CITY OF CARSON

MINUTES

CARSON CITY COUNCIL/
SUCCESSOR AGENCY/HOUSING AUTHORITY
REGULAR MEETING

TUESDAY, SEPTEMBER 15, 2026, 5:00 P.M.

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

Mayor/Agency Chairman/Authority Chairman Lula Davis-Holmes introduced Diego Chiu Castillo (5th grader at Carson Street Elementary School) as Mayor For The Day.

The meeting was called to order at 5:04 P.M. by Mayor For The Day Diego Chiu Castillo 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; Gary Carter, Director of Information Technology and Security; Nora Garcia, Director of Public Safety and Emergency Management; William Jefferson, Director of Finance; Nathan Freemen, Director of Community and Economic Development; Thomas Toman, Deputy City Manager; Armine Chaparyan, Deputy City Manager; Michael George, Government Affairs Officer; Reata Kulcsar, Innovation and Sustainability Officer; and Kourtney Cullors, Chief Deputy City Clerk

FLAG SALUTE

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

INVOCATION (Item 1)

1. **PASTOR CHRISTINA BENAMOR FROM GLORY POINTE CHURCH**

Pastor Christina Benamor gave the invocation.

CLOSED SESSION (Items 2-3)

2. 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: Justin Battle v. City of Carson; Case No. 24STCV17820.

ACTION: No reportable action was taken.

3. 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 existing litigation to which the City of Carson is a party. The title of such litigation is as follows: Jose Miguel Lim, IV v. City of Carson, et al. Los Angeles County Superior Court Case No.23CMCV01137.

ACTION: Item No. 3 was not discussed.

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

None.

ANNOUNCEMENT OF CLOSED SESSION ITEMS (CITY ATTORNEY)

This item was heard after Item No. 8.

City/Agency/Authority Attorney Soltani announced the Closed Session items and noted Item No. 2 will not be discussed.

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

The meeting was recessed at 5:45 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes to Closed Session.

2. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (CITY COUNCIL)

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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 6:03 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes with all members previously noted present.

REPORT ON CLOSED SESSION ACTIONS (CITY ATTORNEY)

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

INTRODUCTIONS (MAYOR) (Item 4)

4. REPORT FROM CAPTAIN NORMAN OF CARSON SHERIFF'S STATION- 6:53 PM

Item No. 4 was heard after Item No. 5.

Captain Norman summarized recent law enforcement activities. She announced the Grand Opening of the Sprouts Super Market on September 28, 2026 and gave a Crime Statistics Report.

PRESENTATIONS (Items 5-12)

5. PRESENTATION ON AVALON BOULEVARD AND CENTRAL AVENUE WALL IMPROVEMENT STUDY BY RJM DESIGN GROUP

Item No. 5 was heard after Item No. 6.

RJM Design Group representative gave a PowerPoint presentation on the results conducted on the Avalon Boulevard and Central Avenue Wall Improvement Study.

Questions were asked and answered.

(Council Member/Agency Member/Authority Board Member, Dr. Hilton exited the meeting at 6:45 P.M. and reentered the meeting at 6:46 P.M.)

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. requested to look at all CMU walls in the Dominguez Park or Del Amo area, Avalon Boulevard side, Central Avenue side, Wilmington Avenue side, University Drive and to include those walls in the improvement process.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes requested that Central Avenue and Avalon Boulevard be taken care of first and come back with Phase 2.

6. NATIONAL VOTER REGISTRATION DAY

Item No. 6 was heard after Report on Closed Session Actions.

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw gave a PowerPoint presentation on National Voter Registration Day.

(Council Member/Agency Member/Authority Board Member, Dr. Hilton exited the meeting at 6:16 P.M. and reentered the meeting at 6:21 P.M.)

7. PROCLAMATION RECOGNIZING CAL WATER 100TH ANNIVERSARY

Item No. 7 was heard after Item No. 4.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes presented the proclamation recognizing Cal Water 100th Anniversary to Ralph Felix, Rancho Dominguez District Manager, who offered comments and words of gratitude alongside Richard Garcia, Operations Manager.

