



CITY OF CARSON

MINUTES

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

Tuesday, March 3, 2026, 5:00 PM

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

The meeting was called to order at 5:04 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)

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 Jim Dear

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

Council Member/Agency Member/Authority Board Member Arleen Rojas

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; Dr. Arlington Rodgers, Jr., Director of Public Works; Nora Garcia, Director of Public Safety and Emergency Services; 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

Council Member/Agency Member/Authority Board Member Rojas led the Pledge of Allegiance.

INVOCATION (Item 1)

1. BISHOP BYRON SMITH FROM GETHSEMANE CHRISTIAN LOVE MBC

Bishop Byron Smith gave the invocation.

CLOSED SESSION (Item 2)

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: No reportable action was taken.

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

None.

ANNOUNCEMENT OF CLOSED SESSION ITEMS (CITY ATTORNEY)

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

The meeting was recessed at 5:09 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes to Closed Session.

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

RULES OF DECORUM:

A recording of the Rules of Decorum was presented at the beginning of the meeting.

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

The meeting was reconvened at 6:14 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes with all members previously not present.

REPORT ON CLOSED SESSION ACTIONS (CITY ATTORNEY)

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

INTRODUCTIONS (MAYOR) (Items 3-4)

3. REPORT FROM CAPTAIN NORMAN OF CARSON SHERIFF'S STATION- 6:17 PM

Item No. 3 was heard after Item No. 4.

Captain Norman summarized the recent law enforcement activities and crime report.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. thanked Captain Norman for addressing an issue he had.

Council Member/Agency Member/Authority Board Member, Dr. Hilton shared that there has been a series of car break-ins in the Victoria Park area and asked for increased patrols. Captain Norman responded in the affirmative.

Council Member/Agency Member/Authority Board Member Dear asked about the shifts of the two motorcycle officers. Captain Norman responded to his question.

4. REPORT FROM ASSISTANT CHIEF KANE OF LOS ANGELES COUNTY FIRE - 6:14 PM

Item No. 4 was heard after the Report on Closed Session.

Assistant Chief Brian Kane gave the Public Safety Report for the month of February.

PRESENTATIONS (Items 5-11)

5. CERTIFICATE OF RECOGNITION FOR TAQUERIA LAS 3 CHARRAS' GRAND OPENING

Item No. 5 was heard after Item No. 7.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. presented a Certificate of Recognition to the representative of Taqueria Las 3 Charras who accepted with words of gratitude. She announced the Grand Opening/Ribbon Cutting, on March 3, 2026, at 10:00 A.M., located at 816 Carson Street, Unit 104, Carson, California.

6. INTRODUCTION AND UPDATE FROM GENERAL MANAGER ADAM DUVENDECK FROM ANSCHUTZ ENTERTAINMENT GROUP / DIGNITY HEALTH SPORTS PARK

Item No. 6 was heard after Item No. 3.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes continued this item.

7. BUILDING AND SAFETY DIVISION UPDATE BY TRANSTECH ENGINEERS

Melissa Demirci, CEO of Transtech Engineers, gave a PowerPoint presentation of the Building and Safety Division Update showing the service numbers/data from 2025.

The Mayor and City Council thanked Melissa Demirci for the work of Transtech and all they do for the city and community.

8. PROCLAMATION RECOGNIZING WOMEN'S HISTORY MONTH

Item No. 8 was heard after Item No. 5.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes introduced Dr. Rita Gallardo Good, Commissioner for the California Commission of the Status of Women and Girls in California. Council Member/Agency Member/Authority Board Member Rojas read and presented the proclamation to Dr. Good who accepted with words of gratitude.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes introduced Dr. Regina Smith, President of the Los Angeles County Commission for Women, and presented her with the proclamation. Dr. Smith offered words of gratitude.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes introduced the Honorable Kimberly Dotson of the Los Angeles County Superior Court and presented her the proclamation. Judge Kimberly Dotson offered words of gratitude.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes introduced members of the Women's Issues Commission and presented them with a proclamation. Chair Carolyn Foster introduced members of the Women's Issues Commission Susan Odom Houze, Yolanda Fielder, Sheila Tresvant, Dr. Greta Price, Connie De La Cruz Manio, and Stephanie Clemente Finley who were in attendance at the meeting.

9. PROCLAMATION RECOGNIZING RED CROSS MONTH

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. introduced Nancy Perez, Senior ESG and Member of the Board of Directors for the American Red Cross Long Beach and South Bay Chapter. He read and presented the proclamation to her who offered words of gratitude.

10. PROCLAMATION RECOGNIZING READ ACROSS AMERICA

Council Member/Agency Member/Authority Board Member, Dr. Hilton introduced Phuong Nguyen, Teacher/Librarian at Carson High School. He read and presented the proclamation to her who offered words of gratitude.

11. PROCLAMATION RECOGNIZING CESAR CHAVEZ DAY

Council Member/Agency Member/Authority Board Member Rojas introduced Sarah Zapata Mijares and her daughter Tara Mijares. She read and presented the proclamation to them and Sarah Mijares offered comments and words of gratitude.

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

None.

