

NOTICE

COMPTON CITY COUNCIL AGENDA Tuesday, March 21, 2017 5:30 PM

HEARING

**5:45 P.M - PUBLIC HEARING - TO CONSIDER A SALARY INCREASE TO THE
POSITION OF CITY CONTROLLER (Item #3)**

OPENING

MOMENT OF SILENCE

ROLL CALL

INTRODUCTION OF SPECIAL GUESTS

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

CONSENT AGENDA

Consent items are routine and expected to be non-controversial. They will be acted upon by the Council at one time without discussion unless a Council Member requests an item be removed or discussed.

APPROVAL OF MINUTES

1. FEBRUARY 28, 2017

REPORTS OF OFFICERS AND COMMISSIONS

END CONSENT AGENDA

REGULAR AGENDA

REPORTS OF OFFICERS, BOARDS, COMMISSIONS AND COMMITTEES AND CITY COUNCIL

CITY MANAGER'S REPORT

CITY ATTORNEY'S REPORTS

CLOSED SESSION

2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Santiago v. City of Compton, BC 583 844
Pursuant to California Government Code Section 54956.9(a)

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
One (1) Potential Case
Pursuant to California Government Code Section 54956.9(b)

UNFINISHED BUSINESS

NEW BUSINESS

3. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING AN AMENDMENT TO THE SALARY PLAN FOR THE CLASSIFICATION OF CITY CONTROLLER
4. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING IN KIND CONTRIBUTIONS IN SUPPORT OF THE 14TH ANNUAL COMPTON STAND DOWN FOR VETERANS SEPTEMBER 16-18, 2017
5. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON, ACTING IN ITS CAPACITY AS THE HOUSING SUCCESSOR, AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT AND TO ISSUE A PURCHASE ORDER IN THE AMOUNT OF \$50,000 TO KEYSER MARSTON ASSOCIATES (KMA) TO PROVIDE REAL ESTATE AND FINANCIAL ANALYSIS SERVICES ON PROPOSED AFFORDABLE HOUSING DEVELOPMENTS IN ACCORDANCE WITH THE PROVISIONS OF SERIES 2010A TAX-EXEMPT HOUSING BONDS

APPROVAL OF WARRANTS

6. Warrant # 238517 - Date - 3/09/17 - Name - Victor J Sanchez dba Sanchez Awards - Services - Awards for basketball ceremony - Amount - \$538.31 - Requested by: Parks & Recreation
Warrant # 238538 - Date - 3/14/17 - Name - Atrium Services INC - Services - Fitness for duty evaluation - Amount - \$1,000.00 - Requested by: Human Resources
Warrant # 238566 - Date - 3/14/17 - Name - Image Management Systems - Services - Imaging of cash receipts - Amount - \$1,987.70 - Requested by: City Treasurer

Warrant # 238558 - Date - 3/14/17 - Name - Grainger - Services - Purchase parts for circuit breaker at Gonzalez Park Pool - Amount - \$51.94 - Requested by: Parks & Recreation

Total Amount - \$3,577.95

COUNCIL COMMENTS

ADJOURNMENT

NEXT REGULAR MEETING: Tuesday, March 28, 2017 @ 5:30 PM.

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<http://www.comptoncity.org/officials/clerk/agendas/video.asp>*

FEBRUARY 28, 2017

The City Council meeting was called to order at 5:47 p.m. in the Council Chambers of City Hall by Mayor Aja Brown. The Pledge of Allegiance and Moment of Silence ceremonies were also led by Mayor Aja Brown.

ROLL CALL

Council Members Present – Zurita, Galvan, McCoy, Sharif, Brown

Council Members Absent – None

Other Officials Present: C. Cornwell, A. Godwin, C. Rhambo, Jr.

INTRODUCTION OF SPECIAL GUESTS

1. OUR PLACE HOUSING SOLUTIONS (MEASURE H) Oral Report

Ms. Christina Padilla Birkey representing Our Place Housing Solutions submitted an oral report in support of Measure H which is on the ballot for March 7, 2017.

COMMENDATORY RESOLUTIONS/PRESENTATIONS

2. PRESENTATION – HONORING THE LATE KATHERINE BANKS, OWNER OF NAKA’S BROILER (61 years of service) – NEW OWNER DAVID FISHER (Mayor Aja Brown)

The Mayor and City Council presented a commendatory resolution honoring the late Katherine Banks, owner of Naka’s Broiler for over 61 years of excellent service to the Compton community.

DEMAR DEROZAN BASKETBALL TOURNAMENT CHAMPIONS

The Mayor and City Council presented awards and commendations to the youth who participated in the Demar DeRozan Championship Tournament.

GIRL SCOUTS OF AMERICA – TROUP 943

The Mayor and Council commended and thanked Compton Girl Scout Troop 943.

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

Robert Ray, Compton resident, addressed the Council and stated it is essential to the political process to have candidates’ forums in the City. Mr. Ray questioned item 7 on the agenda regarding the proposed housing development and noted that third floor units are not wheelchair assessable. Mr. Ray then complained that a City vendor, Best Restoration was clearing weeds on privately owned property.

Bishop L. J. Guillory, Compton resident, spoke on what he considered to be shenanigans being perpetrated by candidates. Mr. Guillory spoke on the issue of the CIA bringing drugs into the community. Mr. Guillory urged the citizens to become informed and aware of the political system.

Apostle Ronald C. Hill, Pastor of Love and Unity Christian Church, spoke before the Council and announced that he has received numerous complaints from his church members regarding the many, many potholes in the City. Apostle Hill requested an explanation and information regarding the status of addressing the pothole repair status and further urged the Council to communicate more effectively with the citizens.

The Council thanked Apostle Hill for his dedication and leadership in the community and informed him that the City of Compton is committed to improving the streets and is currently in various phases of street improvements.

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H. Louise Jones, Compton resident, spoke on the deplorable condition of the streets, and urged the Council and community to work together to improve the City.

Angel Avino, Compton resident, addressed the Council and stated that he and his family had been displaced by a candidate and they are currently homeless as a result. Mr. Avino requested assistance from the Council.

Councilman Galvan offered his assistance to Mr. Avino.

Adrian Cleveland, Compton resident, spoke before the Council and gave her opinion that the City Clerk had violated certain sections of the City Charter by having a cash box in her office and collecting cash. Ms. Cleveland also requested a full investigation of the City Clerk's Office as well as the City Treasurer's Office.

Gilda Blueford, Compton resident, informed the community that potholes are just one of the symptoms of what is wrong with the City, adding that we must consider the entire situation. Ms. Blueford thanked the citizens of Compton for their support and engagement which was shared over the last two weeks, affirming that the best is yet to come.

Raymond Cryer, Compton business owner, implored the City Council to quickly repair the streets of the City.

F. Hernandez, Compton resident, spoke on the issue of the \$40,000 and the surveillance cameras in the City. Mr. Fernandez went on to speak regarding the minutes, agenda, and the city audit. Mr. Hernandez urged the Council to repair the streets.

Thomas Briggs, Compton resident, urged the City Council to repair/repave the Streets.

Brenda Postelle, Compton resident, addressed the City Council and confirmed that the Poinsettia Street, Sloan Avenue and Washington Avenue Block Clubs will be conducting their candidates' forum at the Dollarhide Community Center on Saturday March 11, 2017 from 1 p.m. to 4 p.m.

Joyce Kelly, Compton resident, spoke before the Council and noted that some of the potholes in the City have turned into sinkholes. Ms. Kelly offered her financial solutions for providing funds for the pothole repairs. Ms. Kelly cited what she felt was a violation of 1202 of the City Charter by having a contract between the City and an employee. Ms. Kelly concluded by informing the community that the candidates' forums will be held as scheduled, noting that the Constitution and the Brown Act allows for such forums.

Lynn Boone, Compton resident, addressed the Council and noted that the power of the City is vested in the City Council. Ms. Boone spoke on the importance of the candidates' forums and informed the community that Compton is a Charter City and as such, a candidates' forum is protected by law.

Juan Carrillo, Compton resident, spoke before the Council and addressed the issue of potholes in the City and offered his assistance. Mr. Carrillo stated that the City needs to invest into high-quality asphalt. Mr. Carrillo also spoke on the recent I.C.E. checkpoints in the community, and questioned Compton's 'Sanctuary City' status.

Mayor Brown informed the community that Compton 'Sanctuary City' status is being reviewed by the City Attorney and then affirmed that the Compton Sheriff's Department will not be coordinating with I.C.E.