8. CERTIFICATE RECOGNIZING DIEGO CHIU AS MAYOR FOR THE DAY

Item No. 8 was heard after Item No. 1.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes presented a Certificate of Recognition to Diego Chiu Castillo, Mayor For The Day. He offered comments and words of gratitude.

9. PROCLAMATION RECOGNIZING PROSTATE CANCER AWARENESS MONTH

Item No. 9 was heard after Item No. 7.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. presented the proclamation recognizing Prostate Cancer Awareness Month to Mary Louise Batiste, Organizer of Carson Chapter Top Ladies of Distinction. She introduced Pamela Pitcher, President of Carson Chapter, and Babette De Lay, National Historian.

10. PROCLAMATION RECOGNIZING SICKLE CELL AWARENESS MONTH

Item No. 10 was not addressed.

11. PROCLAMATION RECOGNIZING HISPANIC HERITAGE MONTH

Item No. 11 was heard after Item No. 9.

Council Member/Agency Member/Authority Board Member Rojas presented the proclamation recognizing Hispanic Heritage Month to Minerva Josefina Tavarez Mirabal, daughter of the late Minerva Mirabal. Minerva introduced her son Manuel Tavarez Mirabal who offered comments recognizing the legacy of the Mirabal Sisters (Patria, Minerva, and Maria Teresa). Marisol Perez offered additional comments regarding the Mirabal Sisters who were from Dominican Republic.

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

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

12. CLEAN N GREEN FESTIVAL RECAP VIDEO

Staff presented the Clean N Green Festival Recap Video.

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

Mayor/Agency Chairman/Authority Chairman Davis-Holmes thanked Director Whittiker, Jr. and his team for their services and assistance with the event.

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

Genesis Rodriguez, Los Angeles County Sanitation Districts, thanked Director Whittiker, Jr., Mayor, and City Council for their partnership.

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

None.

APPROVAL OF MINUTES (Item 13)

13. APPROVAL OF THE FOLLOWING CARSON CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY MEETING MINUTES - SEPTEMBER 1, 2026 (REGULAR)- 7:24 PM

RECOMMENDED ACTION

— 1. APPROVE the minutes as listed.

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

CONSENT (Items 14-31)

Council Member/Agency Member/Authority Board Member Dear requested to remove Items No. 17, 19, 20, 24, 28, 30, and 31 for discussion.

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

14. CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CITY OF CARSON, CARSON HOUSING AUTHORITY, CARSON SUCCESSOR AGENCY-MONTH ENDING JULY 31, 2026 (CITY COUNCIL)

RECOMMENDED ACTION

— 1. RECEIVE and FILE this report.

ACTION: Item No. 14 was approved on Consent.

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

RECOMMENDED ACTION

— 1. RECEIVE and FILE contract report (City Manager), August 2026 exhibit one.

— 2. RECEIVE and FILE contract report (Designee), August 2026 exhibit two.

— 3. RECEIVE and FILE budget transfer report, August 2026 exhibit three.

ACTION: Item No. 15 was approved on Consent.

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

RECOMMENDED ACTION

— 1. RECEIVE and FILE this report.

ACTION: Item No. 16 was approved on Consent.

17. CONSIDER ADOPTING MULTIPLE RESOLUTIONS RATIFYING CLAIMS AND DEMANDS, DEMAND CHECKS, AND CO-OP AGREEMENT DEMANDS FOR THE CITY OF CARSON, CARSON HOUSING AUTHORITY, THE CARSON SUCCESSOR AGENCY, AND THE ENTERPRISE FUND

RECOMMENDED ACTION

— 1. WAIVE further reading and ADOPT Resolution No. 26-095, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF $7,064,448.30 DEMAND CHECK NUMBERS 186988 THROUGH 187057 AND 265971 THROUGH 266044 AND 317 AND 320 AND 322 THROUGH 327 FOR GENERAL DEMAND AND THE AMOUNT OF $63,925.00, CHECK NUMBER 1304 FOR CO-OP AGREEMENT DEMANDS" (CITY COUNCIL).

