



**CITY OF CARSON**

**MINUTES**

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

**TUESDAY, MAY 5, 2026, 5:00 P.M.**

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

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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)**

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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 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; Dr. Arlington Rodgers, Jr., Director of Public Works; Gary Carter, Director of Information Technology and Security; Nora Garcia, Director of Public Safety and Emergency Services; William Jefferson, Director of Finance; 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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Council Member/Agency Member/Authority Board Member, Dr. Hilton led the Pledge of Allegiance.

**INVOCATION (Item 1)**

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**1. PASTOR HAROLD MITCHELL FROM EMMANUEL ST. REST BAPTIST CHURCH**

Pastor Harold Mitchell gave the invocation.

## **CLOSED SESSION (Items 2-3)**

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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 three cases.

**ACTION: No reportable action was taken in all three cases.**

### **2A. ADDED SUBSEQUENT NEED ITEM - CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATION**

-- 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 in one case. In the other case, City Council authorized the filing of a complaint which will be available when ready.**

### **3. CONFERENCE WITH LABOR NEGOTIATOR (CITY COUNCIL)**

— A closed session will be held, pursuant to Government Code Section 54957.6, with City Manager, Assistant City Manager, and Human Resources Officer, its negotiators, regarding labor negotiations with American Federation of State, County and Municipal Employees (AFSCME Local 809) Part-time.

**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 and requested to add two subsequent need Closed Session items under Potential Litigation.

**Motion to approve adding two subsequent need items under Potential Litigation submitted by Mayor Pro Tempore Hicks, Sr. seconded by Council Member Dear resulting in 5-0-0-0**

## **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 5:09 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes to Closed Session.

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

### **3. CONFERENCE WITH LABOR NEGOTIATOR (CITY COUNCIL)-**

## **RULES OF DECORUM:**

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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**

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The meeting was reconvened at 7:13 P.M. by Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. except Mayor/Agency Chairman/Authority Chairman Davis-Holmes absent.

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

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

(Mayor/Agency Chairman/Authority Chairman Davis-Holmes reentered the meeting.)

(Council Member/Agency Member/Authority Board Member, Dr. Hilton exited the meeting at 7:14 P.M.)

#### **INTRODUCTIONS (MAYOR) (Items 4-5)**

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##### **4. REPORT FROM CAPTAIN NORMAN OF CARSON SHERIFF'S STATION- 7:14 PM**

(Council Member/Agency Member/Authority Board Member, Dr. Hilton reentered the meeting at 7:18 P.M.)

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

##### **5. REPORT FROM ASSISTANT CHIEF KANE OF LOS ANGELES COUNTY FIRE - 7:19 PM**

Assistant Chief Kane gave a Public Safety Report.

#### **PRESENTATIONS (Items 6-13)**

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##### **6. PROCLAMATION RECOGNIZING MAY AS "FIRE PREVENTION MONTH"**

Mayor/Agency Chairman/Authority Chairman Davis-Holmes presented the proclamation recognizing May as "Fire Prevention Month" to Assistant Chief Kane and his team who offered comments and words of gratitude.

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

Mayor/Agency Chairman/Authority Chairman Davis-Holmes introduced General Manager Adam Duvendeck from Anschutz Entertainment Group / Dignity Health Sports Park who gave an update and offered words of gratitude.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes thanked him for allowing the City of Carson to host a Free Drone Show on July 4, 2026 at the Dignity Health Sports Park. She introduced Tamala Lewis, Senior Director of Community Affairs, who offered comments.

##### **8. PROCLAMATION RECOGNIZING THE 2026 PUBLIC WORKS WEEK: MAY 17-23, 2026**

Council Member/Agency Member/Authority Board Member, Dr. Hilton read and presented the proclamation recognizing the 2026 Public Works Week: May 17-23, 2026 to Director, Dr. Rodgers, Jr. and his team. He presented a certificate to Director, Dr. Rodgers, Jr. from Assemblyman Mike Gipson as well. Director, Dr. Rodgers, Jr. offered comments and words of gratitude.