Mayor Brown also informed the community that Assemblyman Mike A. Gipson will be conducting a statewide traffic ticket amnesty program which will be held on March 10, 2017 from 10 a.m. to 2 p.m. at the Compton Careerlink, 700 N. Bullis Road in Compton.

PUBLIC HEARING TO RECEIVE COMMENTS ON THE PROPOSED SUBSTANTIAL AMENDMENT TO REPROGRAM HUD FUNDS

On motion by Zurita, seconded by Galvan, the public hearing was open at 7:37 p.m. by the following vote on roll call:

AYES: Council Member - Zurita, Galvan, McCoy, Sharif, Brown
NOES: Council Member - None
ABSENT: Council Member – None

Renea Ferrell, presented the staff report stating that the city of Compton proposes to reallocate funds from Community Development Block Grant (CDBG) public service canceled activities funds from Fiscal Year 2015-2016 from Children's Dental Clinic in the amount of \$20,000, Fiscal Year 2016-2017 from Queue Up in the amount of \$15,000 and from VOLUNTEERS OF AMERICA in the amount of \$30,000 for a total of \$65,000.

Ms. Ferrell went on to note that CDBG non-public service cancelled activities include Fiscal Year 2016-2017 residential street project in the amount of \$427,467, noting that the total cancelled CDBG amount is \$492,467.00. Ms. Ferrell went on to note that the proposed CDBG public service proposed activities for Fiscal Year 2016 Compton Parks Program in the amount of \$45,000.00 and the Fiscal Year 2016-2017 First Time homebuyers Program in the amount of \$447,467.00 for a total of \$492,467.00. Ms. Ferrell further noted that the proposed Fiscal Year 2016-2017 Residential Street Project fund amount will be 1,400,000.00 to convert Section 108 Funds into CDBG funds.

PUBLIC COMMENTS ON THE HEARING

Bishop Leroy Guillory, questioned the reason for taking away \$30,000 from VOLUNTEERS OF AMERICA (VOA) and returning additional funds to the organization, noting that there are other organizations in the City that are providing the same services as VOLUNTEERS OF AMERICA.

Ms. Ferrell replied they had applied for Emergency Shelter Grant (ESG) and CDGB which are two different funded projects by Housing Urban Development (HUD). The CDBG portion is being cancelled for \$30,000 because the City received a letter from VOA opting out of that program for this year. The funds will be reallocated to a different project. As part of the ESG funding, VOA is being allocated \$125,000.00 for homeless shelter services.

Mr. Guillory spoke in opposition to VOLUNTEERS OF AMERICA receiving funds from the City.

Denise Curry, Compton resident, stated that she has been approved to assist individuals with the First-Time Home Buyers program, however, she has had difficulty with the process. She further stated that as a loan officer, often when the applicants have met all the criteria and begin the buying process, funds are no longer available.

Ms. Ferrell stated that the First-Time Home Buyers program has been very successful in Compton and further offered her assistance to Ms. Curry to work with applicants.

LeMeika Horton-Pope, Compton resident, spoke regarding the First-Time Home Buyers Program, and stated that the City needs a program that caters to everyone at various household income levels.

Ms. Ferrell noted that the household income guidelines and parameters are determined by the federal government through HUD.

Craig Henry, Compton resident, Senior Program Manager for VOLUNTEERS OF AMERICA, informed the Council that the organization decided \$30,000 should go to a different organization who could better utilize the funds. Mr. Henry further noted that the \$125,000 will be used to assist residents who are at risk of being evicted from their homes.

Lynn Boone, Compton resident, spoke on the issue of the resident street project, noting that the City has been repaving the same streets. Ms. Boone suggested that the City contact HUD to possibly re-assess the City.

Joyce Kelly, Compton resident, noted that many of the citizens do not understand the process. Ms. Kelly urged the Council to state which streets are going to be repaved.

On motion by Zurita, seconded by Galvan, the hearing was closed at 7:41 p.m. by the following vote on roll call:

- AYES:** Council Member - Zurita, Galvan, McCoy, Sharif, Brown
- NOES:** Council Member - None
- ABSENT:** Council Member – None

Councilwoman Sharif requested an update as to the status of the residents being serviced by the VOLUNTEERS OF AMERICA.

Mayor Brown noted that VOLUNTEERS OF AMERICA offer many great programs which benefit the citizens of the community at no cost to the City of Compton.

CONSENT AGENDA

APPROVAL OF MINUTES

FEBRUARY 14, 2017

CITY MANAGER/CITY ATTORNEY/CITY TREASURER REPORTS

- 4. A REQUEST TO RECEIVE AND FILE CORRESPONDENCE FROM MACIAS GINI & O’CONNEL LLP REGARDIING INDEPENDENT AUDITORS REPORT ENDING JUNE 30, 2014 **(Received and Filed)**

CITY FIRE DEPARTMENT

- 4. A RESOLUTIO OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER IN THE AMOUNT OF \$7,500.00 TO HOME DEPOT FOR THE PURCHASE OF MAINTENANCE, ELECTRICAL, PLUMBING AND PAINTING SUPPLIES **(Resolution No. 24,527)**

On motion by Zurita, seconded by McCoy, the Consent Agenda, was approved by the following vote on roll call:

- AYES:** Council Member - Zurita, Galvan, McCoy, Sharif, Brown
- NOES:** Council Member - None
- ABSENT:** Council Member – None

END CONSENT AGENDA

REGULAR AGENDA

CITY MANAGER’S REPORT

- 4. ORAL REPORT – STREET REPAIRS

City Manager Rhambo provided the Council with an oral report of pothole repair/repaving at various locations throughout the City.

NEW BUSINESS

5. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMTON ACTING IN THE CAPACITY OF HOUSING SUCCESSOR AUTHORIZING THE CITY MANAGER TO ENTER INTO AN EXCLUSIVE NEGOTIATION AGREEMENT BETWEEN THE HOUSING SUCCESSOR AND META HOUSING CORPORATION TO WORK OUT THE TERMS AND CONDITIONS OF A PURCHASE AND SALE AGREEMENT FOR THE DISPOSITION AND DEVELOPMENT OF CERTAIN CITY OWNED PROPERTY LOCATED AT 409-415 NORTH ALAMEDA STREET (APN 6166-010-910, 6166-01-911 AND 6166-010-912) FOR A PROPOSED SENIOR RESIDENTIAL DEVELOPMENT IN THE NORTH DOWNTOWN MASTER PLAN AREA

On motion by Sharif, seconded by Zurita **Resolution Number 24,528** entitled ‘**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMTON ACTING IN THE CAPACITY OF HOUSING SUCCESSOR AUTHORIZING THE CITY MANAGER TO ENTER INTO AN EXCLUSIVE NEGOTIATION AGREEMENT BETWEEN THE HOUSING SUCCESSOR AND META HOUSING CORPORATION TO WORK OUT THE TERMS AND CONDITIONS OF A PURCHASE AND SALE AGREEMENT FOR THE DISPOSITION AND DEVELOPMENT OF CERTAIN CITY OWNED PROPERTY LOCATED AT 409-415 NORTH ALAMEDA STREET (APN 6166-010-910, 6166-01-911 AND 6166-010-912) FOR A PROPOSED SENIOR RESIDENTIAL DEVELOPMENT IN THE NORTH DOWNTOWN MASTER PLAN AREA**’ was adopted by the following vote on roll call:

AYES: Council Member - Zurita, Galvan, McCoy, Sharif, Brown
NOES: Council Member - None
ABSENT: Council Member – None

6. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING AN AMENDMENT TO THE 2016-2017 FISCAL YEAR BUDGET TO AUTHORIZE TRANSFERS WITHIN THE CITY ATTORNEY’S DEPARTMENT AND AUTHORIZING A PURCHASE ORDER TO BLUE DIAMOND MATERIALS FOR STREET REPAIR MATERIALS

It was moved by Zurita, seconded Galvan, for discussion.

City Attorney Craig Cornwell offered that his office has received some litigation successes over the last year and, consequently, he has identified funds that may be transferred in the City Attorney’s budget to purchase street repair materials. This purchase could limit future pothole claims. Attorney Cornwell noted that this represents approximately 9,000 potholes which will be repaired.

Resolution Number 24,529 entitled ‘**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING AN AMENDMENT TO THE 2016-2017 FISCAL YEAR BUDGET TO AUTHORIZE TRANSFERS WITHIN THE CITY ATTORNEY’S DEPARTMENT AND AUTHORIZING A PURCHASE ORDER TO BLUE DIAMOND MATERIALS FOR STREET REPAIR MATERIALS**’ was adopted by the following vote on roll call:

AYES: Council Member - Zurita, Galvan, McCoy, Sharif, Brown
NOES: Council Member - None
ABSENT: Council Member – None

APPROVAL OF WARRANTS There were no warrants.

