



**CITY OF CARSON**

**MINUTES**

**CARSON CITY COUNCIL/  
SUCCESSOR AGENCY/HOUSING AUTHORITY  
REGULAR MEETING**

**DECEMBER 2, 2025, 5:00 PM**

**CALL TO ORDER: CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY (5:00 pm)**

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The meeting was called to order at 5:06 P.M. by Mayor/Agency Chairman/Authority Chairman Lula Davis-Holmes in the Helen Kawagoe Council Chambers, Carson City Hall, located at 701 E. Carson Street, Carson, California 90745.

**ROLL CALL (CITY CLERK)**

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City Clerk/Agency Secretary/Authority Secretary, Dr. Khaleah K. Bradshaw noted the roll:

Council Members/Agency Members/Authority Board Members Present:

Mayor/Agency Chairman/Authority Chairman Lula Davis-Holmes

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Cedric Hicks, Sr.

Council Member/Agency Member/Authority Board Member, Dr. Jawane Hilton

Council Member/Agency Member/Authority Board Member Arleen Rojas

Council Members/Agency Members/Authority Board Members Absent:

Council Member/Agency Member/Authority Board Member Jim Dear (Entered at 5:13 P.M.)

Also Present:

Monica Cooper, City/Agency/Authority Treasurer; Sunny Soltani, City/Agency/Authority Attorney; David C. Roberts, Jr., City Manager; Dr. Robert Lennox, Assistant City Manager; John Raymond, Executive Director; Michael Whittiker, Jr., Director of Community Services; Nora Garcia, Director of Public Safety; William Jefferson, Director of Finance; Gary Carter, Director of Information Technology and Security; Joshua Boudreaux, Director of Human Resources; Thomas Toman, Deputy City Manager; Armine Chaparyan, Deputy City Manager; Nathan Freeman, Director of Community and Economic Development; Michael George, Government Affairs Officer; Reata Kulcsar, Energy and Sustainability Officer; and Kourtney Cullors, Chief Deputy City Clerk

**FLAG SALUTE**

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Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. led the Pledge of Allegiance.

**INVOCATION (Item 1)**

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**1. PASTOR ART DYSON FROM EPHESIANS CHRISTIANS CENTER**

Pastor Art Dyson read a scripture, Philippians 4:6, and gave a prayer.

**CLOSED SESSION (Items 2-4)**

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**2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (CITY COUNCIL)**

– A closed session will be held, pursuant to Government Code Section 54956.9(d)(2) or (d)(3) and (e)(1), because there is a significant exposure to litigation in two cases.

**ACTION:** In one matter there was no reportable action. In the other matter a Settlement Agreement was reached with Carson Goose Companies and a copy of the Settlement Agreement will be available in the City Clerk's Office once finalized.

**It was brought to the City Clerk's attention that the incorrect entity was mentioned in the Closed Session Report out for item number 2. The correct entity that the settlement was reached is Imperial Avalon.**

**3. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (CITY COUNCIL)**

– A closed session will be held, pursuant to Government Code Section 54956.9 (d)(4), because the City is considering whether to initiate litigation in one potential case.

**ACTION:** City Council authorized the City of Carson to join an amicus brief that the League of California Cities has asked the City to join in support of City of Redondo Beach in a matter where they are fighting on the housing issues and local agency powers.

**4. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (CITY COUNCIL)**

– A closed session will be held, pursuant to Government Code Section 54956.9(d)(1), to confer with legal counsel regarding pending litigation to which the City of Carson is a party. The title of such litigation is as follows: Ruben Jaquez v. City of Carson, Los Angeles Superior Court Case No. 25CMCV00872.

**ACTION:** No reportable action was taken.

**REPORT ON ANY PUBLIC COMMENTS ON CLOSED SESSION ITEMS (CITY CLERK)**

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None.

**ANNOUNCEMENT OF CLOSED SESSION ITEMS (CITY ATTORNEY)**

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City/Agency/Authority Attorney Soltani announced the Closed Session items.

**RECESS INTO CLOSED SESSION UNTIL 6:00 P.M. OR UNTIL THE END OF CLOSED SESSION, WHICHEVER OCCURS FIRST**

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The meeting was recessed at 5:13 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes.

**2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (CITY COUNCIL)**

**3. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (CITY COUNCIL)**

**4. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (CITY COUNCIL)-**

**RULES OF DECORUM:**

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The Rules of Decorum recording was presented earlier in the meeting.

**RECONVENE TO OPEN SESSION AT 6:00 P.M. OR AT THE END OF CLOSED SESSION, WHICHEVER OCCURS FIRST**

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The meeting was reconvened at 6:10 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes.