— 2. WAIVE further reading and ADOPT Resolution No. 26-10-CHA, "A RESOLUTION OF THE CARSON HOUSING AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF $53,732.57, DEMAND CHECK NUMBERS HA-002131 THROUGH HA-002137" (HOUSING AUTHORITY).

— 3. WAIVE further reading and ADOPT Resolution No. 26-10-CSA, "A RESOLUTION OF THE CARSON SUCCESSOR AGENCY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF $1,988.50, DEMAND CHECK NUMBERS SA-002001 THROUGH SA-002002" (SUCCESSOR AGENCY).

— 4. WAIVE further reading and ADOPT Resolution No. 26-02-ENT, "A RESOLUTION OF THE ENTERPRISE FUND RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF $1,918,241.46, DEMAND CHECK NUMBERS ENT-000311 THROUGH ENT-000312" (ENTERPRISE).

** Item was Removed from Consent

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

Council Member/Agency Member/Authority Board Member Dear asked staff to explain the Enterprise Fund.

Director Jefferson explained that the Enterprise Fund was set up a few months ago, a separate fund from the General Fund to properly examine the money that accounts for revenues and expenditures. City Manager Roberts, Jr. offered additional comments.

**** Item was Removed from Consent**

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

18. CONSIDER THE FISCAL YEAR 2025-2026 YEAR END CONTINUING APPROPRIATIONS AND CONSIDER ADOPTING RESOLUTION 26-106, A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2026-2027 BUDGET IN THE GENERAL FUND, SPECIAL REVENUE FUNDS, ENTERPRISE FUNDS AND CAPITAL IMPROVEMENT PROGRAM (CIP) FUND (CITY COUNCIL)

RECOMMENDED ACTION

— 1. WAIVE further reading and ADOPT Resolution No. 26-106, "A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2026/27 BUDGET IN THE GENERAL FUND, SPECIAL REVENUE FUNDS, ENTERPRISE FUNDS, AND THE CAPITAL IMPROVEMENT PROGRAM (CIP) FUND TO CONTINUE UNSPENT APPROPRIATIONS FROM FISCAL YEAR 2025/26"

ACTION: Item No. 18 was approved on Consent.

19. CONSIDER APPROVAL OF AN UPDATED STANDARD MANAGEMENT PROCEDURE 2.11 (EVENT ATTENDANCE AND REPORTING) REGARDING REIMBURSABLE TRAVEL EXPENSES (CITY COUNCIL)

RECOMMENDED ACTION

— 1. APPROVE the proposed updated SMP 2.11.

** Item was Removed from Consent

Item No. 19 was heard after Item No. 17.

Council Member/Agency Member/Authority Board Member Dear asked staff to summarize the basic change that is being made in the reimbursable travel expenses. City Manager Roberts, Jr. responded to his question.

**** Item was Removed from Consent**

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

20. CONSIDER APPROVING REVISIONS TO COUNCIL POLICY NO. 1.45 TO LIMIT THE USE OF CITY STAFF FOR COUNCILMEMBER TOWN HALL AND COMMUNITY MEETINGS TO ONE MEETING PER CITY PARK PER CALENDAR YEAR, SUBJECT TO SPECIFIED EXCEPTIONS (CITY COUNCIL)

RECOMMENDED ACTION

— 1. CONSIDER and ADOPT the proposed updated Council Policy No. 1.45.

** Item was Removed from Consent

It was moved to approve staff recommendation with an amendment that any Council District that has fewer parks would be able to utilize the Carson Community Center for a Town Hall Meeting on motion of Council Member Dear, seconded by Council Member, Dr. Hilton.

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

Council Member/Agency Member/Authority Board Member Dear amended his motion that each Council Member can have three staffed Town Hall Meetings in each district which was not accepted by the seconder of the motion.