APPROVAL OF MINUTES (Item 12)

12. APPROVAL OF THE FOLLOWING CARSON CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY MEETING MINUTES - FEBRUARY 17, 2026 (REGULAR) and FEBRUARY 23, 2026 (SPECIAL)- 7:54 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

CONSENT (Items 13-16)

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

13. CONSIDER ADOPTING RESOLUTION NO. 26-023, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$7,652,726.55, DEMAND CHECK NUMBERS 183458 THROUGH 183817 AND 291 FOR GENERAL DEMAND AND THE AMOUNT OF \$38,977.40, CHECK NUMBER 1300 FOR CO-OP AGREEMENT DEMANDS (CITY COUNCIL)

RECOMMENDED ACTION

- 1. WAIVE further reading and ADOPT Resolution No. 26-023, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$7,652,726.55, DEMAND CHECK NUMBERS 183458 THROUGH 183817 AND 291 FOR GENERAL DEMAND AND THE AMOUNT OF \$38,977.40, CHECK NUMBER 1300 FOR CO-OP AGREEMENT DEMANDS. "

ACTION: Item No. 13 was approved on Consent.

14. CONSIDER AN UPDATE ON CITY COMMISSIONS (CITY COUNCIL)

RECOMMENDED ACTION

- 1. RECEIVE and FILE this report.

ACTION: Item No. 14 was approved on Consent.

15. CONSIDER RESOLUTION NO. 26-022, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING THE CITY MANAGER AND/OR DESIGNEE TO APPLY FOR A GRANT FROM THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM AMENDMENT #2 OF 2026 (CITY COUNCIL)

RECOMMENDED ACTION

— 1. WAIVE further reading and ADOPT Resolution No. 26-022, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING THE CITY MANAGER AND/OR DESIGNEE TO APPLY FOR A GRANT FROM THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM AMENDMENT #2 OF 2026."

ACTION: Item No. 15 was approved on Consent.

16. CONSIDER APPROVING AN AMENDMENT TO STANDARD MANAGEMENT PROCEDURE (SMP) NO. 2.5, TITLED "DISPLAY AND CARE OF NATIONAL, INTERNATIONAL, AND CITY FLAGS," WHICH UPDATES THE CITY'S GUIDELINES FOR THE PROPER DISPLAY, HANDLING, AND CARE OF OFFICIAL FLAGS AT ALL CITY-OWNED FACILITIES (CITY COUNCIL)

RECOMMENDED ACTION

— 1. APPROVE the proposed amended Standard Management Procedure (SMP) No. 2.5, titled "Display and Care of National, International, and City Flags," which establishes updated guidelines for the proper display, handling, and care of official flags at all City-owned facilities

ACTION: Item No. 16 was approved on Consent.

SPECIAL ORDERS OF THE DAY (Item 17)

17. PUBLIC HEARING TO CONSIDER ADOPTION OF AN INTERIM URGENCY ORDINANCE NO. 26-2604U EXTENDING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT OR EXPANSION OF RESTAURANT DRIVE-THROUGH OPERATIONS WITHIN CITY LIMITS DURING THE PENDENCY OF THE CITY'S REVIEW AND ADOPTION OF PERMANENT ZONING REGULATIONS FOR SUCH USES FOR AN ADDITIONAL TEN MONTHS AND FIFTEEN DAYS (CITY COUNCIL)

RECOMMENDED ACTION

— 1. OPEN public hearing, TAKE public comments, and CLOSE the public hearing; and

— 2. WAIVE further reading and ADOPT Ordinance No. 26-2604U, "AN INTERIM URGENCY ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, EXTENDING URGENCY ORDINANCE NO. 26- 2604U, WHICH INSTITUTED A 45-DAY TEMPORARY MORATORIUM ON THE ESTABLISHMENT OR EXPANSION OF DRIVE-THROUGH RESTAURANTS WITHIN CITY LIMITS DURING THE PENDENCY OF THE CITY'S REVIEW AND ADOPTION OF PERMANENT ZONING REGULATIONS FOR SUCH USES FOR AN ADDITIONAL TEN MONTHS AND FIFTEEN DAYS, AND DECLARING THE URGENCY THEREOF

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw gave the Public Hearing Report.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes declared the Public Hearing open.

Public Comment

Brandi Lewin

Spoke in support of the moratorium and possible drive-through restaurants that should be considered

Council Member/Agency Member/Authority Board Member, Dr. Hilton agreed with Brandi Lewin's comments and asked City Council to consider options on a case-by-case basis.

During discussion of the motion, Council Member/Agency Member/Authority Board Member Dear asked the City Attorney how will it work if the City Council considers a drive-through restaurant during the moratorium and what is staff's plan. City Attorney Soltani and City Manager Roberts, Jr. responded to his questions.

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

DISCUSSION (Items 18-19)

18. CONSIDER AN UPDATE ON CITY PROJECTS (CITY COUNCIL)

RECOMMENDED ACTION

— 1. RECEIVE and FILE this report.

Director Freeman announced and shared copies of the City of Carson Opportunity Sites pamphlet.