## **REPORT ON CLOSED SESSION ACTIONS (CITY ATTORNEY)**

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City/Agency/Authority Attorney Soltani gave the Closed Session Report.

## **INTRODUCTIONS (MAYOR) (Items 5-6)**

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### **5. REPORT FROM CAPTAIN NORMAN OF CARSON SHERIFF'S STATION- 6:12 PM**

Captain Norman summarized the recent law enforcement activities and arrests. She announced the Annual Toy Giveaway on December 14, 2025 and accepting new, unused, and unwrapped toys at the Carson Sheriff Station until December 10, 2025. For more information, contact Community Relations at the Carson Sheriff Station. She offered holiday safety tips.

(Council Member/Agency Member/Authority Board Member, Dr. Hilton exited the meeting at 6:14 P.M. and reentered the meeting at 6:17 P.M.)

### **6. REPORT FROM ASSISTANT CHIEF KANE OF LOS ANGELES COUNTY FIRE - 6:19 PM**

Assistant Chief Brian Kane gave a Public Safety Report for the month of November. He announced the Annual Sparkle of Love Toy Drive and all local fire stations are collecting toys the entire month.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. asked for a report to be given to all members of the City Council when there is a residential fire. Assistant Chief Kane stated he would work with the City Manager on disseminating the report in a timely manner.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes directed staff to send a floral arrangement to the family who suffered a loss from the recent house fire.

Council Member/Agency Member/Authority Board Member Dear thanked Assistant Chief Kane for the comprehensive report. He also shared that he had an experience with escaping a fire in a near death experience.

Council Member/Agency Member/Authority Board Member, Dr. Hilton reiterated that he would like to receive the report instead of being notified by Facebook.

## **PRESENTATIONS (Items 7-14)**

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### **7. UPDATE FROM THE LOS ANGELES COUNTY SANITATION DISTRICTS ON UPCOMING RATE INCREASES**

Martha Tremblay, Assistant Chief Engineer and General Manager for the Los Angeles County Sanitation Districts, introduced herself. She gave a presentation on the proposed waste water service rate increases and provided handouts.

### **8. PRESENTATION ON THE RECENTLY OPENED SOLAR KITCHEN AT TOWNE AVENUE ELEMENTARY SCHOOL**

Alex Aleshire from nonprofit organization EnrichLA Gardens, introduced herself and shared a video presentation of the Towne Elementary School Garden and Ormat Solar Kitchen. She introduced partner Kyle Snyder, Vice President of Development, Ormat Technologies.

### **9. RECOGNITION FOR CARSON HUMAN RESOURCES TEAM FOR WINNING AN AWARD FOR BEST BENEFITS FROM EMPLOYER**

Director Boudreaux gave a presentation on the Mployer Benefits. He recognized the Human Resources Team.

(Council Member/Agency Member/Authority Board Member, Dr. Hilton exited the meeting at 7:00 P.M. and reentered the meeting.)

### **10. RECOGNITION FOR COMMUNITY SERVICES PARK MAINTENANCE TEAM**

Director Whittiker, Jr. introduced Modesto Bolanos, Parks Maintenance Superintendent, Cesar Padilla, Park Supervisor, and John Martinez, Park Supervisor (not present) and recognized their work.

### **11. EVENTS CENTER AMPHITHEATER & COURTYARD GRAND OPENING RECAP VIDEO**

Item No. 11 was heard after Item No. 12.

Staff presented a recap video of the Events Center Amphitheater & Courtyard Grand Opening.

Council Member/Agency Member/Authority Board Member Dear asked about rental costs of the Amphitheater & Courtyard.

Director Whittiker, Jr. responded that staff is finalizing the rental prices and will bring a report to the City Council. He thanked his staff and recognized Bobby Grove, Community Services Superintendent, for his work.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes requested staff to incorporate the resident rate in the rental fees. She thanked everyone involved with the holiday decorations.

### **12. I-405 FREEWAY GRAFFITI REMOVAL UPDATE FROM PUBLIC WORKS**

Item No. 12 was heard after the break.

Director, Dr. Arlington Rodgers, Jr. provided updates that there will be some vegetation on the freeway to assist with the graffiti issue. He stated they will have more access to the space working in partnership with the apartment complex and Los Angeles Department of Water and Power (LADWP).

(Council Member/Agency Member/Authority Board Member Rojas exited and reentered the meeting.)

Council Member/Agency Member/Authority Board Member Dear thanked the City Manager and Director of Public Works for moving forward with the plan on this issue.

### **13. UPDATE FROM THE ECONOMIC DEVELOPMENT COMMISSION- 7:17 PM**

Item No. 13 was heard after Oral Communications For Matters Not Listed on the Agenda (Members of the Public).

