes**

Referred to the next budget workshop and requested that staff not schedule a workshop on Thursday because she was not available. She subsequently inquired into the status of the stipend issue for the City Council if a budget is not passed, and Jacquelyn Acosta, Director of Administrative Services, reported that staff was researching the issue and a report would be provided on June 24, 2014.

**Council Member/Authority Commissioner/Agency Member Gipson**

Referred to the next budget workshop and requested that staff not schedule a workshop on Thursday because he was not available. He subsequently extended his best wishes to Council Member/Authority Commissioner/Agency Member Davis-Holmes and Harry on their wedding anniversary.

**City Clerk/Authority Secretary/Agency Secretary Gause**

Extended birthday wishes to her mother.

RECOMMENDATION for the Successor Agency:

RECEIVE and HEAR the staff presentation on the FY 2014/15 City Manager's Proposed 5-Year Capital Improvement Project (CIP) Budget

ACTION: This item was heard jointly with Council Item No. 1 and Successor Agency Item No. 1 after Successor Agency Item No. 2 at 7:24 P.M.

**ITEM NO. (2) FISCAL YEAR 2014/15 CITY MANAGER'S PROPOSED CARSON SUCCESSOR AGENCY BUDGET**

Agency Item No. 2 was heard after Authority Item No. 2.

**Carson Successor Agency, Fund 83, Redevelopment Property Tax Trust Fund**

Trini Catbagan, Finance Officer, presented and discussed Exhibit No. 1, Carson Successor Agency, Fund 83, Redevelopment Property Tax Trust Fund, which was approved by the Oversight Board and Department of Finance.

**APPROVED BY**

**DEPARTMENT OF FINANCE**

	Jan-Jun 2012 ROPS I	Jul-Dec 2012 ROPS II	Jan-Jun 2013 ROPS III	Jul-Dec 2013 ROPS 13-14A	Jan-Jun 2014 ROPS 13-14B	Jul-Dec 2014 ROPS 14-15A	Jan-Jun 2014 ROPS 14-15B
RPTTF - DOF	7,404,160.00	5,148,258.00	12,428,230.00	14,346,445.00	5,042,726.00	12,029,953.00	
Approved E/O							
RPTTF - DOF	639,430.00	154,448.00	372,847.00	430,393.00	164,194.00	360,899.00	
Approved ACA							
Prior Period					430,393.00	(12,911.79)	
Adjustment							
(PPA)							
RPTTF	8,043,590.00	5,302,706.00	12,801,077.00	14,776,838.00	5,637,313.00	12,377,940.21	
APPROVED BY							
DEPARTMENT							
OF FINANCE							

**REMITTED BY THE**

**LOS ANGELES COUNTY**

	Jan-Jun 2012 ROPS I	Jul-Dec 2012 ROPS II	Jan-Jun 2013 ROPS III	Jul-Dec 2013 ROPS 13-14A	Jan-Jun 2014 ROPS 13-14B	Jul-Dec 2014 ROPS 14-15A	Jan-Jun 2014 ROPS 14-15B
Date Received	From CRA Funds	6/1/2012	1/2/2013	6/6/2013	1/2/2014	6/2/2014	
Check No.		TS 00161855378	TS 0017401644	TS 0018296938	Wire		
Amount		5,302,706.00	7,860,734.00	12,464,235.00	5,426,434.00	12,043,878.21	
<b>HELD BY</b>							
<b>CSA/CARRYOVER</b>			4,940,343.00	2,312,602.48	210,880.53	334,062.00	430,393.00
<b>PER DOF</b>							
<b>TOTAL</b>		4,950,343.00	(497,695.18)	2,330,350.89	582,285.18	846,510.04	499,536.25
<b>REMITTANCE</b>							
<b>FROM LA</b>							
<b>COUNTY AND</b>							
<b>CARRYOVER</b>							
<b>BEGINNING</b>		4,950,343.00	(497,695.18)	2,330,350.89	582,285.18	846,510.04	499,536.25
<b>BALANCE, RPTTF</b>							

**TOTAL FY 2014/15: \$ 1,345,046.29**

**REVENUES**

	Jan-Jun 2012 ROPS I	Jul-Dec 2012 ROPS II	Jan-Jun 2013 ROPS III	Jul-Dec 2013 ROPS 13-14A	Jan-Jun 2014 ROPS 13-14B	Jul-Dec 2014 ROPS 14-15A	Jan-Jun 2014 ROPS 14-15B
RPTTF Received	12,344,503.00	5,148,258.00	7,487,887.00	12,464,235.00	4,831,847.00	11,695,891.00	1,007,081.98
for Enforceable							
Obligation							