Council Member/Agency Member/Authority Board Member Rojas requested a map of the Opportunity Sites. City Manager Roberts, Jr. responded in the affirmative. Director Freeman noted a QR Code on the pamphlet which will direct one to the map of the Opportunity Sites.

Council Member/Agency Member/Authority Board Member, Dr. Hilton asked if there were any updates for funding of the Avalon Boulevard/University Drive area. Director Freeman mentioned possible use of Facade Program Funds and Grant Funds for a shopping center.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. requested a status report of having a market back and facade improvement of the Presidents Tract area in District 3. He asked if the area was listed as one of the Opportunity Sites on the pamphlet. Director Freeman responded he would confirm.

The Mayor and City Council thanked Director Freeman for his work.

ACTION: Mayor/Agency Chairman/Authority Chairman Davis-Holmes ordered this item Received and Filed with no objection heard.

19. 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)- 8:21 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: The Mayor and City Council took the following action:

Public Relations Commission

Mayor Davis-Holmes appointed Shirley Smith as Alternate 2 to the Public Relations Commission.

Motion to ratify the Mayor's appointment of Shirley Smith as Alternate 2 to the Public Relations Commission submitted by Council Member Dear seconded by Mayor Pro Tempore Hicks, Sr. resulting in 5-0-0-0-0

City Clerk, Dr. Bradshaw requested that commission applications be submitted to her office before any appointments are made by the Mayor and City Council to facilitate the appointment process and will work on updating the commission application.

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

ORDINANCE SECOND READING

None.

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

This item was heard after Item No. 11.

BJ Douglas

Stated he is an actor, comedian, philanthropist, one of the original Power Rangers, and President of United Rangers of America; spoke about the Carson High School Reading Program

COUNCIL MEMBER REQUESTS TO ADD ITEMS TO FUTURE AGENDAS

None.

ORAL COMMUNICATIONS (COUNCIL MEMBERS)

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

- Reminded everyone of the Town Hall Meeting for District 1, Thursday, March 12, 2026, at 6:30 P.M., Stevenson Park
- Attended a Town Hall Meeting the other night about the "wall" on Avalon Boulevard and requested better advertisement

Mayor/Agency Chairman/Authority Chairman Davis-Holmes offered the following comments:

- Noted the next Town Hall Meeting, Thursday, March 5, 2026, will be held at Anderson Park. She reminded everyone there is only 50 homes in the University area, therefore, would not have the same impact as other Town Hall Meetings. She asked how many homes are near the wall. Deputy City Manager Toman responded there are 24 homes that are close to the central wall in question and gave an update of the survey.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. offered the following comments:

- Congratulated everyone who participated in the Black History Month program which was an outstanding event and was pleased to see Halls A, B, and C were full
- Noted a meeting will be held regarding the central wall, Thursday, March 5, 2026, at 6:00 P.M., Anderson Park. He encouraged everyone who live near the area to attend the meeting.

Council Member/Agency Member/Authority Board Member, Dr. Hilton and Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. both addressed the "wall" issue for the residents along Avalon Boulevard who are impacted by the wall.

Council Member/Agency Member/Authority Board Member Rojas offered the following comments:

- Thanked Council Member Ray Jackson from Hermosa Beach, President of Independent Cities Association (ICA), for allowing her to be the Keynote Speaker at the ICA Conference on the Power of Social Media for elected officials

- Thanked Multimedia Manager Myeshia Horton and Multimedia Producer Ravynne Staine for preparing her curriculum and for the work they have done in the new Multimedia Department
- Thanked Council Aide Keichun Graves for her support

Mayor/Agency Chairman/Authority Chairman Davis-Holmes offered the following additional comments:

- Shared that the Black History Month program was outstanding
- Commended Council Member Rojas for her attendance at the ICA Conference
- Thanked the City Manager, staff, and the Multimedia Division for their work
- Stated that she and Council Member Rojas held a Town Hall Meeting at Foisia Park that was well attended
- Thanked her colleagues for hosting Town Hall Meetings

Council Member/Agency Member/Authority Board Member Dear offered the following comments:

- Pleased with the Multimedia Division's work
- Attended the African American History Month Celebration and complimented everyone who participated.

This item was heard again after the Memorial Adjournments portion of the meeting.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes announced the State of the City Address will be held on March 19, 2026. She thanked everyone for their support.

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

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

Deputy Brian Sneed

Tyrone Dowdell

Isaiah Lorenzo Atuatasi

Lanora Wells-Castellano

Carstella Marks Miller

Serlo Alleyne

Loymon Batiste

Willie Clyde Bursey

Rodrigo "Rudy" Orca Pundamiera

DeWayne Singleton

Council Member/Agency Member/Authority Board Member, Dr. Hilton requested to add Vincent Miles to the Memorial Adjournment Requests.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes requested to add Dean Hart to the Memorial Adjournment Requests.

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

ADJOURNMENT

The meeting was adjourned at 8:40 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes.

Lula Davis-Holmes

Mayor/Agency Chairman/Authority Chairman

ATTEST:

Dr. Khaleah K. Bradshaw

City Clerk/Agency Secretary/Authority Secretary

Signature