



CITY OF CARSON

MINUTES

CARSON CITY COUNCIL/ SUCCESSOR AGENCY/HOUSING AUTHORITY REGULAR MEETING

TUESDAY, SEPTEMBER 1, 2026, 5:00 P.M.

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

Mayor/Agency Chairman/Authority Chairman Lula Davis-Holmes (Excused)

Council Member/Agency Member/Authority Board Member Jim Dear (Entered during Closed Session)

Also Present:

Monica Cooper, City/Agency/Authority Treasurer; Sunny Soltani, City/Agency/Authority Attorney; David C. Roberts, Jr., 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 Management; William Jefferson, Director of Finance; Nathan Freeman, Director of Community and Economic Development; Thomas Toman, Deputy City Manager; Michael George, Government Affairs Officer; and Shevae Palmer, Senior Clerk

FLAG SALUTE

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

INVOCATION (Item 1)

1. PASTOR JIMMY ORELLANA FROM CALVARY LIFE

Pastor Jimmy Orellana 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 1 case(s).

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 item.

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

The meeting was recessed at 5:08 P.M. by Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. to Closed Session.

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 5:45 P.M. by Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. with all members previously noted present including Council Member/Agency Member/Authority Board Member Dear.

REPORT ON CLOSED SESSION ACTIONS (CITY ATTORNEY)

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

INTRODUCTIONS (MAYOR)

None.

PRESENTATIONS (Items 3-4)

3. UPDATE ON ANIMAL CONTROL ACTIVITIES FOR FISCAL YEAR 2025-2026

Nora Garcia, Director of Public Safety and Emergency Management, and Kaitlin Sanchez, Public Safety Services Manager, introduced Cesar Vargas who is the new Animal Control Officer.

Public Safety Services Manager Sanchez gave a PowerPoint presentation overview of the Animal Control Program.

Questions were asked and answered.

4. CERTIFICATE RECOGNIZING DRE'LODE "DRE" JOHNSON NCAA CHAMPIONSHIP TRACK AND FIELD QUALIFIER

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. presented a Certificate of Recognition to Dre'Londe "Dre" Johnson for his track and field accomplishments who offered comments and words of gratitude.

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

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw announced there are speaker cards for Item No. 22. Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. stated the speakers will be heard during the item.

APPROVAL OF MINUTES (Item 5)

5. APPROVAL OF THE FOLLOWING CARSON CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY MEETING MINUTES - JULY 21, 2026 (REGULAR); AUGUST 4, 2026 (REGULAR); AUGUST 7, 2026 (SPECIAL); AUGUST 10, 2026 (ADJOURNED SPECIAL); AUGUST 11, 2026 (SPECIAL); AND AUGUST 12, 2026 (SPECIAL)- 6:04 PM

RECOMMENDED ACTION

- 1. APPROVE the minutes as listed.

Motion To Approve submitted by Jim Dear seconded by Dr. Jawane Hilton resulting in 4-0-0-0-1 Absent was Mayor Lula Davis-Holmes

CONSENT (Items 6-21)

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. requested to remove Item No. 17 for discussion.

Motion To Approve submitted by Jim Dear seconded by Dr. Jawane Hilton resulting in 4-0-0-0-1 Absent was Mayor Lula Davis-Holmes

6. CONSIDER A REPORT OF ADMINISTRATIVE ACTIONS APPROVED UNDER CITY MANAGER OR DESIGNEE AUTHORITY FOR THE MONTH OF JULY 2026 PURSUANT TO THE CARSON MUNICIPAL CODE (CITY COUNCIL)

RECOMMENDED ACTION

- 1. RECEIVE and FILE contract report (City Manager), July 2026 exhibit one.
- 2. RECEIVE and FILE contract report (Designee), July 2026 exhibit two.
- 3. RECEIVE and FILE budget transfer report, July 2026 exhibit three.

ACTION: Item No. 6 was approved on Consent.