**TOTAL FY 2014/15: \$ 12,702,972.98**

RPTTF Received	639,430.00	154,448.00	372,847.00	-	594,587.00	347,987.21	66,575.00
for							
Administrative							
Cost Allowance							

**TOTAL FY 2014/15: \$ 414,562.21**

Sub-total -	12,983,933.00	5,302,706.00	7,860,734.00	12,464,235.00	5,426,434.00	12,043,878.21	1,073,656.98
RPTTF							
Received from							
County							

**TOTAL FY 2014/15: \$ 13,117,535.19**

<b>AVAILABLE FUNDS</b>	12,983,933.00	10,243,049.00	7,363,038.82	14,794,585.89	6,008,719.18	12,890,388.25	1,573,193.23
<b>TOTAL FY 2014/15: \$ 14,463,581.48</b>							
<b>EXPENDITURES</b>							
Non-Administration Obligations							
Debt Service	4,719,039.00	10,315,672.84	4,690,825.94	10,803,525.94	4,552,659.38	11,749,277.00	1,225,942.23
<b>TOTAL FY 2014/15: \$ 12,975,219.23</b>							
Operation and Maintenance	2,685,121.00	159,367.34	73,505.99	3,045,483.43	528,542.78	280,676.00	280,676.00
<b>TOTAL FY 2014/15: \$ 561,352.00</b>							
Transfer to CHA	-	-					
<b>TOTAL FY 2014/15: -</b>							
Non-Administration Obligations	-	-					
<b>TOTAL FY 2014/15: -</b>							
Administration Cost Allowance	-	-					
<b>TOTAL FY 2014/15: -</b>							
<b>TOTAL EXPENDITURES</b>	8,043,590.00	10,740,744.18	5,032,687.93	14,212,300.71	5,162,209.14	12,390,852.00	1,573,193.23
<b>TOTAL FY 2014/15: \$ 13,964,045.23</b>							
<b>ENDING BALANCE, RPTTF</b>	4,940,343.00	(497,695.18)	2,330,350.89	582,285.18	846,510.04	499,536.25	0.00
<b>TOTAL FY 2014/15: \$ 499,536.25</b>							

### **Carson Successor Agency, Bond Funds, Schedule of Fund Activity-Fund 82, 2003 B Bonds**

Trini Catbagan, Finance Officer, presented and discussed Triangle Page 5, Carson Successor Agency, Bond Funds, Schedule of Fund Activity-Fund 82, 2003 B Bonds.

The following items were discussed:

### **Project 1043-Carson Street Master Plan (\$ 14,411,555.77)**

Upon inquiry, Massoud Ghiam, Acting Public Works Director/City Engineer, referred to the intersection of Carson Street and Avalon Boulevard and reported that an agenda would be presented to the City Council on July 1 to consider an amendment to consultant services and assured the Council that the contract amendment would address all intersections. Whereupon, Mayor/Authority Chairman/Agency Chairman Dear requested that staff brief the City Council on the scope of work.

Council Member/Authority Commissioner/Agency Member Davis-Holmes referred to the new city manager and expressed her preference for the City Council to have a dialogue before consideration of the an agenda item regarding the contract amendment and approval by the city manager.

Whereupon, City Manager/Authority Executive Director/Agency Executive Director Hernandez referred to widening the roadway and felt that widening the roadway would not create urbanism; it would build a "freeway." He indicated that he wanted to review this issue because making a street wider becomes problematic and the width of a street can be too wide to walk across the street. Whereupon, Massoud Ghiam, Acting Public Works Director/City Engineer, stated that he would postpone the agenda item for July 1.

City Manager/Authority Executive Director/Agency Executive Director Hernandez reported that a workshop would be scheduled as soon as possible because this item was an important urban design, a high-priority item, and must be done right. He added that the great streets in America were not wide and cited Colorado Boulevard in Pasadena.

**Carson Successor Agency, Bond Funds, Schedule of Fund Activity-Fund 82, 2003 C & D Bonds**

Trini Catbagan, Finance Officer, presented and discussed Triangle Page 6, Carson Successor Agency, Bond Funds, Schedule of Fund Activity-Fund 82, 2003 C & D Bonds.