##### **9. CHILD CARE PROVIDERS RECOGNITION**

Mayor/Agency Chairman/Authority Chairman Davis-Holmes read and presented the proclamation recognizing Child Care Providers to Ms. Garcia who offered comments and words of gratitude.

##### **10. PROCLAMATION RECOGNIZING CALFRESH AWARENESS MONTH**

Council Member/Agency Member/Authority Board Member, Dr. Hilton read and presented the proclamation recognizing CalFresh Awareness Month to James Boden, Department of Social Services, who offered comments and words of gratitude.

##### **11. PROCLAMATION RECOGNIZING SMALL BUSINESS WEEK**

Mayor/Agency Chairman/Authority Chairman Davis-Holmes read and presented the proclamation recognizing Small Business Week to Monique Fisher, owner of Contented Nair Parlor. She offered comments and words of gratitude.

## **12. PROCLAMATION RECOGNIZING TEACHER'S APPRECIATION WEEK**

Mayor/Agency Chairman/Authority Chairman Davis-Holmes read and presented the proclamation recognizing Teacher's Appreciation Week to To Meni who offered comments and words of gratitude.

## **13. PROCLAMATION RECOGNIZING MUNICIPAL CITY CLERKS WEEK**

Council Member/Agency Member/Authority Board Member, Dr. Hilton read and presented the proclamation recognizing Municipal City Clerks Week to City Clerk, Dr. Bradshaw who offered comments and words of gratitude.

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

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None.

## **APPROVAL OF MINUTES (Item 14)**

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### **14. APPROVAL OF THE FOLLOWING CARSON CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY MEETING MINUTES - APRIL 21, 2026 (REGULAR)- 9:32 PM**

#### RECOMMENDED ACTION

— 1. APPROVE the minutes as listed.

Item No. 14 was heard after Item No. 32.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. referred to the April 21, 2026 minutes section Oral Communications (Council Members) on his comments to correct golf park to dog park. City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw noted the correction.

**Motion to Approve as amended submitted by Mayor Pro Tempore Cedric Hicks, Sr. seconded by Council Member, Dr. Jawane Hilton resulting in 5-0-0-0**

## **CONSENT (Items 15-31)**

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

### **15. CONSIDER ADOPTING RESOLUTION NO. 26-051, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$4,341,663.53, DEMAND CHECK NUMBERS 184518 THROUGH 184792 AND 299 FOR GENERAL DEMAND AND THE AMOUNT OF \$43,885.00, CHECK NUMBER 1302 FOR CO-OP AGREEMENT DEMANDS (CITY COUNCIL)**

#### RECOMMENDED ACTION

— 1. WAIVE further reading and ADOPT Resolution No. 26-051, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$4,341,663.53, DEMAND CHECK NUMBERS 184518 THROUGH 184792 AND 299 FOR GENERAL DEMAND AND THE AMOUNT OF \$43,885.00, CHECK NUMBER 1302 FOR CO-OP AGREEMENT DEMANDS. "

**ACTION:** Item No. 15 was approved on Consent.

### **16. CONSIDER APPROVAL OF INCREASED FISCAL YEAR SPENDING AUTHORITY WITH THE HOME DEPOT IN AN AMOUNT NOT-TO-EXCEED \$450,000 AND WITH AMAZON BUSINESS IN AN AMOUNT NOT-TO-**

**EXCEED \$400,000 FOR VARIOUS MATERIALS AND SUPPLIES UTILIZING COOPERATIVE PURCHASING PURSUANT TO CMC SECTION 2611(G) (CITY COUNCIL)**