7. CONSIDER A REPORT OF ALL NEW BUSINESS LICENSES ISSUED BY THE CITY OF CARSON FOR THE PERIOD JULY 1, 2026, THROUGH JULY 31, 2026, (CITY COUNCIL)

RECOMMENDED ACTION

- 1. RECEIVE and FILE this report.

ACTION: Item No. 7 was approved on Consent.

8. CONSIDER ADOPTING RESOLUTION NO. 26-103, A RESOLUTION OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$596,556.16 DEMAND CHECK NUMBERS 186781 THROUGH

186978 (CITY COUNCIL)

RECOMMENDED ACTION

- 1. WAIVE further reading and ADOPT Resolution No. 26-103, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON ALLOWING CLAIMS AND DEMANDS IN THE AMOUNT OF \$596,556.16 DEMAND CHECK NUMBERS 186781 THROUGH 186987."

ACTION: Item No. 8 was approved on Consent.

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

RECOMMENDED ACTION

- 1. RECEIVE and FILE this report.

ACTION: Item No. 9 was approved on Consent.

10. CONSIDER APPROVAL OF A CITYWIDE ON-CALL PURCHASE AGREEMENT WITH GOFORTH & MARTI (dba GM BUSINESS INTERIORS) FOR AS-NEEDED OFFICE FURNITURE (CITY COUNCIL)

RECOMMENDED ACTION

- 1. RATIFY waiver of the formal bidding procedures required under CMC Section 2610, as allowed by CMC Section 2611(f) (Piggyback Purchasing).
- 2. APPROVE a Purchase Agreement with Goforth & Marti, doing business as G/M Business Interiors, pursuant to the City's piggyback purchasing authority under CMC Section 2611(f), utilizing County of Orange Regional Cooperative Agreement No. RCA-017-22010154 for the purchase of as-needed Free-Standing Modular Furniture and Installation Services, for a total amount not-to-exceed \$450,000.
- 3. AUTHORIZE the Mayor to execute the Purchase Agreement approved as to form by the City Attorney.

ACTION: Item No. 10 was approved on Consent.

11. CONSIDER APPROVAL OF AMENDMENT NO. 6 TO THE AGREEMENT FOR ADMINISTRATIVE SERVICES WITH PRINCIPAL LIFE INSURANCE COMPANY FOR ADMINISTRATION OF THE CITY OF CARSON SELF-INSURED DENTAL PLAN AGREEMENT, EXTENDING THE TERM OF THE AGREEMENT FOR ADMINISTRATIVE SERVICES BY TWO MONTHS (CITY COUNCIL)

RECOMMENDED ACTION

- 1. APPROVE Amendment No. 6 to the Agreement for Administrative Services with Principal Life Insurance Company, thereby extending the term of the Agreement from November 1, 2026 through December 31, 2026, at the existing applicable fee rates; and,
- 2. AUTHORIZE an additional \$12,000 in funding to cover anticipated administrative service fees and remaining monthly billing through the end of the extended contract term pursuant to Amendment No. 6; and,
- 3. AUTHORIZE the Mayor to execute Amendment No. 6, following City Attorney approval as to form.

ACTION: Item No. 11 was approved on Consent.

12. CONSIDER ADOPTION OF RESOLUTION NO. 26-079, AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111 BY APPROVING THE CLASSIFICATION TITLE CHANGE AND REVISED CLASSIFICATION SPECIFICATION FROM SPECIAL PROJECTS MANAGER TO REAL PROPERTY SERVICES MANAGER (CITY COUNCIL)

RECOMMENDED ACTION

- 1. WAIVE further reading and ADOPT Resolution No. 26-079, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE JOB CLASSIFICATION PLAN, RESOLUTION NO.

77-111, BY ADOPTING THE CLASSIFICATION TITLE CHANGE AND REVISED CLASSIFICATION SPECIFICATION FROM SPECIAL PROJECTS MANAGER TO REAL PROPERTY SERVICES MANAGER."

ACTION: Item No. 12 was approved on Consent.