Motion to approve staff recommendation submitted by Mayor Davis-Holmes seconded by Council Member, Dr. Hilton resulting in 4-1-0-0-0 Opposed by Council Member Dear

21. CONSIDER APPROVING TWO (2) CONTRACT SERVICES AGREEMENTS FOR PROFESSIONAL PHOTOGRAPHY AND MEDIA SERVICES (CITY COUNCIL)

RECOMMENDED ACTION

— 1. APPROVE the proposed Agreement for Contract Services with Bakers Man Productions for a not to exceed contract sum of $70,000 for 5-year total cost to provide on-call photography and media services for City events and programs per RFP 26-021; and,

— 2. APPROVE the proposed Agreement for Contract Services with Clivabeth Photography LLC for a not to exceed contract sum of $280,000 for 5-year total cost to provide on-call photography and media services for City events and programs per RFP 26-021; and,

— 3. AUTHORIZE the Mayor to execute both agreements, following approval as to form by the City Attorney.

ACTION: Item No. 21 was approved on Consent.

22. CONSIDER APPROVAL OF CONTRACT FOR EMPLOYEE RECRUITMENT SOFTWARE SUBSCRIPTION WITH GOVERNMENTJOBS.COM, INC. (D/B/A "NEOGOV") (CITY COUNCIL)

RECOMMENDED ACTION

— 1. APPROVE a contract with GOVERNMENTJOBS.COM, INC. (D/B/A "NEOGOV") for Employee Recruitment Software Subscription, including software licenses, software maintenance, and software support for a total contract amount not to exceed $113,304.67 for a term of 3 years; and

— 2. AUTHORIZE the Mayor to execute the contract after approval as to form by the City Attorney.

ACTION: Item No. 22 was approved on Consent.

23. CONSIDER APPROVING AMENDMENT NO.1 TO THE CONTRACT SERVICES AGREEMENT WITH FIBER ASSETCO LLC D/B/A ZAYO (FORMERLY CROWN CASTLE FIBER LLC) FOR DARK FIBER. (CITY COUNCIL)

RECOMMENDED ACTION

— 1. APPROVE a contract amendment No.1 with Fiber AssetCo LLC D/B/A Zayo (formerly Crown Castle Fiber LLC) for Dark Fiber Leases for an increased amount of $6,000, and a total contract amount not to exceed $1,068,000 for a total term of 10 years; and

— 2. AUTHORIZE the Mayor to execute the contract amendment after approval as to form by the City Attorney.

ACTION: Item No. 23 was approved on Consent.

24. VICTORIA GOLF COURSE PROJECT: UPDATE ON PROPOSED EIFD FUNDING AND UPCOMING EIFD BOARD ACTION (CITY COUNCIL)

RECOMMENDED ACTION

— 1. RECEIVE AND FILE an update regarding proposed Carson Enhanced Infrastructure Financing District (EIFD) funding for the Victoria Golf Course Project and the upcoming consideration of the proposed Administrative Reimbursement Agreement by the EIFD Board.

** Item was Removed from Consent

Item No. 24 was heard after Item No. 20.

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

25. CONSIDER ADOPTION OF RESOLUTION NO. 26-099, A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2026-27 BUDGET IN THE GENERAL FUND AND SPECIAL REVENUE FUNDS FOR COMMUNITY & ECONOMIC DEVELOPMENT PROJECTS & VARIOUS PUBLIC WORKS CAPITAL IMPROVEMENT PROGRAM (CIP) PROJECTS (CITY COUNCIL)

RECOMMENDED ACTION

— 1. WAIVE further reading and ADOPT Resolution No. 26-099, "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"; and,

— 2. AUTHORIZE the City Manager, or designee, to execute any documents necessary to implement the approved budget amendment; and,

— 3. AMEND the FY26-27 CIP Plan to reflect the updates to the project funding, including the addition of PW 1852 East Carson Corridor Revitalization Project.

ACTION: Item No. 25 was approved on Consent.