COUNCIL COMMENTS

Councilperson Zurita offered the following communications/announcements:

- Warned the community of various scams whereby seniors are approached by individuals claiming that the senior has collided with them as a pedestrian. The

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perpetrator then attempts to coerce money or even steals the vehicle from the senior.

Capt. Thatcher of the Sheriff's Department informed the citizens that if a driver is involved in a serious accident or accident with injury the driver is mandated by law to remain at the scene. If a driver is involved in a minor traffic incident and the driver is in an unsafe area and it is obvious that fraud is involved, the driver should immediately call 911 and wait for law enforcement. If the driver does not have a cell phone, they should get to a safe location and call 911 or go directly to the closest Sheriff's station to report the incident.

- Commented on the \$30,000 reward for information leading to the arrest and conviction of the individuals involved in the murder of Boston Farley and Richard Williams which was committed on May 15, 2016 at 8:58 p.m. near the 76 Gas Station parking lot. Councilwoman Zurita urged anyone with information to call 800-222-TIPS to remain anonymous.

ADJOURNMENT

Benjamin Mills

(Councilperson Galvan left the meeting at 8:32)

Councilperson McCoy offered the following communications/announcements:

- Commented on the huge success of the Black History Month Celebration.
- Spoke on the wonderful baseball tournaments at Raymond Street Park.
- Invited everyone to attend the Woodley 'Wings and Wheels' event at the Compton Airport Open House on March 11, 2017.
- Invited everyone to attend the Town Hall meeting on March 18, 2017 at 10:00 a.m. in the City Hall community meeting room.

Councilperson Sharif offered the following communications/announcements:

- Invited the community to attend the Town Hall meeting which will be held on March 8, 2017 at Kelly Park beginning at 6 p.m.
- Commented on the success of the Black History Month celebration adding that we recognize and honor our past, present and future.

City Attorney Craig Cornwell requested that the meeting be adjourned in memory of Cassandra Cornwell King.

Mayor Brown offered the following communications/announcements:

- Commented that the Council is pursuing several options for street and infrastructure improvement for the City. She thanked the community for holding the Council accountable and urged the citizens to remain diligent and patient to allow the Council time to move forward.
- Commented on her productive meeting with the City Manager to request that our State Lobbyists provide the Council with options to utilize/institute a truck tariff on heavy trucks transporting materials through the City. Such a tariff would provide funding to improve our streets. Mayor Brown further stated that the City should possibly re-direct heavy trucks that are violating the codes and tearing up the streets.
- Thanked Council persons McCoy and Sharif for their coordination of the Black History Month Celebration, adding that it was a wonderful community event.

- Spoke on the fantastic Compton Youth Build which has many excellent learning and training programs such as the Solar Guard program whereby the youth place solar films on windows to reduce greenhouse gases and also save money on energy costs.
- Commented on the success of the Crossroads Baptist Church 2nd Annual free expungement clinic in conjunction with the ‘My Brother’s Keeper’ program, adding that the clinic has assisted over 100 citizens in getting their records expunged.
- Community Round-Table and Civics Training on Saturday, March 25, 2017 at the Dollarhide Community Center.
- Shared a quote from Dr. Martin Luther King ... “The ultimate measure of a man is not where he stands in moments of comfort and convenience, but where he stands in times of challenge and controversy.” Mayor Brown noted that we are all in this together and we all want what is best for our families and our communities. Mayor Brown thanked Apostle Hill and First Lady Hill for their presence which created a sense of uplifting and positivity at the meeting.

ADJOURNMENT

On motion by Zurita, seconded by McCoy, the meeting was adjourned in memory of **Cassandra Cornwell King** and **Benjamin Mills** at 9:04 p.m. by the following vote on roll call:

AYES: Council Member - Zurita, McCoy, Sharif, Brown
NOES: Council Member - None
ABSENT: Council Member – Galvan

City Clerk of the City of Compton

Mayor of the City of Compton

March 21, 2017

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: CITY MANAGER

**SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
APPROVING AN AMENDMENT TO THE SALARY PLAN FOR THE
CLASSIFICATION OF CITY CONTROLLER**

SUMMARY

The City Council will consider a resolution amending the Salary Plan to increase the salary for the classification of City Controller.

BACKGROUND

In December 2016, a compensation study was conducted under the Human Resources Department. As a result of the study, it was determined that the salary for the City Controller classification is currently at the lower end of the market and would benefit from being increased in order to remain competitive with surrounding cities.

On March 1, 2017, the City and representatives of the American Federation of State, County and Municipal Employees (AFSCME), Local 2325, met and conferred regarding the proposal to increase the salary. The meeting concluded without an agreement.

On March 16, 2017, the City and representatives of AFSCME met and conferred again regarding the City's proposal to increase the salary for the City Controller. Management expressed that the City is in dire need of a competent, experienced City Controller to assist the City with significant fiscal concerns. First, the City's financial audits have not been initiated for 2015-2016 fiscal year. Secondly, the City's fiscal systems have resulted in a recently identified embezzlement scheme. Moreover, the 2016-2017 fiscal year budget was approved with unfunded liabilities which are at least 2.9 million dollars and next year's proposed budgets are due by March 22, 2017.

AFSCME has responded that over the past four years Management has increased salaries for four (4) department head positions without any negotiated benefit to the membership as a whole. Furthermore, according to Management's recent compensation study, the position of City Controller is 3% over the median of similarly situated cities surveyed and the City has other critical positions that are significantly below the median of the cities surveyed.

The meeting concluded without an agreement. However, additional meetings have been scheduled for Management and AFSCME to seek a resolution of this issue.

#3.

City Controller - Amendment to Salary Plan
Staff Report
Page 2

STATEMENT OF ISSUE

Given the economically exigent circumstances of the City, it is Management's position that it is critical to increase the position of City Controller as recommended below.

The recommended salary range for the City Controller classification is as follows:

From:

City Controller:

Range 213 - \$10,580.00 - \$12,406.00 monthly
\$126,960.00 - \$148,872.00 annually

To:

City Controller:

Range 223 - \$11,687.00 - \$13,704.00 monthly
\$140,244.00 - \$164,448.00 annually

ALTERNATIVE

Do not approve the recommendation contained in this report.

FINANCIAL IMPACT

The proposed amendment to the Salary Plan shall create an increase to the Fiscal Year 2016-2017 budget in Account No. 1001-65-0000-4101 by approximately \$4,543.00.

RECOMMENDATION

It is recommended that the City Council adopt the attached Resolution authorizing the City Manager to amend the Salary Plan by increasing the salary for the City Controller classification in the City Controller's Department.

CECIL W. RHAMBO JR.
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
COMPTON APPROVING AN AMENDMENT TO THE SALARY
PLAN FOR THE CLASSIFICATION OF CITY CONTROLLER

WHEREAS, the City of Compton's last permanent City Controller resigned from his position on April 29, 2016; and

WHEREAS, the City initiated a recruitment process conducted by a professional recruitment firm on November 8, 2017 and closed the recruitment on December 23, 2016; and

WHEREAS, on March 7, 2017, the City Council at a duly noticed public meeting, appointed an imminently qualified candidate from the City Controller recruitment; and

WHEREAS, the negotiations between the candidate and the City resulted in a proposed increase from the current salary classification; and

WHEREAS, given the economically exigent circumstances of the City, this action is critical in order to fill the City Controller position with a highly qualified candidate who can address the City's unique fiscal concerns; and

WHEREAS, on March 1, 2017, and March 16, 2017, the City and representatives of the American Federation of State, County and Municipal Employees (AFSCME), Local 2325, met and conferred regarding the proposal to increase the City Controller salary; and

WHEREAS, these meet and confer meetings did not result in an agreement regarding the proposed salary increase; and

WHEREAS, based upon the economically exigent circumstances, this matter is presented to City Council to revise the City of Compton's Salary Plan by increasing the salary for the City Controller position.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF
COMPTON DOES HEREBY RESOLVE AS FOLLOWS:**

Section 1. That the City of Compton Salary Plan shall be amended by adjusting the salary range for the City Controller classification as follows:

Range 223 - \$11,687.00 - \$13,704.00 monthly
\$140,244.00 - \$164,448.00 annually

Section 2. That this City Controller classification adjustment shall be effective March 20, 2017.

Section 3. That a duly certified copy of this Resolution shall be delivered to the Office of the City Manager, Office of the City Controller and the Department of Human Resources.