13. CONSIDER ADOPTION OF RESOLUTIONS AMENDING THE FISCAL YEAR 2026-2027 BUDGET TO ACCEPT AND APPROPRIATE ADDITIONAL EQUITABLE COMMUNITY REVITALIZATION GRANT FUNDS FROM THE CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL FOR CONTINUED ENVIRONMENTAL SITE INVESTIGATION ACTIVITIES AT 526 WEST CARSON STREET AND 21704 SOUTH FIGUEROA STREET (CITY COUNCIL)

RECOMMENDED ACTION

- 1. WAIVE further reading and ADOPT Resolution No. 26-100, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE FISCAL YEAR 2026-2027 BUDGET TO ACCEPT AND APPROPRIATE \$375,000 IN ADDITIONAL EQUITABLE COMMUNITY REVITALIZATION GRANT FUNDS FROM THE CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL FOR CONTINUED ENVIRONMENTAL SITE INVESTIGATION ACTIVITIES AT 526 WEST CARSON STREET AND 21704 SOUTH FIGUEROA STREET"; and
- 2. AUTHORIZE the City Manager, or designee, to execute any documents, amendments, reimbursement requests, forms, certifications, budget adjustments, and related actions necessary to carry out the intent of the Resolution and administer the grant funds in accordance with the requirements of the California Department of Toxic Substances Control; and,
- 3. WAIVE further reading and ADOPT Resolution No. 26-101, "A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2026-27 BUDGET IN THE GENERAL FUND, SPECIAL REVENUE FUNDS, AND THE CAPITAL IMPROVEMENT PROGRAM (CIP) FUND".

ACTION: Item No. 13 was approved on Consent.

14. CONSIDER RESOLUTION NO. 26-104, A RESOLUTION AUTHORIZING THE SUBMITTAL APPLICATION FOR GRANT FUNDING UNDER THE TRANSFORMATIVE CLIMATE COMMUNITIES PROGRAM AS ADMINISTERED BY THE STATE OF CALIFORNIA STRATEGIC GROWTH COUNCIL (CITY COUNCIL)

RECOMMENDED ACTION

- 1. WAIVE further reading and ADOPT Resolution No. 26-104 "A RESOLUTION AUTHORIZING THE SUBMITTAL APPLICATION FOR GRANT FUNDING UNDER THE TRANSFORMATIVE CLIMATE COMMUNITIES PROGRAM AS ADMINISTERED BY THE STATE OF CALIFORNIA STRATEGIC GROWTH COUNCIL."

ACTION: Item No. 14 was approved on Consent.

15. CONSIDER APPROVAL OF AMENDMENT NO. 3 TO THE MEMORANDUM OF UNDERSTANDING AND AMENDMENT NO. 2 TO THE AFFILIATION AGREEMENT WITH CALIFORNIA STATE UNIVERSITY, DOMINGUEZ HILLS TO ESTABLISH AN OCCUPATIONAL THERAPY DOCTORAL CAPSTONE PROGRAM AT CITY FACILITIES (CITY COUNCIL)- 6:05 PM

RECOMMENDED ACTION

- 1. APPROVE the proposed Amendment No. 3 to the existing Memorandum of Understanding (MOU) with California State University, Dominguez Hills; and,
- 2. APPROVE the proposed Amendment No. 2 to the Affiliation Agreement with California State University, Dominguez Hills, on behalf of its Occupational Therapy Program; and,
- 3. AUTHORIZE the Mayor to execute the proposed MOU Amendment No. 3 and proposed Affiliation Agreement Amendment No. 2, subject to approval as to form by the City Attorney.

ACTION: Item No. 15 was approved on Consent.

16. CONSIDER APPROVAL OF A DEED RESTRICTION FOR THE VETERANS SPORTS COMPLEX BLEACHER AND GYM FLOOR IMPROVEMENT PROJECTS FUNDED BY LOS ANGELES COUNTY (CITY COUNCIL)

RECOMMENDED ACTION

- 1. APPROVE the proposed Deed Restriction; and,
- 2. AUTHORIZE the City Manager to execute the Deed Restriction, following approval as to form by the City Attorney.