Ray Aldridge, Jr., Chairperson of the Economic Development Commission, introduced himself and Dr. Deborah Wallace, Vice-Chairperson. They gave an update Year in Review of the Economic Development Commission.

Chairperson Aldridge, Jr. recognized staff and Darren Embry, member of the Economic Development Commission. Darren Embry offered comments.

### **14. UPDATE ON 157 ACRES SETTLEMENT**

Dianne Thomas, Board Member of the Carson Reclamation Authority and Chair of the Planning Commission, offered comments regarding the 157 Acres Project.

Staff presented a video showing signatures of the CAM-Carson settlement. Council Member Dear asked about the status of the property. Executive Director John Raymond responded to Council Member Dear's questions and discussed the history of the lawsuit and upcoming project.

(Council Member/Agency Member/Authority Board Member, Dr. Hilton exited the meeting at 7:49 P.M. and reentered the meeting at 7:52 P.M.)

City/Agency/Authority Attorney Soltani clarified what funds were paid to settle the lawsuit.

Council Member/Agency Member/Authority Board Member Dear offered comments and Mayor/Agency Chairman/Authority Chairman Davis-Holmes allowed City/Agency/Authority Attorney Soltani to speak details of the settlement. Mayor/Agency Chairman/Authority Chairman Davis-Holmes offered comments.

**RECESS:**

The meeting was recessed at 7:59 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes for a break.

**RECONVENE:**

The meeting was reconvened at 8:08 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes with all members previously noted present to Item No. 12.

**ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)  
(LIMITED TO ONE HOUR)**

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This item was heard after Item No. 11.

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw noted there were no speaker cards for matters listed on the agenda.

**APPROVAL OF MINUTES (Item 15)**

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**15. APPROVAL OF THE FOLLOWING CARSON CITY COUNCIL/SUCCESSOR AGENCY/HOUSING  
AUTHORITY MEETING MINUTES - NOVEMBER 18, 2025 (REGULAR)- 8:22 PM**

RECOMMENDED ACTION

- 1. APPROVE the minutes as listed.

Motion To Approve submitted by Cedric L. Hicks Sr. seconded by Jim Dear resulting in 5-0-0-0-0

**CONSENT (Items 16-30)**

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Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. requested to remove Items No. 24 and 30 for discussion.

Council Member/Agency Member/Authority Board Member Dear asked about the \$2 million dollar loan payment regarding Item No. 22. Executive Director Raymond responded to his question.

Council Member/Agency Member/Authority Board Member Dear abstained on Item No. 18 which City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw acknowledged.

Motion To Approve submitted by Jim Dear seconded by Dr. Jawane Hilton resulting in 5-0-0-0-0

**16. CONSIDER ADOPTING RESOLUTION NO. 25-147, A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF  
\$9,140,482.14, DEMAND CHECK NUMBERS 182012 THROUGH 182394 AND 279 FOR  
GENERAL DEMAND (CITY COUNCIL)- 8:22 PM**

RECOMMENDED ACTION

- 1. WAIVE further reading and ADOPT Resolution No. 25-147, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$9,140,482.14, DEMAND CHECK NUMBERS 182012 THROUGH 182394 AND 279 FOR GENERAL DEMAND".

**ACTION:** Item No. 16 was approved on Consent.

**17. CONSIDER AWARDING AND APPROVING A CONTRACT SERVICES AGREEMENT WITH GPP ANALYTICS INC. FOR PIPELINE FRANCHISE AUDIT, COMPLIANCE AND REVENUE RECOVERY SERVICES (CITY COUNCIL)**

RECOMMENDED ACTION

- 1. APPROVE the proposed Contract Services Agreement with GPP Analytics Inc. for pipeline franchise audit, compliance and revenue recovery services for a five-year term, for a not-to-exceed Contract Sum of \$77,300. (Exhibit No. 3; the agreement); and
- 2. AUTHORIZE the Mayor to execute the Agreement following approval as to form by the City Attorney.

**ACTION: Item No. 17 was approved on Consent.**

**18. CONSIDER THE MAYOR'S RECOMMENDATION TO APPOINT COUNCILWOMAN ARLEEN B. ROJAS AS A TRUSTEE TO THE BOARD OF TRUSTEES OF THE GREATER LOS ANGELES COUNTY VECTOR CONTROL DISTRICT FOR A TWO-YEAR TERM, EFFECTIVE AT NOON ON JANUARY 5, 2026 (CITY COUNCIL)**

RECOMMENDED ACTION

- 1. APPOINT Councilwoman Arleen B. Rojas as a Trustee for the Board of Trustees of the Greater Los Angeles County Vector Control District for a two-year term commencing at noon on January 5, 2026.