Section 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2017.

MAYOR OF THE CITY OF COMPTON

Resolution No. _____
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ATTEST:

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor and attested by the City Clerk at a regular meeting thereof, held on the ____ day of _____, 2017.

That said Resolution was adopted by the following vote, to wit:

AYES:	COUNCIL MEMBERS-
NOES:	COUNCIL MEMBERS-
ABSTAIN:	COUNCIL MEMBERS-
ABSENT:	COUNCIL MEMBERS-

CITY CLERK OF THE CITY OF COMPTON

March 21, 2017

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING IN KIND CONTRIBUTIONS IN SUPPORT OF THE 14TH ANNUAL COMPTON STAND DOWN FOR VETERANS SEPTEMBER 16-18, 2017

SUMMARY

This Resolution approves in-kind contributions in support of the 14th Annual Compton Stand Down for Veterans for September 16-18, 2017.

BACKGROUND

The name “Stand Down” comes from a term used in time of war. Exhausted combat units requiring time to rest and recover were removed from the battlefields to a place of relative security and safety. Today, “Stand Down” refers to a grassroots, community-based intervention program designed to help the nation’s estimated 150,000 homeless veterans “combat” life on the streets.

The 2017 Veteran Stand Down in Compton brings our community into the solution, gives hope to veterans still living on the streets of Southern California, offers them a temporary respite, and provides information and services that can help end their nightmare on the streets.

Services provided include assistance with housing, employment, VA benefits, VA enrollment, VA medical care, VA mental health care, legal assistance, military records assistance, dental care, treatment/counseling, social security assistance, vision screening, food, clothing, hygiene supplies, showers, haircuts and entertainment.

STATEMENT OF THE ISSUE

The Compton Stand Down for Veterans is an event that is held in cities all over the nation to provide food, clothing, services and referrals to homeless veterans. The City of Compton has been asked to support the Stand Down through approving in-kind contributions for support.

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The City of Compton agrees to provide the following in kind services:

FACILITY USAGE:

600 N. Alameda Street, Compton, CA. 90220

Blue Room - Workshops
Kitchen
Eating Room
Gold Room
Large Administration Area
Rooms 20, 21, 22, 23, 26 and 27
2 Rooms Near Rear of Building
Office Area Near Rear of Building
Parking Lot

ESTIMATED EQUIPMENT USAGE (BASED ON 2016 STAND DOWN):

- 1 Podium
- 2 Generators
- 10 (Ten) 100 foot Electrical Cords

ESTIMATED STAFFING BASED ON (2016 STAND DOWN):

- Two Custodians to work two (8) eight hour shifts (6:00 am - 2:00 pm and 1:00 pm - 9:00 pm) at \$30.05 per hour equals \$961.60 times three days (September 16-19, 2016) for a total of Two Thousand Eight Hundred Eighty-four Dollars and Eighty Cents (\$2,884.80).

ALTERNATIVE

Alternatively, City Council can elect not to approve in-kind contributions.

FISCAL IMPACT

There is no fiscal impact except for staffing overtime payment referenced above.

RECOMMENDATIONS

Staff recommends that the City Council adopt the attached Resolution.

CECIL W. RHAMBO JR.
CITY MANAGER

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
COMPTON APPROVING IN KIND CONTRIBUTIONS IN
SUPPORT OF THE 14TH ANNUAL COMPTON STAND DOWN
FOR VETERANS SEPTEMBER 16-18, 2017**

WHEREAS, the Compton Stand Down for Homeless Veterans (“Stand Down”) is an event that is held in cities all over the nation to provide food, clothing, medical services and referrals to veterans; and

WHEREAS, the name Stand Down comes from a term used in time of war. Exhausted combat units requiring time to rest and recover were removed from the battlefields to a place of relative security and safety; and

WHEREAS, today, Stand Down refers to a grassroots, community-based intervention program designed to help the nation’s estimated 150,000 homeless veterans “combat” life on the streets; and

WHEREAS, the 2017 Veteran Stand Down in Compton brings our community into the solution, gives hope to veterans still living on the streets of Southern California, offers them a temporary respite, and provides information and services that can help end their nightmare on the streets; and

WHEREAS, services provided include assistance with housing, employment, VA benefits, VA enrollment, VA medical care, VA mental health care, legal assistance, military records assistance, dental care, treatment/counseling, social security assistance, vision screening, food, clothing, hygiene supplies, showers, haircuts and entertainment.

WHEREAS, the City of Compton agrees to provide the following in kind services:

FACILITY USAGE:

NEIGHBORHOOD CENTER - 600 N. Alameda Street, Compton, CA. 90220

- Blue Room - Workshops
- Kitchen
- Eating Room
- Gold Room
- Large Administration Area
- Rooms 20, 21, 22, 23, 26 and 27
- 2 Rooms Near Rear of Building
- Office Area Near Rear of Building
- Parking Lot

EQUIPMENT USAGE:

- 1 Podium
- 2 Generators
- 10 (Ten) 100 foot Electrical Cords

STAFFING:

- Two Custodians to work two (8) eight hour shifts (6:00 am - 2:00 pm and 1:00 pm - 9:00 pm) at \$30.05 per hour equals \$961.60 times three days (September 16-19, 2016) for a total of Two Thousand Eight Hundred Eighty-four Dollars and Eighty Cents (\$2,884.80).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON
DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the City Council of the City of Compton does hereby approve in-kind contributions referenced above in support of the 2017 Compton Stand Down for Veterans September 16-18, 2017.

SECTION 2. That a certified copy of this Resolution shall be filed in the offices of the City Manager, City Attorney, City Clerk and City Controller.

SECTION 3. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

SECTION 4. That a certified copy of this resolution shall be filed in the offices of the City Manager, General Services, and City Clerk.

ADOPTED this _____ day of _____, 2017

MAYOR OF THE CITY OF COMPTON

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON

I, Alita Godwin, City Clerk of the City of Compton hereby certify that the foregoing resolution was adopted by the City Council of said City, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the ____ day of _____, 2017.

That said resolution was adopted by the following vote, to wit:

AYES: Council Members-
NOES: Council Members-
ABSENT: Council Members-
ABSTAIN: Council Members-

CITY CLERK OF THE CITY OF COMPTON

MARCH 21, 2017

TO: MAYOR AND COUNCILMEMBERS

FROM: CITY MANAGER

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON, ACTING IN ITS CAPACITY AS THE HOUSING SUCCESSOR, AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT AND TO ISSUE A PURCHASE ORDER IN THE AMOUNT OF \$50,000 TO KEYSER MARSTON ASSOCIATES (KMA) TO PROVIDE REAL ESTATE AND FINANCIAL ANALYSIS SERVICES ON PROPOSED AFFORDABLE HOUSING DEVELOPMENTS IN ACCORDANCE WITH THE PROVISIONS OF SERIES 2010A TAX-EXEMPT HOUSING BONDS

SUMMARY

This Resolution authorizes the City Manager to enter into a professional services agreement (“Agreement”) and to issue a purchase order not to exceed \$50,000 to Keyser Marston Associates (KMA) to provide real estate and financial analysis services on proposed construction of affordable housing developments in accordance with the provisions of Series 2010A tax-exempt housing bonds.

BACKGROUND

On June 10, 2010, the former Community Redevelopment Agency of the City of Compton (“Former Agency”) issued Series 2010A tax-exempt housing bonds for implementation of various affordable housing projects involving acquisition of specific sites for development of low and moderate income housing in the community. In accordance with bond covenants, the sites must be conveyed to qualified developers as subsidies to facilitate development of affordable housing for low to moderate income households.

STATEMENT OF THE ISSUE

The Housing Successor is utilizing the Former Agency’s Series 2010A tax-exempt housing bonds for the development of various affordable housing projects in accordance with the provisions of the Series 2010A tax-exempt housing bonds. Consequently, the bond covenants require that properties acquired with bond proceeds must be developed and sold at below fair market value to qualified low income homebuyers. In order to ensure that the completed homes are sold to the target population, the Housing Successor must procure the services of an experienced consultant with expertise to provide assistance in reviewing and evaluating the financial and pro forma submittals from developers associated with these projects and to validate the amount of subsidies necessary to ensure project feasibility in accordance with the tax-exempt status of the 2010A Bonds.

#5.

The Housing Successor is in receipt of a proposal from KMA to perform real estate and financial analysis services on proposed housing developments currently in the pipeline for an amount not to exceed \$50,000. The Housing Successor has determined that KMA has the necessary experience, competence, and the resources to provide such services in accordance with the provisions of Series 2010A tax exempt housing bonds.