RECOMMENDED ACTION

- 1. WAIVE the formal bidding procedures pursuant to CMC Section 2610, as allowed by CMC Section 2611(g) (Cooperative Purchasing).
- 2. AUTHORIZE the City to make purchases from The Home Depot for maintenance, repair, and operating supplies under OMNIA Partners Contract No. 16154 in a cumulative amount not to exceed \$450,000 per fiscal year, representing an increase of \$50,000 per fiscal year from the previously approved limit of \$400,000.
- 3. AUTHORIZE the City to make purchases from Amazon Business for various materials and supplies under OMNIA Partners cooperative agreements in a cumulative amount not to exceed \$400,000 per fiscal year representing an increase of \$100,000 per fiscal year from the previously approved limit of \$300,000.
- 4. AUTHORIZE Staff to issue purchase orders as necessary to implement the authorized cooperative purchasing in accordance with City Municipal Code Section 2605.

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

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

RECOMMENDED ACTION

- 1. RECEIVE and FILE this report.

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

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

RECOMMENDED ACTION

- 1. RECEIVE and FILE this report.

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

**19. CONSIDER TAKING A POSITION OF SUPPORT IF AMENDED TO SENATE BILL 1361 (DURAZO) AND ASSEMBLY BILL 2576 (HARABEDIAN) (CITY COUNCIL)**

RECOMMENDED ACTION

- 1. TAKE a position of SUPPORT IF AMENDED to Senate Bill 1361 (Durazo) and Assembly Bill 2576 (Harabedian) and DIRECT staff to transmit corresponding letters.

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

**20. CONSIDER TAKING A POSITION OF SUPPORT IF AMENDED TO ASSEMBLY BILL 2741 (MURATSUCHI) (CITY COUNCIL)**

RECOMMENDED ACTION

- 1. TAKE a position of SUPPORT IF AMENDED to Assembly Bill 2741 (Muratsuchi) and DIRECT staff to transmit a corresponding letter.

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

**21. CONSIDER RESOLUTION 26-049 PROCLAIMING MAY AS FIRE PREVENTION MONTH IN THE CITY OF CARSON AND ENCOURAGING COMMUNITYWIDE PARTICIPATION IN FIRE SAFETY AWARENESS AND PREVENTION ACTIVITIES (CITY COUNCIL)**

RECOMMENDED ACTION

- 1. WAIVE further reading and ADOPT Resolution No. 26-049, "A RESOLUTION OF THE CITY COUNCIL OF

THE CITY OF CARSON, CALIFORNIA, DECLARING MAY 2026 AS FIRE PREVENTION MONTH AND ESTABLISHING A CITYWIDE FIRE PREVENTION EDUCATION INITIATIVE".

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

**22. CONSIDER APPROVAL OF AMENDMENT NO. 2 TO THE CONTRACT SERVICES AGREEMENT WITH ALLIANT INSURANCE SERVICES, INC. (CONTRACT NO. C-22-070), EXERCISING THE SECOND OPTIONAL ONE-YEAR EXTENSION FOR THE PERIOD JULY 1, 2026 THROUGH JUNE 30, 2027 (CITY COUNCIL)- 9:33 PM**

RECOMMENDED ACTION

- 1. APPROVE Amendment No. 2 to the Contract Services Agreement with Alliant Insurance Services, Inc.; and
- 2. AUTHORIZE the Mayor to execute Amendment No. 2 following approval as to form by the City Attorney.

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

**23. CONSIDER A CONTRACT SERVICES AGREEMENT WITH HAWKE MEDIA FOR THE DEVELOPMENT AND IMPLEMENTATION OF A PLACE-MAKING, IDENTITY, AND INTEGRATED MARKETING STRATEGY (CITY COUNCIL)**

RECOMMENDED ACTION

- 1. APPROVE a Contract Services Agreement with Hawke Media for the development and implementation of a citywide communications plan in an amount not to exceed \$79,500; and
- 2. AUTHORIZE the Mayor to execute the agreement and any related documents, subject to approval as to form by the City Attorney.

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

**24. ANNUAL REPORT - REGISTERED LOBBYISTS (CITY COUNCIL)- 9:33 PM**

RECOMMENDED ACTION

- 1. RECEIVE and FILE the report.