**ACTION: Item No. 18 was approved on Consent.**

**Council Member/Agency Member/Authority Board Member Dear abstained on Item No. 18.**

**19. CONSIDER AN UPDATE ON CITY COMMISSIONS (CITY COUNCIL)**

RECOMMENDED ACTION

- 1. RECEIVE and FILE this report.

**ACTION: Item No. 19 was approved on Consent.**

**20. CONSIDER AN UPDATE ON CITY PROJECTS (CITY COUNCIL)**

RECOMMENDED ACTION

- 1. RECEIVE and FILE this report.

**ACTION: Item No. 20 was approved on Consent.**

**21. CONSIDER PURCHASING PUBLIC DIRECTORS AND OFFICERS LIABILITY, AND EMPLOYMENT PRACTICES LIABILITY INSURANCE POLICIES (CITY COUNCIL)**

RECOMMENDED ACTION

- 1. APPROVE the City's insurance broker, Marsh, to place Public Directors and Officers Liability insurance with \$15,000,000 limit and including coverage for Employment Practices Liability with a sublimit of \$5,000,000, with Landmark American Insurance Company, Ironshore Indemnity Inc., and Midvale Indemnity Company, at a total cost of \$347,943.

**ACTION: Item No. 21 was approved on Consent.**

**22. CONSIDER APPROVAL OF A LOAN AGREEMENT WITH THE CARSON RECLAMATION AUTHORITY IN THE AMOUNT OF \$2,000,000; AND, RESOLUTION NO. 25-143 OF THE CITY OF CARSON AMENDING THE FISCAL YEAR 2025-26 BUDGET IN THE AMOUNT OF \$2,000,000 TO FACILITATE THE CARSON RECLAMATION AUTHORITY'S OPERATION AND SUPERVISION OF THE CONSTRUCTION OF IMPROVEMENTS ON THE FORMER CAL-COMPACT LANDFILL; THE 157 ACRE SITE (CITY COUNCIL)**

RECOMMENDED ACTION

- 1. APPROVE A LOAN AGREEMENT WITH THE CARSON RECLAMATION AUTHORITY IN THE AMOUNT OF \$2,000,000; AND
- 2. APPROVE RESOLUTION NO. 25-143 OF THE CITY OF CARSON AMENDING THE FISCAL YEAR 2025-26 BUDGET IN THE AMOUNT OF \$2,000,000 TO FACILITATE THE CARSON RECLAMATION AUTHORITY'S OPERATION AND SUPERVISION OF THE CONSTRUCTION OF IMPROVEMENTS ON THE FORMER CAL-COMPACT LANDFILL (THE 157 ACRE SITE)

**ACTION:** Item No. 22 was approved on Consent.

**23. CONSIDER AMENDING THE CONTRACT SERVICES AGREEMENT WITH Z&K CONSULTANTS, INC. TO DEVELOP A SPECIFIC PLAN FOR THE CARSON CIVIC CENTER TO ADD AN ALTERNATIVE TO THE HOTEL IN THE FORM OF AN ENTERTAINMENT, RETAIL AND RESTAURANT DEVELOPMENT (CITY COUNCIL)**

RECOMMENDED ACTION

- 1. APPROVE Amendment No. 1 to the agreement with Z&K Consultants, Inc. to include an alternative to, and update the Carson Civic Center Specific Plan, to increase the total compensation by \$54,000.00 increasing the Contract Sum from \$550,000.00 to \$604,000.00; and
- 2. AUTHORIZE the Mayor to execute Amendment No. 1 to the Z&K Consultants, Inc. agreement, following approval as to form by the City Attorney.

**ACTION:** Item No. 23 was approved on Consent.

**24. CONSIDER RESOLUTION NO. 25-144 AND 25-145, INCREASING THE MINIMUM WAGE FOR CITY OF CARSON EMPLOYEES PURSUANT TO CALIFORNIA STATE LAW (CITY COUNCIL)**

RECOMMENDED ACTION

- 1. WAIVE further reading and ADOPT Resolution No. 25-144,. "A RESOLUTION OF THE CITY COUNCIL CITY OF CARSON CALIFORNIA, AMENDING THE SALARY RANGES AFSCME LOCAL 809 UNCLASSIFIED, PART TIME, HOURLY CLASSIFICATIONS TO INCREASE THE HOURLY MINIMUM WAGE TO \$16.90, EFFECTIVE JANUARY 1, 2026"; and
- 2. WAIVE further reading and ADOPT Resolution No. 25-145, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON CALIFORNIA, AMENDING THE SALARY RANGES FOR UNCLASSIFIED, PART-TIME, UNREPRESENTED, HOURLY CLASSIFICATIONS TO INCREASE THE HOURLY MINIMUM WAGE TO \$16.90, EFFECTIVE JANUARY 1, 2026."