Historically, KMA has served as the Former Agency's fiscal consultant in the issuance of tax allocation bonds as well as preparation of the fiscal analysis for the proposed housing developments which facilitated the construction of the Willow Walk developments, the Transit Center and Dollarhide Community Center projects.

The firm's historical knowledge and familiarity with the restrictive and affordability requirements under the bond covenants makes KMA uniquely qualified to undertake financial analysis of the proposed housing developments.

On the basis of the above, staff has determined that KMA has the proven capacity and the track record to provide the requisite real estate and financial analysis services on proposed housing developments currently in the pipeline.

FISCAL IMPACT

The procurement of KMA to perform the aforementioned services will not have any impact on the General Fund Account. The requisite funds are available in the Housing Successor's budget for Fiscal Year 2016-2017 in Account No. 1205-910-000-4266.

RECOMMENDATION

Staff respectfully requests the City Council to authorize the City Manager to enter into a professional services agreement and to issue a purchase order in the amount of \$50,000 to Keyser Marston Associates (KMA) to provide real estate and financial analysis services on proposed affordable housing developments in accordance with the provisions of Series 2010A tax-exempt housing bonds.

KOFI SEFA-BOAKYE
REDEVELOPMENT MANAGER

APPROVED FOR FORWARDING:

CECIL W. RHAMBO JR.
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON, ACTING IN ITS CAPACITY AS THE HOUSING SUCCESSOR, AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT AND TO ISSUE A PURCHASE ORDER IN THE AMOUNT OF \$50,000 TO KEYSER MARSTON ASSOCIATES (KMA) TO PROVIDE REAL ESTATE AND FINANCIAL ANALYSIS SERVICES ON PROPOSED AFFORDABLE HOUSING DEVELOPMENTS IN ACCORDANCE WITH THE PROVISIONS OF SERIES 2010A TAX –EXEMPT HOUSING BONDS

WHEREAS, on June 10, 2010, the former Community Redevelopment Agency of the City of Compton (“Former Agency”) issued Series 2010A tax-exempt housing bonds for the implementation of various affordable housing projects involving the acquisition of specific sites for development of low and moderate income housing in the community; and

WHEREAS, in accordance with bond covenants, the sites must be conveyed to qualified developers as subsidies to facilitate development of affordable housing for low to moderate income households; and

WHEREAS, the Housing Successor is utilizing the Former Agency’s Series 2010A tax-exempt housing bonds for the development of various affordable housing projects in accordance with the provisions of the Series 2010A tax-exempt housing bonds; and

WHEREAS, the bond covenants require that properties acquired with bond proceeds must be developed and sold at below fair market value to qualified low income homebuyers; and

WHEREAS, in order to ensure that the completed homes are sold to the target population, staff has determined that there is a need to procure the services of an experienced consultant with expertise to provide assistance in reviewing and evaluating the financial and pro forma submittals from developers associated with these projects and to validate the amount of subsidies necessary to ensure project feasibility in accordance with the tax-exempt status of the Series 2010A bonds; and

WHEREAS, staff has determined that the Keyser Marston Associates (KMA) has the necessary experience, competence, and resources to provide the requisite real estate and financial analysis services on the proposed housing developments currently in the pipeline; and

WHEREAS, funds for this expenditure are available in the Housing Successor’s 2016-2017 Fiscal Year Budget.

NOW, THEREFORE, THE CITY COUNCIL, IN THE CAPACITY OF HOUSING SUCCESSOR HEREBY RESOLVES AS FOLLOWS:

Section 1. That the City Manager is hereby authorized to enter into a Professional Services Agreement with Keyser Marston Associates (KMA) to provide real estate and financial analysis services on proposed housing developments in accordance with the provisions of Series 2010A tax-exempt housing bonds.

Section 2. That the City Manager is hereby authorized to issue a purchase order in an amount not to exceed Fifty Thousand Dollars (\$50,000.00) to Keyser Marston Associates (KMA) for the purpose of providing real estate and financial analysis consulting services.

Section 3. That the funds for said services are available in the Housing Successor’s 2016-2017 Fiscal Year budget in the following account:

1205-910-000-4266	\$50,000.00
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RESOLUTION NO. _____
PAGE 2

Section 4. That a certified copy of this Resolution shall be filed in the Offices of the City Manager, City Attorney, City Controller, Housing Successor, Successor Agency and City Clerk.

Section 5. That the Mayor shall sign and the Clerk shall attest to the adoption of this resolution.

ADOPTED this _____ day of _____, 2017.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing resolution was adopted by the City Council, signed by the Mayor, and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2017.

That said resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-

CITY CLERK OF THE CITY OF COMPTON

**PROFESSIONAL SERVICES AGREEMENT
BETWEEN
CITY OF COMPTON (HOUSING SUCCESSOR)
AND
KEYSER MARSTON ASSOCIATES, INC.**

This **AGREEMENT** ("Agreement") is entered into by and between the **CITY OF COMPTON**, a municipal corporation of the State of California, acting in the capacity as the Compton Housing Successor (hereinafter referred to as "**CITY**") located at 205 South Willowbrook Avenue, Compton, California 90220, and **KEYSER MARSTON ASSOCIATES, INC.** (hereinafter referred to as "**CONSULTANT**"), located at 500 South Grand Avenue, Suite 1480, Los Angeles, California 90071.

RECITALS:

WHEREAS, on June 10, 2010, the former Community Redevelopment Agency of the City of Compton ("Former Agency") issued Series 2010A tax-exempt housing bonds for the implementation of various affordable housing projects involving the acquisition of specific sites for development of low and moderate income housing in the community; and

WHEREAS, in accordance with bond covenants, the sites must be conveyed to qualified developers as subsidies to facilitate development of affordable housing for low to moderate income households; and

WHEREAS, the City is utilizing the Former Agency's Series 2010A tax-exempt housing bonds for the development of various affordable housing projects in accordance with the provisions of the Series 2010A tax-exempt housing bonds; and

WHEREAS, the bond covenants require that properties acquired with bond proceeds must be developed and sold at below fair market value to qualified low income homebuyers; and

WHEREAS, in order to ensure that the completed homes are sold to the target population, the City has determined that there is a need to procure the services of an experienced consultant with expertise to provide assistance in reviewing and evaluating the financial and pro forma submittals from developers associated with these projects and to validate the amount of subsidies necessary to ensure project feasibility in accordance with the tax-exempt status of the Series 2010A bonds; and

WHEREAS, the City has determined that the Consultant has the necessary experience, competence, and the resources to provide such services required by this Agreement; and

WHEREAS, Consultant is willing to render such professional services subject to the terms and conditions set forth in this Agreement.

AGREEMENT:

NOW, THEREFORE, Consultant and City, for the consideration, terms, and conditions herein described, mutually agree as follows:

1. **Scope of Services to be Rendered by Consultant**

It is the mutual understanding of the parties that the Consultant shall perform and be responsible for rendering the following professional services, which shall include, but not be limited to, the tasks and deliverables indicated below:

- Review the financial submittals and pro formas to identify any missing information or additional information required and request such information from the developer.
- Review the construction cost and development cost information provided by the Developer and compare to information on comparable projects in KMA's files.
- Review developer's estimates of market and affordable rents or prices, and compare to the existing market and statutory requirements for rents and prices.
- Review developer's return requirements and compare to market range of return requirements.
- Prepare a Consultant pro forma estimating the supportable land value or residual land value for disposition of the property to the developer.
- Prepare a memo of Consultant's findings.
- Provide additional project related services to the City, including assistance with negotiations or testimony at any hearings.

Consultant acknowledges that in entering into this Agreement the City is relying on Consultant's special skills and experience to do and perform the services in accordance with best standards of professional practice. While performing the services, Consultant agrees to perform all said work and, to the extent not furnished by the City, furnish all the necessary materials at its own cost and expense necessary to complete said services in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances and to the reasonable satisfaction of the City.

Consultant services hereunder shall be performed in good, workmanlike and professional manner. Consultant shall be responsible for correcting and completing all errors and omissions related to the services provided by the Consultant for this Agreement at no additional cost to the City. "Errors" and "Omissions" for purposes of this paragraph are defined to mean a failure by the Consultant to meet the standards of its profession as set forth in the preceding paragraph. The acceptance of the services by City does not release Consultant from these obligations.