**ACTION:** Item No. 24 was approved on Consent.

**25. CONSIDER AWARDING A PUBLIC CONSTRUCTION, MAINTENANCE AND SERVICES AGREEMENT WITH JOHNSON CONTROLS BUILDING SOLUTIONS, LLC FOR CITYWIDE INTRUSION DETECTION AND ALARM MONITORING SERVICES (CITY COUNCIL)**

RECOMMENDED ACTION

- 1. AWARD a contract to Johnson Controls Building Solutions, LLC for de-installation and installation of equipment followed by five-years of services to provide citywide intrusion detection and alarm monitoring services, for a not-to-exceed total contract sum of \$404,449.10; and,
- 2. AUTHORIZE the Mayor to execute the agreement, following approval as to form by the City Attorney.

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

**26. CONSIDER ADOPTION OF RESOLUTION NO. 26-048 FURTHER EXTENDING THE TIMELINE FOR COMPLIANCE ON THE PART OF SOUTH BAY CARSON, LLC & SYWEST DEVELOPMENT, LLC, WITH THE TERMS AND CONDITIONS OF CONDITIONAL USE PERMIT NO. 940-13, RELOCATION REVIEW NO. 3047-13 & RESOLUTION NO. 13-099, AND AMENDING RESOLUTION NO. 24-113 REGARDING VEHICLE STORAGE FACILITIES LOCATED ON THAT CERTAIN REAL PROPERTY WHOSE COMMON STREET ADDRESS IS 20151 SOUTH MAIN STREET (APN 7336-004-016), CITY OF CARSON (CITY COUNCIL)**

RECOMMENDED ACTION

- 1. WAIVE further reading and ADOPT Resolution No. 26-048, "A RESOLUTION OF THE CITY COUNCIL OF

THE CITY OF CARSON, CALIFORNIA, FURTHER EXTENDING THE TIMELINE FOR COMPLIANCE ON THE PART OF SOUTH BAY CARSON, LLC & SYWEST DEVELOPMENT, LLC, WITH THE TERMS AND CONDITIONS OF CONDITIONAL USE PERMIT NO. 940-13, RELOCATION REVIEW NO. 3047-13 & RESOLUTION NO. 13-099, AND AMENDING RESOLUTION NO. 24-113 REGARDING VEHICLE STORAGE FACILITIES LOCATED ON THAT CERTAIN REAL PROPERTY WHOSE COMMON STREET ADDRESS IS 20151 SOUTH MAIN STREET (APN 7336-004-016), CITY OF CARSON."

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

**27. CONSIDER APPOINTMENT A PUBLIC FINANCING AUTHORITY MEMBER FOR THE CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD) (CITY COUNCIL)**

RECOMMENDED ACTION

— 1. APPOINT Mr. Adam Duvendeck as a public member to the Carson Enhanced Infrastructure Financing District (EIFD) Public Financing Authority (PFA).

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

**28. CONSIDER APPROVAL OF AMENDMENT NO. 1 TO CONTRACT SERVICES AGREEMENT WITH MOUR GROUP FOR FACADE IMPROVEMENT PROGRAM DESIGN & ARCHITECTURAL SERVICES (CITY COUNCIL)**

RECOMMENDED ACTION

— 1. CONSIDER approval of Amendment No.1 for Mour Group Engineering + Design, Inc. to add \$500,000 for the Commercial Façade Improvement Program; and,  
— 2. AUTHORIZE the Mayor to execute the contract after approval as to form by the City Attorney.