ACTION: Item No. 16 was approved on Consent.

17. CONSIDER APPROVAL OF AMENDMENT NO. 2 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. 2 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. 2 to the Maintenance Contract Services Agreement with CJ Concrete Construction, Inc. for annual sidewalk and concrete maintenance services in Council Districts 1 and 2, increasing the contract amount by \$303,050, for a revised total contract amount not to exceed \$1,109,150, and extending the agreement through January 30, 2028;
- 2. AUTHORIZE the Mayor to execute the proposed Amendment No. 2 for Council Districts 1 and 2, subject to approval as to form by the City Attorney;
- 3. APPROVE the proposed Amendment No. 2 to the Maintenance Contract Services Agreement with CJ Concrete Construction, Inc. for annual sidewalk and concrete maintenance services in Council Districts 3 and 4, increasing the contract amount by \$303,050, for a revised total contract amount not to exceed \$1,109,150, and extending the agreement through January 30, 2028; and,
- 4. AUTHORIZE the Mayor to execute the proposed Amendment No. 2 for Council Districts 3 and 4, subject to approval as to form by the City Attorney.

**** Item was Removed from Consent**

Item No. 17 was heard after approval of the Consent items.

Director, Dr. Rodgers, Jr. gave a report.

**** Item was Removed from Consent**

Motion To Approve submitted by Cedric L. Hicks Sr. seconded by Dr. Jawane Hilton resulting in 4-0-0-0-1
Absent was Mayor Lula Davis-Holmes

18. CONSIDER AWARDING A FIVE-YEAR PUBLIC WORKS AGREEMENT TO A.O. REED & CO., LLC, A LEGENCY COMPANY, FOR ON-CALL BACKFLOW PREVENTION DEVICE TESTING, CERTIFICATION, REPAIR, AND REPLACEMENT SERVICES (CITY COUNCIL)

RECOMMENDED ACTION

- 1. APPROVE a five-year Public Works Agreement with A.O. Reed & Co., LLC to provide on-call certified backflow prevention device testing, repair, and replacement services, for a total amount not to exceed \$141,570 over the five-year term (Exhibit 3); and,
- 2. AUTHORIZE the Mayor to execute the Agreement following approval as to form by the City Attorney.

ACTION: Item No. 18 was approved on Consent.

19. CONSIDER APPROVAL OF AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH BREEN DESIGN GROUP FOR ON-CALL ARCHITECTURAL AND DESIGN SERVICES IN SUPPORT OF THE PUBLIC WORKS DEPARTMENT'S ENGINEERING DIVISION (CITY COUNCIL)

RECOMMENDED ACTION

- 1. APPROVE the proposed Amendment No. 2 to the Professional Services Agreement with Breen Design Group for on-call professional architectural and design services, extending the agreement for an additional eighteen (18) months and increasing the contract amount by \$409,000, for a revised total contract amount not to exceed \$1,609,000; and,
- 2. AUTHORIZE the Mayor to execute the proposed Amendment No. 2 with Breen Design Group, subject to approval as to form by the City Attorney.

ACTION: Item No. 19 was approved on Consent.

20. CONSIDER APPROVAL OF AMENDMENT NO. 4 TO THE AGREEMENT WITH TOTUM CORP. FOR ON-CALL CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR PUBLIC WORKS CAPITAL IMPROVEMENT PROJECTS (CITY COUNCIL)

RECOMMENDED ACTION

- 1. APPROVE the proposed Amendment No. 4 to the Contract Services Agreement with Totum Corp. for on-call Construction Management and Construction Inspection services, extending the agreement for an additional six (6) months, through June 2027, and increasing the contract amount by \$275,000, for a revised total contract amount not to exceed \$1,757,635; and,
- 2. AUTHORIZE the Mayor to execute the proposed Amendment No. 4 with Totum Corp., subject to approval as to form by the City Attorney.

ACTION: Item No. 20 was approved on Consent.

