

**CITY OF CARSON
HOUSING AUTHORITY/
SUCCESSOR AGENCY/
PUBLIC FINANCING
AUTHORITY/
CITY COUNCIL AGENDA**



**Tuesday, April 7, 2026
701 East Carson Street
City Hall**

5:00 PM

Lula Davis-Holmes, Mayor

Dr. Jawane Hilton, District 1 Councilmember

Cedric L. Hicks, Sr., Mayor Pro Tem and District 3 Councilmember

Jim Dear, District 2 Councilmember

Arleen Bocatija Rojas, District 4 Councilmember

Dr. Khaleah Bradshaw, City Clerk

Monica Cooper, City Treasurer

"In accordance with the Americans with Disabilities Act of 1990, if you require a disability related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk's office at 310-952-1720 at least 48 hours prior to the meeting." (Government Code Section 54954.2)

PUBLIC INFORMATION

The public may address the members of the City Council on any matters within the jurisdiction of the City Council or on any items on the agenda of the City Council during the designated public comment periods. There will be two Oral Communication sessions: one for Agendized Items (comment about items ON the agenda) and the other for non-Agendized items (comment about items NOT on the Agenda). The Oral Communications portion of the agenda is limited to a duration of one hour unless otherwise approved by the City Council. Comment time is normally 3 minutes depending on the number of speakers.

PUBLIC VIEWING AVAILABLE BY:

- Livestream on the City's website: The meeting will be streamed live over the internet via: www.carsonca.gov
- Youtube : www.youtube.com/@CityofCarsonCalifornia
- Cable TV: Spectrum (Channel 35) and ATT (Channel 99)

IF YOU ARE NOT ABLE TO ATTEND THE MEETING IN-PERSON, PUBLIC COMMENTS CAN BE SUBMITTED BEFORE THE MEETING AT/VIA:

- Email: Public comments can be emailed to cityclerk@carsonca.gov. The cut-off time to submit any email communications is 3:00 p.m. on the day of the meeting.
- Written: Written comments can be dropped off at the City Clerk's Office at City Hall. The cut-off time to submit any written communications is 3:00 p.m. on the day of the meeting. Written comments drop

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

ROLL CALL (CITY CLERK)

FLAG SALUTE

INVOCATION (Item 1)

1. BISHOP THOMAS ALEXANDER, SR. FROM CARSON CHRISTIAN OUTREACH APOSTOLIC CHURCH

CLOSED SESSION (Items 2-6)

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

ANNOUNCEMENT OF CLOSED SESSION ITEMS (CITY ATTORNEY)

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

2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (CITY COUNCIL)
 - A closed session will be held, pursuant to Government Code Section 54956.8, to enable the City to consider negotiations with Jamboree Housing Corporation, with whom the City is negotiating, and to give direction to its negotiator David C. Roberts., Jr., City Manager, regarding that certain real property known as 24205 Avalon Boulevard, Carson, CA 90745, APN: 7406-017-035 and 24219 Avalon Boulevard, Carson, CA 90745, APN's 7406-018-909 and 7406-018-908. The City's real property negotiator will seek direction from the City Council regarding price and terms of payment and disposition of real property, including consideration of an Exclusive Negotiating Agreement.

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

4. 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).

5. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION (CITY COUNCIL)
 - A closed session will be held, pursuant to Government Code Section 54956.9 (d)(4), because the City is considering whether to initiate litigation in 1 potential case.

6. 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: Virginia Garcia, et al. v. City of Carson, et al. Los Angeles County Superior Court Case No. 24CMCV00552.