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

**29. CONSIDER APPROVAL OF AMENDMENT NO. 1 TO CONTRACT SERVICES AGREEMENT WITH NEWMARK OF SOUTHERN CALIFORNIA, INC., TO CONTINUE PROVIDING REAL ESTATE BROKERAGE SERVICES AND INCREASING THE TOTAL CONTRACT SUM TO \$173,500 FOR ONE ADDITIONAL YEAR (CITY COUNCIL)**

RECOMMENDED ACTION

— 1. APPROVE Amendment No. 1 to the Contract Services Agreement with Newmark of Southern California, Inc., to continue providing real estate brokerage services and increasing the the total contract sum to \$173,500, for one additional year; and,  
— 2. AUTHORIZE the mayor to execute Amendment No. 1 following approval as to form by the City Attorney.

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

**30. CONSIDER ADOPTION OF RESOLUTION NO. 26-044, A RESOLUTION REVISING COMMERCIAL FAÇADE IMPROVEMENT PROGRAM GUIDELINES (CITY COUNCIL)**

RECOMMENDED ACTION

— 1. WAIVE further reading and ADOPT Resolution No. 26-044, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, AMENDING THE GUIDELINES TO THE CITYWIDE COMMERCIAL FAÇADE IMPROVEMENT PROGRAM"

**ACTION: Item No. 30 was approved on Consent.**

**31. CONSIDER APPROVAL OF A PURCHASE ORDER WITH SHAW INDUSTRIES, INC. FOR FLOORING MATERIALS AND SUPPLIES FOR THE CARSON EVENT CENTER (CITY COUNCIL)**

RECOMMENDED ACTION

— 1. APPROVE a Purchase Order with Shaw Industries Inc., for flooring materials and supplies for a total not-to-

exceed amount of \$129,309.59 (Exhibit 1); utilizing the cooperative purchasing bidding exemption pursuant to CMC 2611(g) and Omnia Partners cooperative purchasing agreement #2020002144 for purposes of compliance with the bidding requirements of the purchasing ordinance.

**ACTION:** Item No. 31 was approved on Consent.

### **SPECIAL ORDERS OF THE DAY (Items 32-33)**

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#### **32. CONSIDER APPEAL OF PLANNING COMMISSION DECISION TO DENY DESIGN OVERLAY REVIEW NO.1935-23 AND CONDITIONAL USE PERMIT (CUP) NO. 1128-23, AND THE PLANNING COMMISSION'S RECOMMENDATION TO THE CITY COUNCIL REGARDING DENIAL OF DEVELOPMENT AGREEMENT (DA) NO. 33-23, FOR THE DEVELOPMENT OF AN APPROXIMATELY 100-MEGAWATT BATTERY ENERGY STORAGE SYSTEM (BESS) LOCATED AT 18800 BROADWAY (APN: 7339-014-009) (CITY COUNCIL)**

##### RECOMMENDED ACTION

- 1. OPEN the Public Hearing, RECEIVE public testimony, and CLOSE the Public Hearing; and EITHER
- 2. WAIVE further reading and ADOPT Resolution No. 26-047, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AFFIRMING, PURSUANT TO CARSON MUNICIPAL CODE SECTION 9173.4(C)(2) (a), THE DECISION OF THE PLANNING COMMISSION TO DENY SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1935-23 AND CONDITIONAL USE PERMIT NO. 1128-23, AND DENYING, AS RECOMMENDED BY THE PLANNING COMMISSION, DEVELOPMENT AGREEMENT NO. 33-23 FOR A PROPOSED BATTERY ENERGY STORAGE SYSTEM (BESS) FACILITY LOCATED AT 18800 BROADWAY AVENUE, APN 7339-014-009" (Recommended Action); OR
- 3. DIRECT staff to bring back a proposed resolution at the May 20, 2026 City Council meeting to modify the Planning Commission decision in accordance with Council direction provided at or upon the conclusion of the appeal hearing, and based on appropriate supporting written findings as discussed or considered at the appeal hearing; OR
- 4. REFER the matter back to the Planning Commission with specific instructions for further consideration; OR
- 5. DIRECT staff to bring back a proposed resolution on May 20, 2026, to reverse the Planning Commission's decision and approve the project, supported by appropriate written findings and conditions of approval.