21. CONSIDER APPROVAL OF AMENDMENT NO. 3 TO THE CONTRACT SERVICES AGREEMENT WITH ALBERT A. WEBB ASSOCIATES FOR ON-CALL PROFESSIONAL TRAFFIC ENGINEERING SERVICES IN SUPPORT OF THE PUBLIC WORKS DEPARTMENT (CITY COUNCIL)

RECOMMENDED ACTION

- 1. APPROVE the proposed Amendment No. 3 to the Contract Services Agreement with Albert A. Webb Associates, extending the agreement for one (1) additional year, through December 31, 2027, and increasing the contract amount by \$270,000, for a revised total contract amount not to exceed \$1,600,000; and,
- 2. AUTHORIZE the Mayor to execute the proposed Amendment No. 3, subject to approval as to form by the City Attorney.

ACTION: Item No. 21 was approved on Consent.

SPECIAL ORDERS OF THE DAY (Item 22)

22. PUBLIC HEARING TO CONSIDER (1) ADOPTION OF RESOLUTION NO. 26-102, APPROVING (A) DEVELOPMENT AND SITE PLAN REVIEW (DOR) NO. 00015-26, (B) AMENDED VESTING TENTATIVE TRACT MAP 83841 (TTM NO. 00001-26), AND (C) CEQA GUIDELINES 15168 CONSISTENCY MEMO, AND (2) INTRODUCTION AND FIRST READING OF (A) ORDINANCE NO. 26-2612, APPROVING SPECIFIC PLAN AMENDMENT (SPA) NO. 00004-26 AND (B) ORDINANCE NO. 26-2613, APPROVING AMENDED & RESTATED DEVELOPMENT AGREEMENT (DA) NO. 00001-26 BETWEEN THE CITY OF CARSON AND CARSON GOOSE OWNER, LLC, FOR THE DEVELOPMENT OF FIVE INDUSTRIAL BUILDINGS ON A 96-ACRE PORTION OF A 157-ACRE SITE LOCATED AT 20400 MAIN STREET (CITY COUNCIL)

RECOMMENDED ACTION

- 1. OPEN the Public Hearing, RECEIVE public testimony, and CLOSE the Public Hearing; and,
- 2. WAIVE further reading and ADOPT Resolution No. 26-102, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING (A) DEVELOPMENT AND SITE PLAN REVIEW (DOR) NO. 00015-26, (B) AMENDED VESTING TENTATIVE TRACT MAP 83841 (TTM NO. 00001-26), AND (C) CEQA GUIDELINES 15168 CONSISTENCY MEMO, FOR THE DEVELOPMENT OF FIVE LIGHT INDUSTRIAL BUILDINGS ON A 96-ACRE PORTION OF A 157-ACRE SITE LOCATED AT 20400 MAIN STREET"; and,
- 3. INTRODUCE and CONDUCT a first reading, by title only and with full reading waived, of Ordinance No. 26-2612, "AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, APPROVING THE DISTRICT AT SOUTH BAY SPECIFIC PLAN AMENDMENT (SPA) NO. 00004-2026) TO MODIFY PERMITTED USES, DESIGN FEATURES, AND OPERATIONAL CHARACTERISTICS, AND FINDING CEQA GUIDELINES 15168 CONSISTENCY, FOR THE DEVELOPMENT OF FIVE INDUSTRIAL BUILDINGS ON A 96-ACRE PORTION OF A 157-ACRE SITE LOCATED AT 20400 MAIN STREET"; and,
- 4. INTRODUCE and CONDUCT a first reading, by title only and with full reading waived, of Ordinance No. 26-2613, " AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA , APPROVING (1) DEVELOPMENT AGREEMENT (DA) NO. 00001-26 BETWEEN THE CITY OF CARSON AND CARSON GOOSE OWNER, LLC FOR 1,567,090 SQUARE FEET OF LIGHT INDUSTRIAL USES ON PLANNING AREA 3 OF THE DISTRICT AT SOUTH BAY SPECIFIC PLAN PROJECT; AND FINDING CEQA GUIDELINES 15168 CONSISTENCY"; and,
- 5. DIRECT the City Manager or designee to prepare a summary of Ordinance No. 26-2612 and Ordinance No. 26-2613 for publication in accordance with Charter Section 314.