Consultant will be responsible for employing or engaging all persons necessary to perform the services. All of Consultant's staff will be qualified by training and experience to perform their assigned tasks. Consultant will give its personal attention to the fulfillment of the provisions of this Agreement by all of its employees and subcontractors, if any, and will keep the services under its control. On demand of City, if any employee or subcontractor of Consultant

fails or refuses to carry out the provisions of this Agreement or appears to be incompetent or to act in a disorderly or improper manner, he or she will be discharged immediately from the services to be performed pursuant to this Agreement.

James Rabe, Senior Principal-In-Charge of Consultant, shall be primarily responsible for representing Consultant in performance of this Agreement.

2. Duration of Contract. Consultant agrees to commence the services provided for herein upon written Notification to Proceed from the City and perform the services required under this Agreement in a timely, diligent and professional manner until the agreed services are completed.

Consultant acknowledges the importance to City of the project schedule and agrees to put forth its best professional efforts to perform the services in a manner consistent with that schedule. City understands that Consultant's performance must be governed by sound practices. Consultant will work such overtime or engage such personnel and equipment as necessary to maintain the schedule, without additional compensation.

3. Compensation. The method of payment for this Agreement will be based on a time-and-materials basis, as identified in Consultant's attached/incorporated "**Proposal – Real Estate and Financial Analysis Services,**" dated March 9, 2017. The total price paid to the Consultant will include compensation for all work, including travel, materials, supplies, vendor services, expenses and subcontracted work. No additional compensation will be paid to the Consultant, unless there is a change in the scope of the work or the scope of the project. In the instance of a change in the scope of work or scope of the project, adjustment to the total compensation will be negotiated between the Consultant and the City. Adjustment in the total compensation will not be effective until authorized and approved in writing by the City.

Progress payments may be made in arrears based on the percentage of work and deliverables completed by the Consultant. If Consultant fails to submit the required deliverable items according to schedule or as required by the Agreement, except for those amounts that are due and not reasonably in dispute, the City shall have the right to delay payment and/or terminate this Agreement in accordance with the provisions noted herein.

Consultant shall be reimbursed within thirty (30) days, or as promptly as fiscal procedures may permit upon receipt by the City of itemized invoices for the services completed. Invoices shall be submitted no later than forty-five (45) calendar days after the performance of work for which the Consultant is billing. Invoices shall detail the work performed on each task as applicable. Invoices shall be delivered or mailed to the **Housing Successor Manager** at the following address: **City of Compton, 205 South Willowbrook Avenue, Compton, California 90220.**

The Consultant is required to comply with all federal, state and local laws and ordinances applicable to the services provided under this Agreement.

As full and complete compensation for the services performed by the Consultant as described in Section 1 of this Agreement, City shall pay and Consultant agrees to accept, a not-to-exceed maximum sum of **Fifty Thousand Dollars (\$50,000.00).**

#5.

Consultant agrees to provide all standard consulting services at the following hourly rates:

A. Jerry Keyser	\$280.00
Managing Principals	\$280.00
Senior Principals	\$270.00
Principals	\$250.00
Managers	\$225.00
Senior Associates	\$187.50
Associates	\$167.50
Senior Analysts	\$150.00
Analysts	\$130.00
Technical Staff	\$95.00
Administrative Staff	\$80.00

In the event of termination, the Consultant shall be entitled to compensation for the undisputed reasonable value of services performed to the effective date of termination, including any non-cancellable obligations incurred prior to termination; provided, however, that the City may condition payment of such compensation upon the Consultant's delivery to the City of any and all City property, documents, reports, records, materials and work product associated with the performance of this Agreement.

4. Ownership of Materials. With the exception of Consultant's proprietary computer models, Consultant agrees that all of its customized reports, recommendations, plans, copyrightable materials and other Work Product created or assembled by it in the course of performing the services ("Work Product") hereunder are works for hire for the benefit of the City and as such is the sole property of the City. To the extent that such materials and Work Product do not constitute work for hire, in consideration of the payments and other covenants of the City, as set forth or called for herein, Consultant hereby sells, transfers, conveys and assigns any and all of its rights therein to the City. In the event this Agreement is terminated, all Work Product produced by Consultant or its agents, employees and subcontractors pursuant to this Agreement will be delivered to City pursuant to the termination clause of this Agreement.

The Work Product may be used by City and its agents, employees, representatives, and assigns, in whole or in part, or in modified form, for all purposes City may deem advisable, without further employment of or payment of any compensation to Consultant; provided, however, that if this Agreement is terminated for any reason prior to completion of the Project and if under such circumstances City uses, or engages the services of and directs another consultant to use, the Work Product, City agrees to hold Consultant harmless from any and all liability, costs, and expenses relative to claims arising out of matters and/or events which occur subsequent to the termination of this Agreement as a result of causes other than the fault or negligence of Consultant, or anyone for whose acts it is responsible, in preparation of the Work Product. Consultant will not be responsible for deficiencies solely attributable to modifications of the Work Product performed by others, or that arise from use of the Documents in connection with a project other than that shown in the Work Product.

5. Independent Contractor Status. Consultant, its officers, employees, sub-consultants, subcontractors, agents and volunteers (collectively hereinafter the "Consultant"), will perform the services in Consultant's own way and pursuant to this Agreement as an independent contractor and in pursuit of Consultant's independent calling, and not as an

employee of City. The persons used by Consultant to provide the services under this Agreement will not be considered employees of City for any purposes. Neither the City nor any of its officers, employees, agents or volunteers shall have any control over the conduct of the Consultant, except as expressly set forth in this Agreement. Consultant expressly warrants that while engaged in carrying out and complying with any terms and conditions of this Agreement that Consultant shall not at any time or in any manner, represent that Consultant is in any manner officers, employees, agents or volunteers of the City. Consultant shall obtain no rights to retirement, health care or any other benefit that accrue to City officials, officers, or employees. Consultant expressly waives any claim to such rights.

The payment(s) made to Consultant pursuant to the Agreement will be the full and complete compensation to which Consultant is entitled. City will not make any federal or state tax withholdings on behalf of Consultant or its agents, employees or subcontractors. City will not pay any workers' compensation insurance, retirement contributions or unemployment contributions on behalf of Consultant or its employees or subcontractors. Consultant agrees to indemnify and pay City within thirty (30) days for any tax, retirement contribution, social security, overtime payment, unemployment payment or workers' compensation payment which City may be required to make on behalf of Consultant or any agent, employee, or contractor of Consultant for work done under this Agreement. At the City's election, City may deduct the amounts paid pursuant to this section, from any balance owing to Consultant.

6. Successors, Assignment and Delegation. City and the Consultant each binds themselves, their partners, successors, assigns and legal representatives to the other hereto and to partners, successors, assigns and legal representatives of such other party in respect to all covenants, agreements and obligations contained in this Agreement.

The expertise and experience of Consultant are material considerations for this Agreement. Consultant shall not assign or transfer any interest in this Agreement or the performance of any of Consultant's obligations under this Agreement without the prior written consent of the City. Any attempted assignment or transfer of any of Consultant's rights, duties or obligations arising under this Agreement shall be null and void.

7. Nondiscriminatory Employment Practices. During the performance of this Agreement, the Consultant agrees not to discriminate against any employee or applicant for employment because of race, sex, creed, color, religion, age, sexual orientation, marital status, national origin, political affiliation, handicap or belief in accordance with requirements of City, State or Federal laws and regulations. Consultant will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, sex, creed, color, religion, age, sexual orientation, marital status, national origin, political affiliation, handicap or belief in accordance with requirements of City, State or Federal laws and regulations. Such actions shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoffs or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Consultant agrees to post in conspicuous places, available to employees, applicants and subcontractors for employment, notices setting forth the provisions of this non-discrimination clause.

In the event of the Consultant's non-compliance with the non-discrimination clause of this Agreement, this Agreement may be immediately canceled, terminated or suspended in whole or in part.

8. **Subcontracting.** Consultant's services are unique and personal. Except as may be agreed to by the City, Consultant will not subcontract any portion of the services without prior written approval of the City. If Consultant subcontracts any of the services, Consultant will be fully responsible to City for the acts, errors and omissions of Consultant's subcontractor and of the persons either directly or indirectly employed by the subcontractor, as Consultant is for the acts and omissions of persons directly employed by Consultant. Nothing contained in this Agreement will create any contractual relationship between any subcontractor of Consultant and City. Consultant will be responsible for payment of subcontractors. Consultant will bind every subcontractor and every subcontractor of a subcontractor by the terms of this Agreement applicable to Consultant's work unless specifically noted to the contrary in the subcontract and approved in writing by City.

9. **Other Consultants.** The City reserves the right to employ other consultants in connection with the services.