Item No. 32 was heard after the City Attorney's Report of continued Closed Session item.

Planning Manager McKina Alexander gave a PowerPoint presentation.

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.

The following individuals spoke in support of the proposed development of a battery energy storage system facility:

Tommy Fa'avae

Pete Marsh

Steve Gancherou

Christie Caric

Loren Miles - spoke in opposition of the proposed development of a battery energy storage system facility.

Michael Stewart

Salvador George

(Council Member/Agency Member/Authority Board Member, Dr. Hilton exited the meeting.)

Toirod Hobson

Gerald Durant - commented on safety

Sandra Trujillo

Raymond Robertson

Jesus Martinez

Robert Lesley - commented on health and safety

Corey Crockerham

Alex Perez

Wendy Sanchez

Dianne Thomas - spoke in opposition of the proposed development of a battery energy storage system facility

Jerzon Lopez

Stefan Merli

Chelsea Sykes

Jonah Henry

Speaker submitted a letter from Darryn Everage in support of the proposed development of a battery energy storage system facility to the City Clerk and spoke in support as well

Vernon Clap

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

Council Member/Agency Member/Authority Board Member Dear asked if there was anything about the project that violates any written doctrine of the City of Carson. Planning Manager McKina Alexander responded to his question.

(Council Member/Agency Member/Authority Board Member, Dr. Hilton exited and reentered the meeting.)

Council Member/Agency Member/Authority Board Member, Dr. Hilton asked if the item is not approved, is there a possibility that this project can move forward with the State and if it meets the BTU standards to bypass the city. Planning Manager McKina Alexander responded to his question.

Council Member/Agency Member/Authority Board Member Rojas asked about the State requirements, if any, for the proximity of these projects to a resident, any living breathing body and asked if the project was approved by the Fire Marshal. Planning Manager McKina Alexander responded to her questions.

**Motion submitted by Council Member Rojas seconded by Council Member, Dr. Hilton as follows:**

- **Reverse the Planning Commission's decision to deny;**
- **Approve the requested Site Plan Design Review and Conditional Use Permit;**
- **Approve the Development Agreement to adopt the California Environmental Quality Act (CEQA) exemption consistent with the attached previous resolution that was provided on March 10, 2026 that was given to the Planning Commission consistent with that report outlining a resolution of the City Council of the City of Carson finding a CEQA exemption approving Site Plan and Design Review No. 1935-23 and Conditional Use Permit No. 1128-23 that the City Council adopt and approve the Development Agreement No. 33-23 for the proposed battery energy storage system (BESS) facility located at 18800 Broadway Avenue APN 7339-014-009;**

- Direct staff to meet with the applicant to discuss additional Community Benefits Agreement and to prepare a resolution by May 20, 2026;
- Add the following conditions that were in the original report:
- In regard to approval 19c and 71b increase the height of the CMU block wall from 10 feet to 13 feet for additional safety precautions;
- Add condition number 19g which should read as follows: Following issuance of the final Certificate of Occupancy, developer should conduct an annual safety meeting to be held at a public location within the city which shall be conducted in coordination with the Los Angeles County Fire Department and the Los Angeles County Sheriff Department; notice of the annual safety meeting shall be provided at least ten days before the meeting mailing to all owners and occupants within 2,500 feet of the project; in addition to the annual safety meeting, developer should hold two safety meetings to be held at least 30 days apart prior to the project becoming operational; notice for the two safety meetings shall be provided in the same manner as for the annual safety meeting which covers items such as alarm testing protocols, evacuation routes, and general battery storage safety information; add prior to issuance of the final Certificate of Occupancy, developer shall prepare a written evacuation plan to be reviewed by the Los Angeles County Fire Department and the Sheriff Department; the evacuation plan shall identify primary and secondary evacuation routes, staging and assembly areas, traffic control measures, and communication protocols with emergency responders; this evacuation plan shall be shared with all attendees during each annual safety meeting; and condition number 19 add following the issuance of the first permit, developer shall establish and maintain a telephone hotline through which members of the public may obtain information about the project and may report concerns, complaints or safety related issues; the project hotline shall be available and monitored on a 24/7, 365 days a year; the safety measure should be paid by the applicant;
- Direct staff to add new section 3.4 to the Development Agreement (which should include a point of sale) entitled Community Benefits whereas Section 3.4 will state that the developer agrees to provide the following community benefits prior to issuance of any building permits for the project and such payment is a condition precedent to such permit issuance; Section 3.4 - \$40,000 to be used for paid summer internship with company's intern renewable energy battery technology zero emission and technology and electric energy storage and battery management system for high school students for the schools in the City of Carson; Towne Avenue Elementary School a one time payment to either the Los Angeles Unified School District (LAUSD) or directly to Towne Avenue Elementary School in the amount of \$25,000 to be used for community gardens and/or environmental related educational programs at Towne Avenue Elementary School; another one time fee for the City of Carson's Department of Recreation and Parks in the amount of \$35,000 to be used for youth sports programs such as soccer, baseball, softball, and boxing; and
- Direct staff to meet with the developers to get additional community benefits projects

