

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



**Tuesday, May 5, 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 72 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. PASTOR HAROLD MITCHELL FROM EMMANUEL ST. REST BAPTIST CHURCH

CLOSED SESSION (Items 2-3)

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 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 3 case(s).

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.

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 4-5)

4. REPORT FROM CAPTAIN NORMAN OF CARSON SHERIFF'S STATION

5. REPORT FROM ASSISTANT CHIEF KANE OF LOS ANGELES COUNTY FIRE

PRESENTATIONS (Items 6-13)

6. PROCLAMATION RECOGNIZING MAY AS "FIRE PREVENTION MONTH"
7. INTRODUCTION AND UPDATE FROM GENERAL MANAGER ADAM DUVENDECK FROM ANSCHUTZ ENTERTAINMENT GROUP / DIGNITY HEALTH SPORTS PARK
8. PROCLAMATION RECOGNIZING THE 2026 PUBLIC WORKS WEEK: MAY 17-23, 2026
9. CHILD CARE PROVIDERS RECOGNITION
10. PROCLAMATION RECOGNIZING CALFRESH AWARENESS MONTH
11. PROCLAMATION RECOGNIZING SMALL BUSINESS WEEK
12. PROCLAMATION RECOGNIZING TEACHER'S APPRECIATION WEEK
13. PROCLAMATION RECOGNIZING MUNICIPAL CITY CLERKS WEEK

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 14)

14. APPROVAL OF THE FOLLOWING CARSON CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY MEETING MINUTES - APRIL 21, 2026 (REGULAR)
RECOMMENDED ACTION
– 1. APPROVE the minutes as listed.

CONSENT (Items 15-31)

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.

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. "

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.

17. CONSIDER AN UPDATE ON CITY COMMISSIONS (CITY COUNCIL)
RECOMMENDED ACTION
 - 1. RECEIVE and FILE this report.

18. CONSIDER AN UPDATE ON CITY PROJECTS (CITY COUNCIL)
RECOMMENDED ACTION
 - 1. RECEIVE and FILE this report.

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.

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.
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".
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)
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.
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.
24. ANNUAL REPORT - REGISTERED LOBBYISTS (CITY COUNCIL)
RECOMMENDED ACTION
– 1. RECEIVE and FILE the report.
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.

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."
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).
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.
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.
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"

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.

SPECIAL ORDERS OF THE DAY (Items 32-33)

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.

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.
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.

DISCUSSION (Item 34)

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.

ORDINANCE SECOND READING

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 30, 2026