The following items were discussed:

**Project 1389 – Vets Park Irrigation System Upgrade (\$ 250,000.00)**

Council Member/Authority Commissioner/Agency Member Davis-Holmes referred to Philippine Independence Day and reported that the park was dusty and an embarrassment and needed more than an irrigation system.

Mayor/Authority Chairman/Agency Chairman Dear concurred with Council Member/Authority Commissioner/Agency Member Davis-Holmes and added that the entire field should be regarded.

**Project 1355 – Veterans Park Athletic Field Renovation**

Massoud Ghiam, Acting Public Works Director/City Engineer, referred to Project 1355 and reported that the projected is listed in the Capital Improvement Program (CIP) and consists of the renovation of the athletic field by regarding the surface, replacing additional soils where needed, removal and replacement of the existing irrigation system, installation of fencing, installation of a drainage system for the baseball field, and construction of a 3-foot retaining wall along 223<sup>rd</sup> Street to prevent erosion of the landscaped slope.

Council Member/Authority Commissioner/Agency Member Gipson concurred with the previous c0omments and referred to money already spent on irrigation and discussed the installation of artificial turf that could be sustainable and save money. He subsequently requested that staff look into the installation of artificial turf as an alternative option.

Cedric Hicks, Director of Community Services, reported he has been looking for an area in Carson to install artificial turf, including this project, and provided additional information as follows: 1) purchase cost ranges from \$500,000 to \$7,000 and 2) since artificial turf gets hot, irrigation would still be required to provide a cooling and filtration system to keep moisture in place.

**Project 1439 – Traffic Signal Installation – 223<sup>rd</sup> & Lucerne (\$ 200,000.00)**

Upon inquiry, Massoud Ghiam, Acting Public Works Director/City Engineer, reported that construction would be underway in about three months.

**Project 1453 – Dominguez Park Exterior Lighting Retrofit (\$ 200,000.00)**

Upon inquiry, Cedric Hicks, Director of Community Services, reported that the plans were read; Traffic Engineer Garland was in discussions with Southern California Edison Company; and a meeting was scheduled for Thursday.

**Carson Successor Agency, Bond Funds, Schedule of Fund Activity-Fund 82, 2006 Bonds (With Trustee)**

Trini Catbagan, Finance Officer, presented and discussed Triangle Page 7, Carson Successor Agency, Bond Funds, Schedule of Fund Activity-Fund 82, 2006 Bonds (With Trustee) and reported that \$18,075,512.18 was available for future projects.

The following items were discussed:

**Exterior Wall at Del Amo Boulevard and University Drive**

Council Member/Authority Commissioner/Agency Member Davis-Holmes inquired into the status of the Exterior Wall at Del Amo Boulevard and University Drive. She subsequently requested staff to develop a plan of action to allow the City Council to address this issue one by one.

Mayor/Authority Chairman/Agency Chairman Dear reported that this issue has been raised on several occasions by the City Council. He referred to the City of Cerritos and discussed a similar concept of treating residential areas by having uniform and attractive walls, not a “hodge podge” of walls. He inquired into the cost and what it would entail. He subsequently instructed staff to add this project as a projected project if it should be added to the Capital Improvement Program (CIP).

Massoud Ghiam, Acting Public Works Director/City Engineer, provided historical information and reported that to replace the wall was estimated to be over \$1 million dollars and briefly discussed the following issues: 1) permission must be obtained from property owners and 2) whether this could be considered a gift of public funds.

City Manager/Authority Executive Director/Agency Executive Director Hernandez referred to the totality of the CIP Program and offered the following comments: 1) that projects should be prioritized; 2) that there may be more money than the capacity to deliver; and 3) there may be more projects than engineering capacity.



RECOMMENDATION for the Successor Agency:

RECEIVE and HEAR the staff presentation on the FY 2014/15 City Manager's Proposed Carson Successor Agency Budget

ACTION: The Successor Agency received and heard the staff presentation on the FY 2014/15 Proposed Carson Successor Agency Budget.

**ADJOURNMENT**

The meeting was adjourned at 8:06 P.M. by Mayor/Authority Chairman/Agency Chairman Dear with Santarina and Robles absent.

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Jim Dear  
Mayor/Authority Chairman/Agency Chairman

ATTEST:

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Donesia L. Gause  
City Clerk/Authority Secretary/Agency Secretary