City/Agency/Authority Attorney Soltani clarified the motion for staff to bring back a resolution to adopt the Development Agreement. She noted an ordinance needs to be brought back to introduce a Development Agreement. Specific requests have been made and would like staff to explore other issues that staff has recommended during the two week period with respect to the Development Agreement which Council Member Rojas affirmed. City/Agency/Authority Attorney Soltani noted that she and staff will explore the issues with the applicant.

Council Member/Agency Member/Authority Board Member, Dr. Hilton also clarified the motion to include the Point of Sale which Council Member Rojas affirmed.

City/Agency/Authority Attorney Soltani clarified further that staff will negotiate and put in the Development Agreement the Point of Sale will be the City of Carson which Council Member Rojas affirmed.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. asked the applicant if he was in agreement with the requests that were stated this evening.

Edgar Khalatian responded on behalf of the applicant that they are agreeable to all the conditions presented this evening.

Council Member/Agency Member/Authority Board Member Dear offered comments in support of the project.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes expressed concern of the safety of the residents.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. asked the applicant information about the potential risks of exposure to hydrogen fluoride, carbon monoxide, volatile organic compounds, or fine particle matters.

Christian Ing, Senior Fire Protection Engineer with Fire & Risk Alliance, responded to his question.

City/Agency/Authority Attorney Soltani noted the item will come back on May 20, 2026 to properly adopt the resolutions, ordinances, and finalize the Development Agreement based on the terms discussed and other issues that staff will need to address.

**Vote resulting in 3-2-0-0-0 Opposed by Mayor Davis-Holmes and Mayor Pro Tempore Hicks, Sr.**

**33. PUBLIC HEARINGS TO CONSIDER MULTIPLE ECONOMIC DEVELOPMENT SUBSIDIES (COMMERCIAL FACADE IMPROVEMENT PROGRAM GRANT AGREEMENTS - CITY-WIDE ROUND 2 & NO MATCH EAST CARSON CORRIDOR PROJECTS) TO PROVIDE CERTAIN COMMERCIAL BUSINESSES WITH GRANT FUNDING (CITY COUNCIL)**

RECOMMENDED ACTION

- 1. OPEN the public hearings; TAKE public testimony and accept any written and/or oral communication; and CLOSE the public hearings.
- 2. APPROVE the funding agreements.
- 3. AUTHORIZE the City Manager to execute all documents including the funding agreements in a form acceptable to the City Attorney.

Item No. 33 was heard after Item No. 14.

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.

(Council Member/Agency Member/Authority Board Member, Dr. Hilton exited and reentered the meeting.)

Director Freeman gave a PowerPoint presentation.

There being no persons wishing to speak, Mayor/Agency Chairman/Authority Chairman Davis-Holmes closed the Public Hearing.