RULES OF DECORUM:

1. No person attending a Public Meeting shall engage in disorderly or boisterous conduct, including but not limited to applause, whistling, stamping of feet, booing, or making any loud, threatening, profane, abusive, personal, impertinent, or slanderous utterance-that disturbs, disrupts, or otherwise impedes the orderly conduct of the meeting.
2. All remarks by members of the public shall be addressed to the Mayor or the Chair and not to any other member of the public or to any single Council, Board or Commission Member unless in response to a question from that Member.
3. Signs, placards, banners, or other similar items shall not be permitted in the audience during a Public Meeting if the presence of such item disturbs, disrupts or otherwise impedes the orderly conduct of the meeting.
4. All persons attending a Public Meeting shall remain seated in the seats provided, unless addressing the body at the podium or entering or leaving the meeting.
5. All persons attending a Public Meeting shall obey any lawful order of the Presiding Officer to enforce the Rules of Decorum.

- Treat everyone courteously
- Listen to others respectfully
- Exercise self-control
- Give open-minded consideration to all viewpoints
- Focus on the issues and avoid personalizing debate
- Embrace respectful disagreement and dissent as democratic rights that are inherent components of an inclusive public process and tools for forging sound decisions

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

REPORT ON CLOSED SESSION ACTIONS (CITY ATTORNEY)

INTRODUCTIONS (MAYOR) (Items 7-8)

7. REPORT FROM CAPTAIN NORMAN OF CARSON SHERIFF'S STATION
8. REPORT FROM ASSISTANT CHIEF KANE OF LOS ANGELES COUNTY FIRE

PRESENTATIONS (Items 9-15)

9. 2026 STATE OF THE CITY RECAP VIDEO
10. UPDATE ON THE CARSON EXPERIENCE CITY WEBPAGE
11. PROCLAMATION RECOGNIZING AUTISM AWARENESS/ ACCEPTANCE MONTH
12. PROCLAMATION RECOGNIZING NATIONAL VOLUNTEER MONTH
13. PROCLAMATION RECOGNIZING NATIONAL YOUTH VIOLENCE PREVENTION/ VIOLENCE AWARENESS MONTH
14. PROCLAMATION RECOGNIZING EARTH MONTH

15. UPDATE ON THE CITY'S COMMERCIAL FACADE IMPROVEMENT PROGRAM

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

The public may address the members of the City Council/Housing Authority/Successor Agency on any matters within the jurisdiction of the City Council/Housing Authority/Successor Agency or on any items on the agenda of the City Council/Housing Authority/Successor Agency, other than closed session matters, prior to any action taken on the agenda. Speakers are limited to no more than three minutes, speaking once. Oral communications will be limited to one (1) hour unless extended by order of the Mayor with approval of the City Council.

APPROVAL OF MINUTES (Item 16)

16. APPROVAL OF THE FOLLOWING CARSON CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY MEETING MINUTES - MARCH 17, 2026 (REGULAR)

RECOMMENDED ACTION

- 1. APPROVE the minutes as listed.

CONSENT (Items 17-31)

ANY ITEM OR ITEMS MAY BE REMOVED FOR DISCUSSION

These items are considered to be routine items of business and have, therefore, been placed on the CONSENT CALENDAR. For items remaining on the CONSENT CALENDAR, a single motion to ADOPT the recommended action is in order.

17. CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CITY OF CARSON, CARSON HOUSING AUTHORITY, CARSON SUCCESSOR AGENCY-MONTH ENDING FEBRUARY 28, 2026 (CITY COUNCIL)

RECOMMENDED ACTION

- 1. RECEIVE and FILE this report.

18. CONSIDER ADOPTING RESOLUTION NO. 26-032 , A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$8,280,728.28, DEMAND CHECK NUMBERS 184026 THROUGH 184335 AND 295 THROUGH 296 (CITY COUNCIL)

RECOMMENDED ACTION

- 1. WAIVE further reading and ADOPT Resolution No. 26-032, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$8,280,728.28, DEMAND CHECK NUMBERS 184026 THROUGH 184335 AND 295 THROUGH 296"

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

RECOMMENDED ACTION

- 1. RECEIVE and FILE this report.