Item No. 24 was heard after approval of the Consent items.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. requested a report.

Director Boudreaux gave a report.

(Council Member/Agency Member/Authority Board Member, Dr. Hilton exited the meeting at 8:28 P.M. and reentered the meeting at 8:29 P.M.)

**\*\* Item was Removed from Consent**

Motion To Approve submitted by Cedric L. Hicks Sr. seconded by Jim Dear resulting in 5-0-0-0

**25. CONSIDER ADOPTING RESOLUTION NO. 25-146, AMENDING THE CLASSIFICATION PLAN AND RESOLUTION NO. 77-111 TO ADJUST THE SALARY RANGE FOR THE CODE ENFORCEMENT SUPERVISOR CLASSIFICATION (CITY COUNCIL)**

RECOMMENDED ACTION

– 1. WAIVE further reading and ADOPT Resolution No. 25-146, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111, TO ADJUST THE SALARY RANGE FOR THE CODE ENFORCEMENT SUPERVISOR CLASSIFICATION"

**ACTION:** Item No. 25 was approved on Consent.

**26. CONSIDER ACCEPTING A \$28,500 GRANT FROM THE SOUTH BAY CENTER FOR COUNSELING (SBCC), ADOPTING RESOLUTION NO. 25-136 AMENDING THE FISCAL YEAR 2025-26 BUDGET ACCORDINGLY, AND APPROVING AMENDMENT NO. 4 TO THE 2022 SUBCONTRACT WITH SBCC TO EXTEND THE PREVENTION AND AFTERCARE PROGRAM FOR THE SECOND HALF OF FY 2025-26 (CITY COUNCIL)- 8:22 PM**

RECOMMENDED ACTION

- 1. ACCEPT a \$28,500 grant from the South Bay Center for Counseling (SBCC) to support the Prevention and Aftercare Program, and ADOPT Resolution No. 25-136, "A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2025-26 BUDGET IN THE GENERAL FUND AND SPECIAL REVENUE FUND";
- 2. APPROVE the proposed "Amendment No. 4 to 2022 Subcontract for Prevention and Aftercare Program Activities and Services" between the City and SBCC (Exhibit No. 2; "Amendment No. 4"); and,
- 3. AUTHORIZE the Mayor to execute Amendment No. 4, following approval as to form by the City Attorney.

**ACTION:** Item No. 26 was approved on Consent.

**27. CONSIDER AWARDING A CONTRACT SERVICES AGREEMENT TO WATERLINE TECHNOLOGIES, INC., TO PROVIDE AND DELIVER POOL CHEMICALS FOR THE CITY OF CARSON'S POOLS, FOUNTAINS, SPLASH PAD, AND AQUATIC CENTERS (CITY COUNCIL)**

RECOMMENDED ACTION

- 1. AWARD and APPROVE a proposed five-year Contract Services Agreement between the City of Carson and Waterline Technologies, Inc., to provide and deliver pool chemicals for the City's aquatic facilities, splash pad, and fountains for a total, not-to-exceed Contact Sum of \$300,000.00 (Exhibit No. 4; "Agreement"); and
- 2. AUTHORIZE the Mayor to execute the proposed Agreement, following approval as to form by the City Attorney.

**ACTION:** Item No. 27 was approved on Consent.

**28. CONSIDER APPROVAL OF AMENDMENT NO. 2 TO THE CONTRACT SERVICES AGREEMENT WITH CS & ASSOCIATES, INC TO PROVIDE ON-CALL PROFESSIONAL LABOR COMPLIANCE SERVICES FOR VARIOUS NEEDS TO THE PUBLIC WORKS DEPARTMENT (CITY COUNCIL)**

RECOMMENDED ACTION

- 1. APPROVE the proposed Amendment No. 2 to the Contract Services Agreement CS & Associates, Inc for on-call professional labor compliance services by increasing the contract sum by \$100,000.00 for a total contract sum of \$500,000; and,
- 2. AUTHORIZE the Mayor to execute the proposed Amendment No. 2 with CS & Associates, Inc following approval as to form by the City Attorney.