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

**DISCUSSION (Item 34)**

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**34. FISCAL YEAR 2026-2027 BUDGET WORKSHOP NO. 1 (CITY COUNCIL)**

RECOMMENDED ACTION

- 1. PROVIDE direction to staff on the creation of the draft Fiscal Year 2026-2027 Budget.

**ACTION:** Director Jefferson gave a PowerPoint presentation.

Revenue Manager Antonio Velasco gave a PowerPoint presentation.

Accountant Ashton Watts gave a PowerPoint presentation.

(Council Member/Agency Member/Authority Board Member, Dr. Hilton exited the meeting at 10:11 P.M. and reentered the meeting at 10:13 P.M.)

City/Agency/Authority Treasurer Cooper stated she has been requesting reclassification of a position in her department and asked why it was not included in the draft budget. She noted there are enough funds in her budget to cover the reclassification without affecting the General Fund. Mayor/Agency Chairman/Authority Chairman Davis-Holmes stated she would discuss further with the City Manager and get back to her. City Treasurer Cooper stated she would also discuss with the City Manager.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. asked about the work hours and duties of the multimedia staff since nearing summer months to ensure taping of city special events and city photographer services. Assistant City Manager, Dr. Lennox responded to his question.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes requested the official city photographer be available when the Mayor and City Council are invited to city special events.

Council Member/Agency Member/Authority Board Member, Dr. Hilton requested stills and reels services from the official city photographer.

Staff mentioned that until adoption, these workshops are simply budget proposals for discussion before the resolution to adopt the finalized budget.

### **ORDINANCE SECOND READING**

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None.

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

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Brandy Lewin

Expressed concern of the proposed Weingart Association housing development

Alejandro Rojas

Spoke about increasing voter engagement

Sam Kim

Stated he lives in Colony Cove Mobilehome Park and reported the owner charged him \$3,200 to clean up his yard and requested assistance from the city

Mayor/Agency Chairman/Authority Chairman Davis-Holmes stated Director Freeman would speak with him.

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

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None.

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

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Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. would like the City Council to bring back a resolution about the Weingart project.

Council Member/Agency Member/Authority Board Member, Dr. Hilton asked what are the next steps regarding the Weingart project.

City/Agency/Authority Attorney Soltani shared that the City Council directed staff to work diligently to come up with every legal option available to the city to protect the residents and to ensure there is no waste of public resources and appropriate expenditure of public resources on the project. The City Attorney's Office is reviewing everything and appropriate legal action will be taken.

Council Member/Agency Member/Authority Board Member, Dr. Hilton wished Mayor Davis-Holmes a Happy Birthday which is on May 11, 2026.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes announced that the Dignity Health Sports Complex will be hosting the 4th of July Drone Show. She would like to ensure that the entry cost is free and that there is no cost for parking. She also would like to host a Town Hall Meeting to discuss the vote for the battery energy storage system facility decision.

Council Member/Agency Member/Authority Board Member, Dr. Hilton thanked the residents for attending the Weingart meeting last Thursday.

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

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City/Agency/Authority Attorney Soltani announced the continued Closed Session item during her report.

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**RECESS TO CLOSED SESSION**

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After Item No. 13, the meeting was recessed at 7:52 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes to continued Closed Session.

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**RECONVENE TO OPEN SESSION**

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The meeting was reconvened at 8:04 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes with all members previously noted present.

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

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City/Agency/Authority Attorney Soltani reported the Mayor and City Council reconvened Closed Session during recess pursuant to Government Code Section 54956.9(d)(2) or (d)(3) and (e)(1) to discuss one of the items further and no reportable action was taken.

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**MEMORIAL ADJOURNMENTS**

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

Geraldine Villalon

Dorothy Turpin

Andrew O. Rimson

Gloria McDuffey

Linda D. Lofton

Jake Lee Ross, Jr.

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

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**ADJOURNMENT**

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The meeting was adjourned at 10:45 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