26. CONSIDER APPROVING A GRANT OF EASEMENT AND AUTHORIZE THE CITY MANAGER TO EXECUTE A CERTIFICATE OF ACCEPTANCE PURSUANT TO SECTION 27281 OF THE CALIFORNIA GOVERNMENT CODE OF AN EASEMENT FOR TRAFFIC SIGNAL PURPOSES LOCATED AT 285 EAST DEL AMO BOULEVARD, ASSESSOR'S PARCEL NUMBER 7336-010-026 (EVOLVE APARTMENTS DRIVEWAY) (CITY COUNCIL)

RECOMMENDED ACTION

— 1. APPROVE the Grant of Easement from MG Evolve Apartments LLC, a Delaware limited liability company; MG Evolve Apartments ASC LLC, a Delaware limited liability company; MG Evolve Apartments CLP LLC, a Delaware limited liability company; MG Evolve Apartments KRT LLC, a Delaware limited liability company, MG Evolve Apartments HAN LLC, a Delaware limited liability company; and MG Evolve Apartments MZG LLC, a Delaware limited liability company (together, “Grantor”)

— 2. AUTHORIZE the City Manager to execute the Certificate of Acceptance following approval as to form by the City Attorney and cause the easement to be recorded in the Official Records of the County of Los Angeles.

ACTION: Item No. 26 was approved on Consent.

27. CONSIDER APPROVING A PURCHASE AGREEMENT WITH DEERE & COMPANY, DBA JOHN DEERE, FOR THE PURCHASE OF TWO TRUFINISH 1235 ELECTRIC UTILITY RAKES (SANDPROS) FOR THE COMMUNITY SERVICES DEPARTMENT’S PARK MAINTENANCE DIVISION (CITY COUNCIL)

RECOMMENDED ACTION

— 1. APPROVE a Purchase Agreement with Deere & Company, dba John Deere, an authorized Sourcewell vendor under Contract No. 112624-DAC, for the purchase of two John Deere TruFinish 1235 Electric Utility Rakes (SandPros), for a total not-to-exceed purchase price of $78,386.12; and,

— 2. AUTHORIZE the Mayor to execute the Agreement, following approval as to form by the City Attorney.

ACTION: Item No. 27 was approved on Consent.

28. CONSIDER APPROVAL OF AMENDMENT NO. 4 TO THE OPERATIONS AND MAINTENANCE AGREEMENT WITH LOS ANGELES COUNTY SANITATION DISTRICT NO. 2 FOR PROJECT NO. 1515 - CARSON STORMWATER CAPTURE FACILITY AT CARRIAGE CREST PARK (CITY COUNCIL)

RECOMMENDED ACTION

— 1. APPROVE the proposed Amendment No. 4 to the Operations and Maintenance Agreement between the City of Carson and Los Angeles County Sanitation District No. 2 for Project No. 1515 - Carson Stormwater Capture Facility at Carriage Crest Park, extending the term of the agreement through June 30, 2027; and,

— 2. AUTHORIZE the Mayor to execute the proposed Amendment No. 4, subject to approval as to form by the City Attorney.

** Item was Removed from Consent

Item No. 28 was heard after Item No. 24.

Council Member/Agency Member/Authority Board Member Dear asked what the annual cost is to maintain the facility.

City Engineer Gilbert Marquez responded that there is no estimate for the annual maintenance. There is an initial contract with the County Sanitation District to perform the interim operations and maintenance for the first six months once the project is accepted as complete and from there, staff will hire a contractor to continue with the operations and maintenance of the facility.

**** 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

29. CONSIDER APPROVAL AND EXECUTION OF A REVISED USE AND MAINTENANCE AGREEMENT WITH THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR PROJECT NO. 1776 – CALAS PARK STORMWATER AND WATER QUALITY IMPROVEMENTS SUPPLEMENTAL ENVIRONMENTAL PROJECT (CITY COUNCIL)

RECOMMENDED ACTION

— 1. APPROVE the revised Use and Maintenance Agreement with the Los Angeles County Flood Control District; and,

— 2. AUTHORIZE the Mayor to execute the revised Use and Maintenance Agreement with the Los Angeles County Flood Control District, subject to approval as to form by the City Attorney.