**ACTION:** Item No. 28 was approved on Consent.

**29. CONSIDER APPROVAL OF AMENDMENT NO. 1 TO THE CONTRACT SERVICES AGREEMENT WITH CJ CONCRETE CONSTRUCTION, INC. FOR ANNUAL SIDEWALK AND CONCRETE MAINTENANCE SERVICES IN DISTRICTS 1 AND 2, AND CONSIDER APPROVAL OF AMENDMENT NO. 1 TO THE CONTRACT SERVICES AGREEMENT WITH CJ CONCRETE CONSTRUCTION, INC. FOR ANNUAL SIDEWALK AND CONCRETE MAINTENANCE SERVICES IN DISTRICTS 3 AND 4 (CITY COUNCIL)**

RECOMMENDED ACTION

- 1. APPROVE the proposed Amendment No. 1 to the Maintenance Contract Services Agreement with CJ Concrete Construction, Inc. to provide annual sidewalk/concrete maintenance services at Districts 1 and 2, increasing the contract sum by \$200,000 for a new total contract sum of \$806,100 and extending the term by one year;
- 2. APPROVE the proposed Amendment No. 1 to the Maintenance Contract Services Agreement with CJ Concrete Construction, Inc. to provide annual sidewalk/concrete maintenance services at Districts 3 and 4, increasing the contract sum by \$200,000 for a new total contract sum of \$806,100 and extending the term by one year;
- 3. AUTHORIZE the Mayor to execute the proposed Amendment No. 1 to the agreement with CJ Concrete Construction, Inc. for Districts 1 and 2., following approval as to form by the City Attorney; and,
- 4. AUTHORIZE the Mayor to execute the proposed Amendment No. 1 to the agreement with CJ Concrete Construction, Inc. for Districts 3 and 4., following approval as to form by the City Attorney.

**ACTION:** Item No. 29 was approved on Consent.

**30. CONSIDER APPROVAL OF AN INCREASE TO THE BLANKET PURCHASE ORDER WITH ROBERTSON'S READY MIX LTD. FOR THE PURCHASE OF CONCRETE MATERIALS AND SUPPLIES, RAISING THE NOT-TO-EXCEED AMOUNT FROM \$60,000 TO \$150,000 FOR FISCAL YEAR 2025-2026 (CITY COUNCIL)**

RECOMMENDED ACTION

- 1. WAIVE the contract requirements of the Carson Municipal Code ("CMC") pursuant to Carson Municipal Code 2606(b)(1)(ii);
- 2. AUTHORIZE the Purchasing Manager to waive the formal bidding procedures as defined by the CMC Section 2610, utilizing Sole Source Purchasing as allowed by the CMC Section 2611(e); and,
- 3. AUTHORIZE the Purchasing Manager to amend and increase the purchase order for supplies and materials to Robertson's Ready Mix LTD for the period July 1, 2025, through June 30, 2026, for the not-to-exceed amount of \$150,000.

Item No. 30 was heard after Item No. 24.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. asked about the bid price. Director, Dr. Rodgers, Jr. answered his question.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. requested staff to solicit for bids the next time around. Director, Dr. Rodgers, Jr. acknowledged his request.

**\*\* Item was Removed from Consent**

Motion To Approve submitted by Cedric L. Hicks Sr. seconded by Dr. Jawane Hilton resulting in 5-0-0-0-0

**SPECIAL ORDERS OF THE DAY (Item 31)**

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**31. CONSIDER ADOPTION OF AN INTERIM URGENCY ORDINANCE ESTABLISHING A MORATORIUM ON THE ESTABLISHMENT OR EXPANSION OF CAR WASHES FOR A PERIOD OF 45 DAYS (CITY COUNCIL)**

RECOMMENDED ACTION

– 1. WAIVE further reading and ADOPT Urgency Ordinance 25-2521U, "AN INTERIM URGENCY ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, ENACTED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65858 ESTABLISHING A 45-DAY TEMPORARY MORATORIUM ON THE ESTABLISHMENT OR EXPANSION OF CAR WASHES WITHIN CITY LIMITS DURING THE PENDENCY OF THE CITY'S REVIEW AND ADOPTION OF PERMANENT ZONING REGULATIONS FOR SUCH USES."

– 2. DIRECT the City Manager to have the Community and Economic Development Department and Planning Commission review the City's development standards and land use regulations for Car Washes, conduct research on the economics of Car Washes, and survey land use regulations and development standards for Car Washes in other cities.

Upon inquiry, City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw noted that this item was not noticed as a Public Hearing and confirmed there were no individuals requesting to speak on this item.

Director Freeman gave a report.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. asked about the 45-day temporary moratorium. City Attorney Soltani answered his question.

During discussion of the motion, Council Member/Agency Member/Authority Board Member Dear asked about Dominguez Car Wash changing from an employee intensive car wash to an express car wash and asked about the construction. He also asked how the 45-day moratorium will legally affect the construction project. Director Freeman responded that the moratorium will not impact the specific construction project and answered his questions.

Council Member/Agency Member/Authority Board Member, Dr. Hilton asked about the moratorium on fast food restaurants and the City Attorney responded to his question.