20. CONSIDER APPROVAL OF AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT #25-060 WITH ESPARZA CONSULTANTS, LLC. TO PROVIDE ON-CALL CONSULTING SERVICES TO THE FINANCE DEPARTMENT (CITY COUNCIL)
RECOMMENDED ACTION
- 1. APPROVE Amendment No. 2 with Esparza Consultants for On-Call Financial Consulting services, increasing the contract sum by \$47,000 for a not-to-exceed amount of \$120,995.00, to support additional services related to the Finance Department's procurement function.
 - 2. AUTHORIZE the Mayor to execute contract Amendment No. 2 with Esparza Consultants following approval as to form by the City Attorney.
21. CONSIDER APPROVAL OF AN AGREEMENT WITH HINDERLITER, DE LLAMAS AND ASSOCIATES TO PROVIDE PROFESSIONAL AUDIT AND ANALYSIS OF THE CITY'S SALES, TRANSACTIONS AND USE TAX RECORDS. (CITY COUNCIL)
RECOMMENDED ACTION
- 1. APPROVE contract for professional services with Hinderliter, de Llamas & Associates for sales and use tax consulting and audit services for a total amount not to exceed \$800,000, for a term of 5 years; and
 - 2. AUTHORIZE the Mayor to execute the contract after approval as to form by the City Attorney.
22. CONSIDER APPROVAL OF AN AGREEMENT WITH HDL COREN & CONE TO PROVIDE PROPERTY TAX ASSESSMENT REVIEW AND REVENUE RECOVERY SERVICES. (CITY COUNCIL)
RECOMMENDED ACTION
- 1. APPROVE contract for professional services with HdL Coren & Cone for property tax assessment review and revenue recovery services for a total agreement amount not to exceed \$118,975 plus 25% of net property tax revenues recovered by consultant not to exceed \$10,000, for a term of 5 years; and
 - 2. AUTHORIZE the Mayor to execute the contract after approval as to form by the City Attorney.
23. CONSIDER ADOPTING RESOLUTION NO. 26-021, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, THE BOARD OF THE CARSON HOUSING AUTHORITY, AND THE BOARD OF THE SUCCESSOR AGENCY TO THE FORMER CARSON REDEVELOPMENT AGENCY, ADOPTING A RECORDS RETENTION SCHEDULE FOR THE CITY OF CARSON, THE CARSON HOUSING AUTHORITY, AND THE SUCCESSOR AGENCY TO THE CARSON REDEVELOPMENT AGENCY
RECOMMENDED ACTION
- 1. WAIVE further reading and ADOPT Resolution No. 26-021, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, THE BOARD OF THE CARSON HOUSING AUTHORITY, AND THE BOARD OF THE SUCCESSOR AGENCY TO THE FORMER CARSON REDEVELOPMENT AGENCY, ADOPTING A RECORDS RETENTION SCHEDULE FOR THE CITY OF CARSON, THE CARSON HOUSING AUTHORITY, AND THE SUCCESSOR AGENCY TO THE CARSON REDEVELOPMENT AGENCY"