ACTION: Item No. 29 was approved on Consent.

30. CONSIDER ELIMINATING THE EXISTING TRUCK PARKING ZONE ON FIGUEROA STREET SOUTH OF SEPULVEDA BOULEVARD AND ESTABLISHING A NO-PARKING RESTRICTION ON BOTH SIDES OF FIGUEROA STREET BETWEEN LOMITA BOULEVARD AND SEPULVEDA BOULEVARD (CITY COUNCIL)

RECOMMENDED ACTION

— 1. AUTHORIZE the elimination of the existing 72-hour truck parking zone on the west side of Figueroa Street, south of Sepulveda Boulevard; and,

— 2. DIRECT the Director of Public Works to remove the existing signs designating the 72-hour truck parking zone; and,

— 3. AUTHORIZE the prohibition of parking on both sides of Figueroa Street between Lomita Boulevard and Sepulveda Boulevard; and,

— 4. DIRECT the Director of Public Works to install the appropriate signs and/or pavement markings necessary to establish and enforce the no-parking restriction on both sides of Figueroa Street between Lomita Boulevard and Sepulveda Boulevard.

** Item was Removed from Consent

Item No. 30 was heard after Item No. 28.

Council Member/Agency Member/Authority Board Member Dear asked why considering eliminating the existing truck parking zone. Traffic Engineer Jonathan Yee responded to his question.

Stan Pegadiotes, Real Estate Manager for the Los Angeles County Sanitation Districts, offered additional comments.

Council Member/Agency Member/Authority Board Member Dear suggested that staff notify the truck drivers of alternate parking areas.

**** Item was Removed from Consent**

Motion To Approve submitted by Mayor Lula Davis-Holmes seconded by Dr. Jawane Hilton resulting in 5-0-0-0-0

31. CONSIDER RECEIVING AND FILING THE CITY OF CARSON URBAN FOREST MASTER PLAN (CITY COUNCIL)

RECOMMENDED ACTION

— 1. RECEIVE and FILE the Urban Forest Master Plan (UFMP).

** Item was Removed from Consent

Council Member/Agency Member/Authority Board Member Dear asked where the City stands as far as replacing trees in empty tree wells. Director, Dr. Rodgers, Jr. responded to his question.

ACTION: Mayor/Agency Chairman/Authority Chairman Davis-Holmes ordered to Receive and File the Urban Forest Master Plan (UFMP) with no objection heard.

SPECIAL ORDERS OF THE DAY (Item 32)

32. PUBLIC HEARING AND APPROVAL OF THE 2025–2026 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

RECOMMENDED ACTION

— 1. OPEN the Public Hearing, TAKE public testimony, and CLOSE the Public Hearing; and,

— 2. APPROVE the final version of the Consolidated Annual Performance and Evaluation Report (CAPER) and DIRECT staff to submit the CAPER to HUD by the required deadline of September 28, 2026; and,

— 3. Review and File this report.

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

(Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. exited the meeting at 8:06 P.M.)

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

(Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. reentered the meeting at 8:08 P.M.)

Housing Analyst Duane Cobb 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 Jim Dear seconded by Dr. Jawane Hilton resulting in 5-0-0-0-0

DISCUSSION (Items 33-35)

33. CONSIDER APPROVAL OF AMENDMENT NO. 3 TO THE PROFESSIONAL SERVICES AGREEMENT WITH RJM DESIGN GROUP, INC. FOR THE CARRIAGE CREST PARK EXPANSION AND IMPROVEMENTS PROJECT (PROJECT NO. 1368) (CITY COUNCIL)

RECOMMENDED ACTION

— 1. APPROVE proposed Amendment No. 3 to the Professional Services Agreement with RJM Design Group, Inc. for Project No. 1368, Carriage Crest Park Expansion and Improvements Project, increasing the agreement by $66,580, for a revised total not-to-exceed amount of $1,171,035, and extending the agreement term through December 31, 2026; and,

— 2. AUTHORIZE the Mayor to execute Amendment No. 3 following approval as to form by the City Attorney.