Item No. 22 was heard after Item No. 17.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. declared the Public Hearing open.

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

Planning Manager McKina Alexander gave a PowerPoint presentation on The District at South Bay 2026 Project Modification 20400 Main Street First Reading.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. asked about the removal of the Country Mart project.

Darren Embry, Applicant, responded to Mayor Pro Tempore Hicks, Sr.'s question.

Council Member Rojas and Council Member, Dr. Hilton offered comments in support of the project.

Public Comments

The following individuals offered comments in support of the project.

Crystal Lewis

Ray Lawson

Briana Dorsey

(Council Member/Agency Member/Authority Board Member, Dr. Hilton exited the meeting at 6:15 P.M. and reentered the meeting at 6:17 P.M.)

Michael Yniguez

Brenda Campos

Bella Gonzalez

Victor Glenn Najjar

Mairo Flores

Juan Morales

Tony Hernandez

Amy Smith

Jayson Baiz

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. closed the Public Hearing.

Council Member/Agency Member/Authority Board Member Dear asked about a written Project Labor Agreement in place for this project. Planning Manager McKina Alexander explained that the developer can speak to the fact but City Manager Roberts, Jr. explained that there is language in place already.

(Council Member/Agency Member/Authority Board Member, Dr. Hilton exited the meeting at 6:34 P.M. and reentered the meeting at 6:35 P.M.)

Motion To Approve submitted by Jim Dear seconded by Dr. Jawane Hilton resulting in 4-0-0-1 Absent was Mayor Lula Davis-Holmes

DISCUSSION (Items 23-24)

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

RECOMMENDED ACTION

- 1. DISCUSS this report.

ACTION: Director, Dr. Rodgers, Jr. gave a PowerPoint presentation update on various projects including Mills Park, Citywide Streetscape, Carriage Crest Park, Calas Park Stormwater, University Drive Rehabilitation, Martin Luther King Jr. Street Rehabilitation, Sepulveda Bridge Widening, Traffic Signal Upgrades at Four Intersections, Traffic Signal Upgrades at Six Intersections, Upgrade Traffic Signal Avalon & Gardena, and Traffic Signal Modification.

(Council Member/Agency Member/Authority Board Member, Dr. Hilton exited the meeting at 6:52 P.M. and reentered the meeting at 6:53 P.M.)

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. asked about the traffic signal on Central Avenue and University Drive. Director, Dr. Rodgers, Jr. responded to his question.

Council Member/Agency Member/Authority Board Member Dear asked about the University Drive Rehabilitation Project if the location of the project is Wilmington Avenue to Avalon Boulevard. Director, Dr. Rodgers, Jr. responded in the affirmative.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. ordered this item received and filed with no objection heard.

24. 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)- 7:02 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 City Council took the following actions:

By consensus of the City Council, the Delegates and Alternates of the League of California Cities and League of California Cities (Los Angeles County Division) were reaffirmed as follows:

CITY AFFILIATED ORGANIZATIONS

League of California Cities

Council Member Rojas - Delegate

Council Member, Dr. Hilton - Alternate 1

Mayor Davis-Holmes - Alternate 2

League of California Cities (Los Angeles County Division)

Council Member, Dr. Hilton - Delegate

Council Member Rojas - Alternate 1

Mayor Davis-Holmes - Alternate 2

BOARD

Mobilehome Park Rental Review Board

Mayor Pro Tempore Hicks, Sr. appointed Susan Hernandez as Resident Homeowner Member, his uncontested appointment to the Mobilehome Park Rental Review Board, thereby, creating a vacancy of the At-large Member.

ORDINANCE SECOND READING

None.