24. CONSIDER APPROVAL OF AN AGREEMENT WITH CIVICPLUS, LLC FOR NEXTREQUEST PUBLIC RECORDS ACT (PRA) MANAGEMENT SOFTWARE (CITY COUNCIL)
RECOMMENDED ACTION
— 1. APPROVE the Master Services Agreement and Addendum to Master Services Agreement with CivicPlus, LLC for the implementation and licensing of NextRequest software in an amount not to exceed \$17,049.97.
— 2. AUTHORIZE the City Manager to execute the agreement and addendum subject to approval as to form by the City Attorney.
25. CONSIDER AWARDDING A PURCHASE ORDER TO WINNER CHEVROLET INC. FOR THE PURCHASE OF THREE 2026 OR NEWER CHEVROLET BLAZER ELECTRIC VEHICLES FOR THE PUBLIC SAFETY & EMERGENCY MANAGEMENT DEPARTMENT (CITY COUNCIL)
RECOMMENDED ACTION
— 1. AUTHORIZE the Purchasing Manager to issue a Purchase Order in the amount not to exceed \$155,374.28 for the purchase of three new 2026 or newer Chevrolet Blazer electric vehicles.
26. CONSIDER APPROVAL OF AMENDMENT NO. 6 TO THE AGREEMENT WITH JOHNSON CONTROLS BUILDING SOLUTIONS, LLC, CONTRACT (23-083) FOR EXPANSION OF SURVEILLANCE CAMERAS AT CITY FACILITIES (CITY COUNCIL)
RECOMMENDED ACTION
— 1. APPROVE Amendment No. 6 to the agreement with Johnson Controls Building Solutions, LLC to increase the contract sum from \$8,288,521.52 to \$9,207,140.32; and
— 2. AUTHORIZE the Mayor to execute Amendment No. 6, following approval as to form by the City Attorney.
27. CONSIDER ADOPTION OF RESOLUTION NO. 26-028, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON AMENDING THE FISCAL YEAR 2025–2026 BUDGET, INCLUDING THE ALLOCATION OF PROPOSITION A AND PROPOSITION C LOCAL RETURN FUNDS FOR TRANSPORTATION PURPOSES, ACROSS THE GENERAL FUND, SPECIAL REVENUE FUNDS, ENTERPRISE FUNDS, AND THE CAPITAL IMPROVEMENT PROGRAM (CIP) FUND (CITY COUNCIL)
RECOMMENDED ACTION
— 1. ADOPT Resolution No. 26-028, titled “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON AMENDING THE FISCAL YEAR 2025-2026 BUDGET IN THE GENERAL FUND, SPECIAL REVENUE FUNDS, ENTERPRISE FUNDS, AND THE CAPITAL IMPROVEMENT PROGRAM (CIP) FUND,” which formally updates the City’s budget to reflect current funding needs, allocations, and priorities across these funds.
28. CONSIDER APPROVING AMENDMENT NO. 2 TO CONTRACT SERVICES AGREEMENT NO. 21-032 WITH ACTIVE NETWORK, LLC TO CONTINUE PROVIDING THE CITY’S ACTIVITY REGISTRATION AND FACILITY RESERVATION SOFTWARE SERVICES (CITY COUNCIL)
RECOMMENDED ACTION
— 1. APPROVE the proposed Amendment No. 2 to the Contract Services Agreement between the City and Active Network, LLC (see Exhibit No. 3), which will extend the agreement for an additional two years at a cost of \$124,670.92, and increase the total not-to-exceed contract amount from \$370,000 to \$494,670.92; and,
— 2. AUTHORIZE the Mayor to sign and execute the proposed Amendment No. 2, after it has been reviewed and approved as to form by the City Attorney.

29. CONSIDER ACCEPTING A GRANT FROM THE LOS ANGELES DODGERS FOUNDATION IN THE AMOUNT OF \$33,072 TO SUPPORT THE CITY'S SUMMER YOUTH BASEBALL AND SOFTBALL PROGRAMS; ADOPTING RESOLUTION NO. 26-031 TO AMEND THE FISCAL YEAR 2025-2026 OPERATING BUDGET IN BOTH THE GENERAL FUND AND SPECIAL REVENUE FUNDS; AND APPROVING THE ASSOCIATED GRANT AGREEMENT (CITY COUNCIL)