10. **Indemnification.** Consultant shall indemnify and save harmless the City, its officials, officers, employees, agents and designated volunteers (collectively hereinafter the "City"), against any and all damages to property or injuries to or death of any person or persons, including property and employees or agents of the City and shall indemnify and save the City from any and all liability and expense including reimbursement of reasonable defense costs and legal fees, and claims, demands, suits, actions or proceedings of any kind or nature, including Workers' Compensation claims, of or by anyone whomsoever to the extent caused by the negligent, reckless or willful misconduct for the Consultant, its officers, employees, sub-consultants, subcontractors or agents in the performance of the duties undertaken by Consultant pursuant to this Agreement.

This indemnification and hold harmless obligation does not extend to claims arising out of the negligence or willful misconduct of the City, its officials, officers, employees, agents and volunteers.

11. **Insurance.** Without limiting the Consultant's indemnification of the City, Consultant shall obtain and maintain, at its cost and expense, for the duration of the Agreement and any and all amendments, insurance against claims for injuries to persons or damage to property which may arise out of or in connection with performance of the services by Consultant or Consultant's agents, representatives, employees or subcontractors. The insurance will be obtained from an insurance carrier admitted and authorized to do business in the State of California. Such evidence shall specifically identify this Agreement and shall contain express conditions that the City is to be given written notice at least thirty (30) days in advance of any termination or implementation of a reduction of limits or material change of insurance coverage as specified herein. Consultant shall be responsible for providing any advance notification to the City which would otherwise not be provided by the policies insurance carrier(s). ***Failure on the part of the Consultant to procure or maintain insurance shall constitute a material breach upon which the City may immediately terminate this Agreement.*** All insurance required hereunder shall be primary with respect to any insurance maintained by the City.

Coverages and Limits. Consultant will maintain the types of coverages and minimum limits indicated below, unless the Risk Manager or City Manager, in consultation with the City Attorney approves a lower amount. These minimum amounts of coverage will not constitute any limitations or cap on Consultant's indemnification obligations under this

Agreement. City, its officers, agents, volunteers and employees make no representation that the limits of the insurance specified to be carried by Consultant pursuant to this Agreement are adequate to protect Consultant. The coverage will contain no special limitations on the scope of its protection to the below-indicated insured's except for Workers Compensation and errors and omissions insurance. Consultant will obtain occurrence coverage, excluding Professional Liability, which will be written as claims-made coverage. If Consultant believes that any required insurance coverage is inadequate, Consultant will obtain such additional insurance coverage, as Consultant deems adequate, at Consultant's sole expense.

11.1 Commercial General Liability Insurance. \$1,000,000 combined single-limit per occurrence for bodily injury, personal injury and property damage. If the submitted policies contain aggregate limits, general aggregate limits will apply separately to the work under this Agreement or the general aggregate will be twice the required per occurrence limit.

11.2 Automobile Liability. \$1,000,000 combined single-limit per accident for bodily injury and property damage.

11.3 Workers' Compensation and Employer's Liability. Workers' Compensation limits as required by the California Labor Code and Employer's Liability limits of \$1,000,000 per accident for bodily injury. Workers' Compensation and Employer's Liability insurance will not be required if Consultant has no employees and provides, to City's satisfaction, a declaration stating this.

11.4 Professional Liability. Errors and omissions liability appropriate to Consultant's profession with limits of not less than \$1,000,000 per claim. The coverage shall also provide an extended two (2) year reporting period commencing upon termination or cancellation of this Agreement.

Endorsements. For Commercial General Liability Insurance and Automobile Liability Insurance, Consultant will ensure that the policies are endorsed to name the City of Compton and its respective elected and appointed officers, officials, employees, agents and volunteers as "additional insured's" with respect to liability arising out of the activities of the Consultant. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City. ***Prior to City's execution of this Agreement, Consultant will furnish certificates of insurance and endorsements to City.***

Waiver of Subrogation. The policies shall contain a waiver of subrogation for the benefit of City.

12. Permits and Licenses. Consultant, at its own expense, during the term of this Agreement, shall obtain and maintain all appropriate business and professional permits, licenses and certificates that may be required in connection with the performance of services by the Consultant. Upon execution of this Agreement, the Consultant shall show evidence of a business license permit in conformance with *Section 9-1.2 of the Compton Municipal Code*.

13. Maintenance of Records. Consultant will maintain complete and accurate records with respect to costs incurred under this Agreement. All records will be clearly identifiable. Consultant will allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of records and any other documents created pursuant to this Agreement. Consultant will allow inspection of all work, data, documents, proceedings, and

activities related to the Agreement for a period of three (3) years, or longer if required by law, from the date of final payment under this Agreement.

14. Warranties. Consultant represents and warrants (i) that Consultant has no obligations, legal or otherwise, inconsistent with the terms of this Agreement or with Consultant's undertaking this relationship with City, (ii) that the performance of the services called for by this Agreement do not and will not violate any applicable law, rule or regulation or any proprietary or other right of any third party, (iii) that Consultant will not use in the performance of his responsibilities under this Agreement any confidential information or trade secrets of any other person or entity and (iv) that Consultant has not knowingly entered into or will enter into any agreement (whether oral or written) in conflict with this Agreement.

15. General Compliance with Laws. Consultant will keep fully informed of federal, state and local laws and ordinances and regulations which in any manner affect those employed by Consultant, or in any way affect the performance of the services by Consultant. Consultant will at all times observe and comply with these laws, ordinances, and regulations and will be responsible for the compliance of the services with all applicable laws, ordinances and regulations. In the event the Consultant encounters any conflict between such laws and ordinances, Consultant shall notify the City in writing and the parties agree to work cooperatively to resolve the conflict.

16. Disadvantaged Business Enterprise (DBE) Participation. DBE and other small businesses (SB), as defined in Title 49 CFR, Part 26, are encouraged to participate in the performance of agreements financed in whole or in part with federal funds. The Consultant shall not discriminate on the basis of race, color, national origin, or sex in the performance of this Agreement.

17. Termination. In the event of the Consultant's failure to prosecute, deliver, or perform the services, after giving written notice of default and two (2) days to correct the same, then, in addition to any other remedies, City may terminate this Agreement for nonperformance by notifying Consultant in writing. Consultant has five (5) business days to deliver any documents owned by City and all work in progress to City address contained in this Agreement. City will make a determination of fact based upon the Work Product delivered to City and of the percentage of work that Consultant has performed which is usable and of worth to City in having the Agreement completed. Based upon that finding City will determine the final payment of the Agreement. In the event City elects to terminate, City will have the right to immediate possession of all Work Product and work in progress prepared by Consultant, whether located at the project site, at Consultant's place of business, or at the offices of a sub-consultant.

The City's obligation is payable only from funds appropriated for the purpose of this Agreement. All funds for payments after the end of the current fiscal year are subject to the City's legislative appropriation for this purpose. In the event this Agreement extends into succeeding fiscal year periods and the City Council does not allocate sufficient funds for the next succeeding fiscal year payments, this Agreement shall terminate immediately upon written notice from the City.

Either Party, upon tendering ten (10) calendar days written notice to the other Party, may terminate this Agreement for convenience. In this event and upon request of City, Consultant will assemble the Work Product without charge and put it in order for proper filing and closing and deliver it to City. Consultant will be paid for work performed to the termination date;

however, the total will not exceed the lump sum fee payable under this Agreement. City will make the final determination as to the portions of tasks completed and the compensation to be made.

18. Force Majeure. In the event that performance by either party is rendered impossible (permanently or temporarily) due to acts of war, acts of terrorism, fires, floods, epidemics, quarantine restrictions, or other natural occurrences, strikes, work slowdowns, lockouts (other than lockout by Consultant), or other similar acts to those described above or other causes beyond the reasonable control of such party, and without fault or negligence, said event shall excuse performance by such party, or in the case of temporary impossibility, shall excuse performance only for a period commensurate with the period of impossibility. Notwithstanding the foregoing, City shall have the right to terminate this Agreement upon any event that renders performance impossible. In such case, City shall be responsible for payment of compensation for the reasonable value of services rendered to the point at which this Agreement is terminated, but in no event to exceed the total lump sum fee payable under this Agreement.

19. Covenants Against Contingent Fees. Consultant warrants that Consultant has not employed or retained any company or person, other than a bona fide employee working for Consultant, to solicit or secure this Agreement, and that Consultant has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift, or any other consideration contingent upon, or resulting from, the award or making of this Agreement. For breach or violation of this warranty, City will have the right to terminate this Agreement for nonperformance, or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of the fee, commission, percentage, brokerage fees, gift, or contingent fee.