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

Sheila Richardson

Invited Council Member, Dr. Hilton to her mother's services; thanked the City Council for their consideration with her pending proposal

Joaquim Baptista

Expressed concern with parking as a result of the project on Grace Avenue

Bruce Jim Douglas

Spoke about the Reading Program

Angie Blakes

Spoke about the parking issues in Dominguez Hills Village; asked the City Council to consider creating a Conflict Resolution Oversight Committee that can be used for residents in the homeowners association communities to resolve inter conflicts with unnecessary towing

COUNCIL MEMBER REQUESTS TO ADD ITEMS TO FUTURE AGENDAS

None.

ORAL COMMUNICATIONS (COUNCIL MEMBERS)

Council Member/Agency Member/Authority Board Member, Dr. Hilton thanked everyone who attended Fam Fest including Director Whittiker, Jr., Parks and Recreation staff, Council Aide K.W. Tulloss, and sponsors for their assistance.

Council Member/Agency Member/Authority Board Member Dear shared that he attended Fam Fest and enjoyed the high-quality entertainment that was held at Stevenson Park. He announced his next Town Hall Meeting, September 16, 2026 at 6:30 P.M., Veterans Park for District 2 and citywide issues.

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

- October is Senior Citizen Awareness Month;
- Requested an update on the E-bike ordinance;
- Partnering with Los Angeles County Sheriff Department Carson Station on E-bicycle safety for teens;
- Town Hall Meeting, September 17, 2026, at Foisia Park;
- Town Hall Meeting, September 24, 2026, at Del Amo Park

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

- Attended the Contract Cities Fall Summit in San Diego and shared information about Measure G (expansion of the Los Angeles County Board of Supervisors from five to nine seats and working on elected director overseeing the board and guidelines; first election to be held in 2032 and second election to be held in 2037;
- Asked about the medians on 223rd Street near the Auto Row and received a request that the yuccas be cut down/trimmed which is causing visibility problems;
- Trees on Alvo Avenue near Del Amo Boulevard which are located on the sidewalk and not on private property;
- Street lights are out on Del Amo Boulevard between Alvo Avenue and Tajauta Avenue;
- On 220th Street and Wilmington Avenue, the southbound left hand turning lane needs repair which have deep ruts from the big trucks causing driver issues on the road way;
- Area near Friendship Mini Park needs cleaning at the corner of 220th Street and Wilmington Avenue (part of Marathon's property who needs to be contacted);
- Town Hall Meeting, September 3, 2026 at 6:30 P.M., Anderson Park;
- Town Hall Meeting, September 17, 2026 at 6:30 P.M., Dominguez Park;
- Commended Venice Family Clinic for their assistance with the Food Giveaway held at Calas Park last Thursday;
- It's All About Me Women's Conference, October 16, 2026 from 7:30 A.M. to 3:30 P.M., \$55 until September 11, 2026; \$65 after September 12, 2026 to October 9, 2026

Council Member/Agency Member/Authority Board Member Dear reported Reflections Mini Park needs cleaning.

Council Member/Agency Member/Authority Board Member Rojas reported street lights are out in front of the Avalon Courtyard Senior Living on Avalon Boulevard and 220th Street; announced her Dad's 100th heavenly birthday today.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. announced that he and Assembly Member Mike Gipson are hosting an Expungement event on September 30, 2026 from 9:00 A.M. to 3:00 P.M. at the Carson Community Center.

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:

Michael Edmond Drinkard

Trenton J. Thompson

Reverend Waymon Lewis Baker

Laurence "Larry" Donoghue

Karen Forte

Caesar Soto

Ora Lee Moore

Faitotoa "Dora" Ulufanua

Dr. Willie E. Franklin

Oletha Parker

Valerie Rodgers-Owens

Tanya Anise Scotlan

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

ADJOURNMENT

The meeting was adjourned at 7:34 P.M. by Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr.

Lula Davis-Holmes

Mayor/Agency Chairman/Authority Chairman

ATTEST:

Dr. Khaleah K. Bradshaw

City Clerk/Agency Secretary/Authority Secretary

Signature