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

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

34. CONSIDER AWARDING CONTRACT SERVICES AGREEMENTS TO JAS LANDSCAPE LLC, EMTS INC., AND MARIPOSA LANDSCAPES INC. FOR LANDSCAPE MEDIAN MAINTENANCE AND MANAGEMENT SERVICES (CITY COUNCIL)

RECOMMENDED ACTION

— 1. AWARD a five-year contract to JAS Landscape LLC for landscape median maintenance and management services for Quadrant A, in an amount not to exceed $779,700;

— 2. AUTHORIZE the Mayor to execute the contract with JAS Landscape LLC for Quadrant A, subject to approval as to form by the City Attorney;

— 3. AWARD a five-year contract to EMTS Inc. for landscape median maintenance and management services for Quadrant B, in an amount not to exceed $586,033.80;

— 4. AUTHORIZE the Mayor to execute the contract with EMTS Inc. for Quadrant B, subject to approval as to form by the City Attorney;

— 5. AWARD a five-year contract to Mariposa Landscape Inc. for landscape median maintenance and management services for Quadrant C, in an amount not to exceed $392,220;

— 6. AUTHORIZE the Mayor to execute the contract with Mariposa Landscape Inc. for Quadrant C, subject to approval as to form by the City Attorney;

— 7. AWARD a five-year contract to JAS Landscape LLC for landscape median maintenance and management services for Quadrant D, in an amount not to exceed $517,200;

— 8. AUTHORIZE the Mayor to execute the contract with JAS Landscape LLC for Quadrant D, subject to approval as to form by the City Attorney.

Director, Dr. Rodgers, Jr. gave a PowerPoint presentation.

Motion To Approve submitted by Mayor Lula Davis-Holmes seconded by Cedric L. Hicks Sr. resulting in 5-0-0-0-0

35. 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)- 8:29 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: Mayor and City Council took the following actions:

Mobilehome Park Rental Review Board

Council Member Rojas appointed Michael Sumaron as At-Large Member, her uncontested appointment, to the Mobilehome Park Rental Review Board.

Women's Issues Commission

Mayor Pro Tempore Hicks, Sr. appointed Charlotte Benson, his uncontested appointment, to the Women's Issues Commission.

Public Works Commission

Mayor Pro Tempore Hicks, Sr. removed Cedric Nelms from the Public Works Commission.

City Clerk, Dr. Bradshaw noted staff is recommending Uzoma Mmeje, Alternate 2 on the Public Works Commission, be considered for appointment to regular member.

Youth Commission

Mayor Davis-Holmes appointed the following individuals to the Youth Commission:

Sebastian Flores

Alex Perez

Leilah Harris

Gian Matthew Peji

Kaidence Deer

Motion to ratify the Mayor's appointments to the Youth Commission submitted by Council Member Dear seconded by Mayor Davis-Holmes resulting in 5-0-0-0-0

ORDINANCE SECOND READING (Item 36)

36. SECOND READING AND ADOPTION OF ORDINANCE NOS. 26-2612 AND 26-2613, FINDING NO FURTHER ENVIRONMENTAL REVIEW UNDER CEQA IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15168 AND APPROVING THE DISTRICT AT SOUTH BAY SPECIFIC PLAN AMENDMENT (SPA NO. 00004-2026) AND AMENDED & RESTATED DEVELOPMENT AGREEMENT (DA NO. 0001-26) 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 (CITY COUNCIL)