RECOMMENDED ACTION

- 1. ACCEPT the 2026 Dodgers Dreamteam grant from the Los Angeles Dodgers Foundation, which provides \$33,072 in funding, along with additional goods and services (such as uniforms, equipment, and program support), to help operate the City of Carson's Summer Youth Baseball and Softball Leagues;
 - 2. WAIVE further reading and ADOPT Resolution No. 26-031, titled "A RESOLUTION OF THE CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2025-2026 OPERATING BUDGET IN THE GENERAL FUND AND SPECIAL REVENUE FUNDS TO FORMALLY ACCEPT A 2026 DODGERS DREAMTEAM GRANT," which formally updates the City's budget to include and properly allocate the grant funds;
 - 3. APPROVE the Grant Agreement (Exhibit No. 3), which outlines the terms, conditions, and responsibilities associated with receiving and using the grant funds; and,
 - 4. AUTHORIZE the Mayor to sign and execute the Grant Agreement on behalf of the City, after it has been reviewed and approved as to form by the City Attorney.
30. CONSIDER AUTHORIZING A REQUEST TO THE SOUTH BAY CITIES COUNCIL OF GOVERNMENTS FOR ADDITIONAL FUNDING TO INCORPORATE A MOBILITY HUB INTO PROJECT NO. 1780: VICTORIA TRANSIT CENTER (CITY COUNCIL)
- RECOMMENDED ACTION
- 1. AUTHORIZE the City Manager, or his designee, to formally submit a letter to the South Bay Cities Council of Governments requesting an additional \$4,000,000 in Measure R funding for Project No. 1780: Victoria Transit Center, in order to expand the project to include construction of a Mobility Hub that will provide additional transportation options and services.
31. CONSIDER ADOPTING RESOLUTION NO. 26-033 OFFERING REWARDS FOR INFORMATION RESULTING IN SUCCESSFUL ENFORCEMENT ACTION BY THE CITY AGAINST ANY PERSON FOR VIOLATING THE CITY'S FIREWORKS ORDINANCE (CITY COUNCIL)
- RECOMMENDED ACTION
- 1. WAIVE further reading and ADOPT Resolution No. 26-033, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, OFFERING REWARDS FOR INFORMATION RESULTING IN SUCCESSFUL ENFORCEMENT ACTION BY THE CITY AGAINST ANY PERSON FOR VIOLATING THE CITY'S FIREWORKS ORDINANCE"

SPECIAL ORDERS OF THE DAY

Public testimony is restricted to three minutes per speaker, speaking once (excepting applicants who are afforded a right of rebuttal, if desired), unless extended by order of the Mayor with the approval of the City Council.

DISCUSSION (Items 32-33)

32. CONSIDER AN UPDATE ON CITY PROJECTS (CITY COUNCIL)
- RECOMMENDED ACTION
- 1. DISCUSS the report.

33. 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)

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

ORDINANCE SECOND READING (Item 34)

34. SECOND READING AND ADOPTION OF ORDINANCE NO. 26-2606, APPROVING AN AMENDED AND RESTATED DEVELOPMENT AGREEMENT NO. 23-19 BETWEEN THE CITY OF CARSON, IMPERIAL AVALON DE, LLC, AND LENNAR HOMES OF CALIFORNIA, LLC FOR A PROPOSED MIXED-USE PROJECT AT 21207 S. AVALON BLVD. (CITY COUNCIL)

RECOMMENDED ACTION

- 1. CONDUCT a Second Reading, by title only and with further reading waived, and ADOPT Ordinance No. 26-2606, "AN UNCODIFIED ORDINANCE OF THE CITY OF CARSON, CALIFORNIA APPROVING AMENDED AND RESTATED DEVELOPMENT AGREEMENT NO. 23-19 BETWEEN THE CITY OF CARSON, IMPERIAL AVALON DE, LLC, AND LENNAR HOMES OF CALIFORNIA, LLC FOR A PROPOSED MIXED-USE PROJECT AT 21207 S. AVALON BLVD."

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

The public may at this time address the members of the City Council/Housing Authority/Successor Agency on any matters within the jurisdiction of the City Council/Housing Authority/Successor Agency. No action may be taken on non-agendized items except as authorized by law. Speakers are requested to limit their comments to no more than three minutes each, speaking once.

COUNCIL MEMBER REQUESTS TO ADD ITEMS TO FUTURE AGENDAS

ORAL COMMUNICATIONS (COUNCIL MEMBERS)

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

RECESS TO CLOSED SESSION

RECONVENE TO OPEN SESSION

REPORT OF ACTIONS ON UNFINISHED OR CONTINUED CLOSED SESSION ITEMS

MEMORIAL ADJOURNMENTS

ADJOURNMENT

Date Posted: April 1, 2026