Motion To Approve submitted by Dr. Jawane Hilton seconded by Jim Dear resulting in 5-0-0-0-0

**DISCUSSION (Item 32)**

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**32. CONSIDERATION OF ONLY LOCAL UNCONTESTED APPOINTMENTS TO THE CITY'S COMMISSIONS, COMMITTEES, AND BOARDS, AND CITY AFFILIATED ORGANIZATIONS BY MAYOR AND CITY COUNCIL AND CONSIDER ALL (CONTESTED AND UNCONTESTED) APPOINTMENTS TO ALL COMMISSIONS (CITY COUNCIL)- 8:38 PM**

RECOMMENDED ACTION

- 1. CONSIDER and only APPOINT uncontested members to the City Commissions, Committees, and Boards;
- 2. CONSIDER and APPOINT all (contested and uncontested) members to all commissions;

- 3. CONSIDER and APPOINT members to City Affiliated Organizations;
- 4. DIRECT the City Clerk to notify all affected appointments of this action in writing;
- 5. IF APPLICABLE, DIRECT the City Clerk to post and publish in accordance with the Maddy Act

ACTION: They Mayor and City Council took the following actions:

Mobilehome Park Rental Review Board

Mayor/Agency Chairman/Authority Chairman Davis-Holmes noted vacancy of the Resident Homeowner Member due to the passing of Leonor Gonzalez.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes appointed Barbara Dzikowski as Park Owner Alternate 1 and appointed Maria Horton as Park Owner Member.

Human Relations Commission

Council Member/Agency Member/Authority Board Member Dear appointed Sonia Fuentes as his uncontested appointment to the Human Relations Commission.

Measure C and Measure K Budget Oversight Committee

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw noted request from staff for Mayor Davis-Holmes to appoint the Alternate 1 and Alternate 2 positions on the Measure C and Measure K Budget Oversight Committee in the event the committee does not meet quorum.

Director Jefferson offered comments regarding the Alternate positions.

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw noted she is receiving updated attendance reports from the commissions, committee, and boards.

Council Member/Agency Member/Authority Board Member Dear and Mayor/Agency Chairman/Authority Chairman Davis-Holmes complimented the City Clerk and her staff for abiding by the Maddy Act.

**ORDINANCE SECOND READING (Item 33)**

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**33. CONSIDER SECOND READING AND ADOPTION OF ORDINANCE NO. 25-2520 AMENDING THE CITY OF CARSON MUNICIPAL CODE BY MODIFYING ARTICLE VIII ADOPTING BY REFERENCE THE 2025 CALIFORNIA BUILDING, RESIDENTIAL, ELECTRICAL, MECHANICAL, PLUMBING, ENERGY, HISTORICAL BUILDING, EXISTING BUILDING AND GREEN BUILDING STANDARDS CODES WITH CERTAIN AMENDMENTS, ADDITIONS AND DELETIONS THERETO**

RECOMMENDED ACTION

- 1. CONDUCT a Public Hearing; and
- 2. CONDUCT a second reading, by title only and with further reading waived, and ADOPT Ordinance No 25-2520, entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING CHAPTERS 1, 2, 3, AND 4 OF ARTICLE VIII OF THE CARSON MUNICIPAL CODE TO ADOPT BY REFERENCE THE 2025 EDITIONS OF THE CALIFORNIA BUILDING CODE, VOLUME 1 & 2, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ENERGY CODE, CALIFORNIA HISTORICAL BUILDING CODE, CALIFORNIA EXISTING BUILDING CODE, AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, WITH CERTAIN AMENDMENTS, ADDITIONS AND DELETIONS THERETO"

Motion To Approve submitted by Mayor Lula Davis-Holmes seconded by Jim Dear resulting in 5-0-0-0-0

## **ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)**

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This item was heard after Item No. 10.

Victoria Nikolov, Librarian, Martin Luther King, Jr. Library

Gave an update of the safety and security at the Dr. Martin Luther King, Jr. Library during the interior renovations that will be taking place from mid December until approximately the fall of next year

This item was heard again after Item No. 33.

BJ Douglas, President of the United Rangers of America

Stated he is working on a program called the United Rangers Operation American Dream designed to motivate children to attend school and assist with reading; requesting to meet with staff to set goals to assist with children learning how to read

(Council Member/Agency Member/Authority Board Member, Dr. Hilton exited the meeting at 8:48 P.M. and reentered the meeting at 8:49 P.M.)

Seiuli Fa'auliulito H. Meni-Trood

Expressed disappointment in the lack of Samoan or Polynesian design features of the remodeling for Foisia Park; shared she is the Executive Vice Chair of Greater Los Angeles Area Mensa and would like to bring to Carson in the future; wished everyone a wonderful and blessed Merry Christmas

Mayor/Agency Chairman/Authority Chairman Davis-Holmes noted there were several community meetings to discuss the remodel design of Foisia Park and advised her to meet with Director of Community Services and Director of Public Works for more information.