RECOMMENDED ACTION

— 1. CONDUCT a Second Reading by title only and with further reading waived, and ADOPT: (A) Ordinance 26-2612, entitled "AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, FINDING (1) NO FURTHER ENVIRONMENTAL REVIEW UNDER CEQA IS REQUIRED FOR THE DISTRICT AT SOUTH BAY SPECIFIC PLAN AMENDMENT (SP00004-2026) PURSUANT TO CEQA GUIDELINES SECTION 15168; AND (2) APPROVING THE DISTRICT AT SOUTH BAY SPECIFIC PLAN AMENDMENT (SP00004-2026), SUBJECT TO CONDITIONS OF APPROVAL"; and (B) Ordinance No. 26-2613, entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, (1) FINDING NO FURTHER ENVIRONMENTAL REVIEW UNDER CEQA IS REQUIRED FOR APPROVAL OF AMENDED & RESTATED DEVELOPMENT AGREEMENT NO. DA-0001-26 PURSUANT TO CEQA GUIDELINES SECTION 15168; AND (2) APPROVING AMENDED & RESTATED DEVELOPMENT AGREEMENT NO. DA-0001-26 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,

— 2. AUTHORIZE the Mayor to execute Development Agreement No. DA-0001-26, following approval as to form by the City Attorney.

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

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

None.

COUNCIL MEMBER REQUESTS TO ADD ITEMS TO FUTURE AGENDAS

None.

ORAL COMMUNICATIONS (COUNCIL MEMBERS)

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

- Asked for the status of the e-bike ordinance
- Requested an ordinance regarding dog walking and waste pick up; City Manager Roberts, Jr. shared that there is an ordinance already in place but they will revisit publicizing it more. He noted the e-bike ordinance item will be on the next City Council meeting agenda.
- Provided an update on past events he attended on behalf of the City
- Expungement Event, September 30, 2026, starting at 9:00 A.M., Carson Event Center
- Town Hall Meeting, September 17, 2026, at 6:30 P.M., Dominguez Park
- Requested a sign be placed regarding the construction dates at Mills Park; Director Whittiker, Jr. responded to his request.
- Requested "No Truck Route" signs on University Drive between Central Avenue and Wilmington Avenue; Noted at the corner of University Drive and Wilmington Avenue, there is a blinking "No Truck Route" sign, but trucks are still driving down University Drive and Central Avenue

Council Member/Agency Member/Authority Board Member, Dr. Hilton asked City Manager Roberts, Jr. to notify the Public Safety Department that there was a woman with a dresser selling snow cones on Dimondale Drive and Central Avenue near Mills Park; requested staff to be vigilant with these pop-up shops.

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

- Thanked the American Society for the Prevention of Cruelty to Animals (ASPCA) for their services located at 16300 S. Figueroa Street; offering free spayed and neutered services from 8:00 A.M. to 3:30 P.M.
- Thanked Public Safety staff for the graffiti removal in the Scottsdale area
- October is Senior Citizen Health Care Awareness Month
- Town Hall Meeting, September 16, 2026, at 6:30 P.M., Foisia Park

Council Member/Agency Member/Authority Board Member, Dr. Hilton announced Sprouts Soft Opening, Friday, September 18, 2026, at 6:45 A.M., in the District 1 area; Grand Opening, Tuesday, September 22, 2026 at 10:00 A.M.

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

- Provided an update on past events he attended on behalf of the City
- Town Hall Meeting, September 16, 2026, at 6:30 P.M., Veterans Park

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

- Town Hall Meetings are to be coordinated with Government Affairs Officer Michael George
- Thanked Public Works staff for assisting with the graffiti removal
- Congratulated staff on the 9/11 Event
- Provided an update on past events she attended on behalf of the City
- Mayor's Prayer Breakfast, September 19, 2026
- Jazz Festival headliner is Sheila E. this year
- Women's Conference

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:

Kelvin D. McGhee, Jr.

William Gray

Charles Wilbert Matthews

City/Agency/Authority Attorney Soltani requested to add Chris Neumeyer to the Memorial Adjournment Requests.

Director Whittiker, Jr. requested to add Jason Moody to the Memorial Adjournment Requests.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. requested to add Howard Miller to the Memorial Adjournment Requests.

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

ADJOURNMENT

The meeting was adjourned at 9:00 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes.

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Lula Davis-Holmes
Mayor/Agency Chairman/Authority Chairman

ATTEST:

_____

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

_____

Signature