Brandi Lewin

Thanked the Mayor, City Council, City Clerk, City Treasurer, City Manager, and staff for their support and all that they do for the City; wished everyone a wonderful holiday season and prosperous new year

Malik Holmes

Reported issues of falling pine cones causing damage to his property; submitted claim for damages twice to the City which were unsuccessful and requested assistance to resolve his issue

Mayor/Agency Chairman/Authority Chairman Davis-Holmes referred Malik Holmes to Director, Dr. Rodgers, Jr. for further assistance.

## **COUNCIL MEMBER REQUESTS TO ADD ITEMS TO FUTURE AGENDAS**

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None.

## **ORAL COMMUNICATIONS (COUNCIL MEMBERS)**

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Council Member/Agency Member/Authority Board Member Dear shared that he is praying for a blessed holiday full of peace, love, and joy for all.

Council Member/Agency Member/Authority Board Member Rojas announced the following:

- Congratulated Carson High School Football Team for winning the CIF Championship
- Community Food Distribution with Community Services and West Basin Director Tommy Fa'avae, December 22, 2025, 9:00 A.M to 12:00 P.M., Carson Community Center, east side parking lot
- Wished everyone a great holiday

- Tree Lighting Ceremony, December 4, 2025

Council Member/Agency Member/Authority Board Member, Dr. Hilton announced the following:

- Congratulated the Carson High School Football Team for their CIF championship
- Congratulated the Girls Flag Football Team for their CIF championship
- Thanked everyone who attended to support the Turkey Giveaway on November 21, 2025
- Holiday Toy Drive, December 20, 2025, from 11:00 A.M. to 1:00 P.M.
- Wished everyone Merry Christmas and Happy New Year
- Wished everyone good night

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. announced/reported the following:

- Thanked everyone who attended his Turkey Giveaway on November 15, 2025, from 9:00 A.M. to 11:00 A.M. at Prevailing In Christ Ministries Church
- Attended the National League of Cities Conference, November 19-22, 2025, in Utah; relieved of his duties as Chair of the National League of Cities Local Elected Officials National Black Caucus and now Executive Board Member; replaced by Erica Leslie who is the Rent Control Board Chair for the City of Santa Monica and new Chair of the National League of Cities Local Elected Officials National Black Caucus
- Fresh Fruits and Vegetables Giveaway, December 19, 2025 from 9:00 A.M. to 11:00 A.M. at Anderson Park
- Annual Toy Giveaway, December 20, 2025, from 9:00 A.M. to 11:00 A.M. at Triedstone Missionary Baptist Church, 1249 Carson Street, Carson
- Congratulated Carson High School Athletic Department
- Wished everyone Merry Christmas, Happy Holidays, Season's Greetings and a blessed new year

Mayor/Agency Chairman/Authority Chairman Davis-Holmes announced the following:

- Pleased with her colleagues activities in the community
- Thanked the Carson Citizens Cultural Arts Foundation and everyone who supported her Turkey Giveaway
- Annual Toy Giveaway partnering with the City of Carson Winter Fest, December 5, 2025, Veterans Park; thanked sponsors and Carson Citizens Cultural Arts Foundation for their support
- Tree Lighting Ceremony, December 4, 2025, at 6:00 P.M.
- Wished everyone Merry Christmas and Happy New Year

This item was heard again after Memorial Adjournments.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes thanked the City Attorney and staff for their work.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. announced at the National League of Conference a company showed on his computer the number of short-term rentals are actually in the City and tracks how many are on the websites. The company is willing to work with the city's IT Department on how to put together a platform and tie in with the rental agreement and can look ahead to take place for the upcoming Olympics.

**ANNOUNCEMENT OF UNFINISHED OR CONTINUED CLOSED SESSION ITEMS (AS NECESSARY)**

None.

**RECESS TO CLOSED SESSION**

None.

**RECONVENE TO OPEN SESSION**

None.

**REPORT OF ACTIONS ON UNFINISHED OR CONTINUED CLOSED SESSION ITEMS**

None.

## **MEMORIAL ADJOURNMENTS**

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City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw presented the following Memorial Adjournment Requests:

Jennifer Washington

Leonor Gonzalez

Florante Peter Ibanez

Bob Foster

Council Member/Agency Member/Authority Board Member, Dr. Hilton gave a prayer.

## **ADJOURNMENT**

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The meeting was adjourned at 9:15 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes.

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Lula Davis-Holmes  
Mayor/Agency Chairman/Authority Chairman

ATTEST:

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Dr. Khaleah K. Bradshaw  
City Clerk/Agency Secretary/Authority Secretary

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Signature