20. Claims And Lawsuits. By signing this Agreement, Consultant agrees that any Agreement claim submitted to City must be asserted as part of the Agreement process as set forth in this Agreement and not in anticipation of litigation or in conjunction with litigation. Consultant acknowledges that if a false claim is submitted to City by Consultant, it may be considered fraud and Consultant may be subject to criminal prosecution. Consultant acknowledges that California Government Code sections 12650 *et seq.*, the False Claims Act, applies to this Agreement and, provides for civil penalties where a person knowingly submits a false claim to a public entity. These provisions include false claims made with deliberate ignorance of the false information or in reckless disregard of the truth or falsity of information. If City seeks to recover penalties pursuant to the False Claims Act, it is entitled to recover its litigation costs, including attorney's fees. Consultant acknowledges that the filing of a false claim may subject Consultant to an administrative debarment proceeding as the result of which Consultant may be prevented to act as a Consultant on any public work or improvement for a period of up to five (5) years. Consultant acknowledges debarment by another jurisdiction is grounds for City to terminate this Agreement.

21. Jurisdiction, Venue and Governing Law. Any action at law or in equity brought by either of the Parties for the purpose of enforcing a right or rights provided for by this Agreement will be tried in a court of competent jurisdiction in the County of Los Angeles, State of California, and the Parties waive all provisions of law providing for a change of venue in these proceedings to any other county. This agreement will be governed by the laws of the State of California.

22. Testimony. Consultant will testify at City's request if litigation is brought against City in connection with Consultant's services under this agreement. Unless the action is brought by Consultant, or is based upon Consultant's actual or alleged negligence or other wrongdoing, City, upon prior written agreement with Consultant will compensate Consultant for time spent in preparation for testimony, testimony, and travel at Consultant's standard hourly rates at the time of actual testimony.

23. Waivers. The waiver by either Party of any breach or violation of any term, covenant, or condition of this Agreement or of any applicable law will not be deemed to be a waiver of such term, covenant, condition or law or of any subsequent breach or violation of same or of any other term, covenant, condition or law. The acceptance by either Party of any fee or other payment which may become due under this Agreement will not be deemed to be a waiver of any preceding breach or violation by the other Party of any term, covenant, or condition of this Agreement or any applicable law.

24. Authority. The individuals executing this Agreement and the instruments referenced in it on behalf of Consultant each represent and warrant that they have the legal power, right and actual authority to bind Consultant to the terms and conditions of this Agreement.

25. Severability. If any term, provision, condition or covenant of this Agreement or its application to any party or circumstances shall be held, to any extent, invalid or unenforceable, the remainder of this Agreement, or the application of the term, provision, condition or covenant to persons or circumstances other than those as to whom or which it is held invalid or unenforceable, shall not be affected, and shall be valid and enforceable to the fullest extent permitted by law.

26. Amendments. This Agreement may be modified or amended only be written document executed by both Consultant and City's City Manager and approved as to form by the City Attorney. Such document shall expressly state that it is intended by the parties to amend the terms and conditions of this Agreement.

27. Confidentiality. All documents, reports, information, data, and exhibits prepared or assembled by Consultant in connection with the performance of the Services pursuant to the Agreement are confidential until released by the City to the public, and the Consultant will not make any of these documents or information available to any individual or organization not employed by the Consultant or the City without the written consent of the City before any such release.

28. Entire Agreement. This Agreement, together with any other written document referred to or contemplated by it embody the entire Agreement and understanding between the parties relating to the subject matter of it. The City Manager is authorized, in consultation with the City Attorney, to agree to non-material amendments to this Agreement. Neither this Agreement nor any of its provisions may be amended, modified, waived or discharged except in a writing signed by both parties.

29. Notices. Any notices required or permitted under this Agreement shall be effective when delivered in person; and effective one (1) business day after delivery by facsimile transmission; and effective five (5) days after mailing by U.S. Mail, postage prepaid and properly addressed as follows:

To Consultant:

Keyser Marston Associates, Inc.
500 South Grand Avenue
Los Angeles, California 90071
Attn: Jim Rabe, Senior Principal
(213) 622-8095

To City:

City of Compton
205 South Willowbrook Avenue
Compton, California 90220
Attn: Housing Successor Manager
(310) 605-5511

In the event of any change of address, the moving party is obligated to notify the other party of the change of address in writing. Each party may amend, supplement and update the notice list to add, delete or replace any listed individuals; however, the amendment must be in writing.

30. Certifications.**Certifications of Consultant**

I, James A. Rabe, **HEREBY CERTIFY** that I am the Senior Principal, and a duly authorized representative of the **Consultant**, and that, except as hereby expressly stated, neither I nor the above firm that I represent have:

(a) employed or retained for a commission, percentage, brokerage, contingent fee, or other consideration, any firm or person (other than a bona fide employee working solely for me or the above Consultant) to solicit or secure this agreement; nor

(b) agreed, as an express or implied condition for obtaining this contract, to employ or retain the services of any firm or person in connection with carrying out the agreement; nor

(c) paid, or agreed to pay, to any firm, organization or person (other than a bona fide employee working solely for me or the above Consultant) any fee, contribution, donation, or consideration of any kind, for or in connection with, procuring or carrying out this agreement.

Debarment and Suspension Certification

The Consultant, under penalty of perjury, certifies that, except as noted below, he/she or any other person associated therewith in the capacity of owner, partner, director, officer, manager:

- is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any Federal, State or local ;
- has not been suspended, debarred, voluntarily excluded or determined ineligible by any Federal, State or local within the past three (3) years;
- does not have a proposed debarment pending; and
- has not been indicted, convicted, or had a civil judgment rendered against him/her by a court of competent jurisdiction in any matter involving fraud or official misconduct in

connection with obtaining, attempting to obtain, or performing a public (Federal, state or local) transaction or contract under a public transaction; violation of Federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property within the past 3 years; and

- are not presently indicted or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in the preceding paragraph; and
- have not had one or more public transactions (Federal, State or local) terminated for cause or default within the past three (3) years.

If there are any exceptions to this certification, insert the exceptions in the following space.

[Supply exceptions on separate page]

For any exception noted above, indicate below to whom it applies, initiating and dates of action.

[Attach separate page]

The above certifications are part of this Contract. Signing this Agreement on the signature portion thereof shall also constitute signature of the above Certifications.

Jim Rabe, Senior Principal

(Date)

31. Miscellaneous. No provision of this Agreement is to be interpreted for or against either party because that party or that party's legal representative drafted such provision.

Should either party hereto, or any representative, successor or assign of either party hereto, resort to litigation to enforce the provisions of this Agreement, the party or parties prevailing in such litigation shall be entitled, in addition to such other relief as may be granted, to recover its or their reasonable attorney's fees and costs in such litigation from the party or parties against whom enforcement is sought.

IN WITNESS WHEREOF, Consultant has executed this Agreement, and the City, by its City Manager, who is authorized to do so, has executed this Agreement.

KEYSER MARSTON ASSOCIATES, INC.

By _____
JIM RABE, Senior Principal

Dated: _____

CITY OF COMPTON
Approved by:

Professional Services Agreement – Keyser Marston Associates, Inc.
Real Estate and Financial Analysis Consulting Services
City Manager's Office / Resolution No. _____

Dated: _____ By _____
CECIL W. RHAMBO, City Manager

Approved as to form:

By _____ Dated: _____
CRAIG J. CORNWELL, City Attorney

ATTEST:

Dated: _____ By _____
ALITA GODWIN, City Clerk

3/9/2017 11:44:39 AM Cecil Rhambo3/8/2017 12:52:05 PM Kofi Sefa-Boakye

RESOLUTION SIGN-OFF FORM

DEPARTMENT: Community Redevelopment

RESOLUTION TITLE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON, ACTING IN ITS CAPACITY AS THE HOUSING SUCCESSOR, AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT AND TO ISSUE A PURCHASE ORDER IN THE AMOUNT OF \$50,000 TO KEYSER MARSTON ASSOCIATES (KMA) TO PROVIDE REAL ESTATE AND FINANCIAL ANALYSIS SERVICES ON PROPOSED AFFORDABLE HOUSING DEVELOPMENTS IN ACCORDANCE WITH THE PROVISIONS OF SERIES 2010A TAX-EXEMPT HOUSING BONDS

Kofi Sefa-Boakye
DEPARTMENT MANAGER’S SIGNATURE

3/8/2017 12:52:05 PM
DATE

REVIEW / APPROVAL

Merle Greene
CITY ATTORNEY

3/15/2017 5:38:35 PM
DATE

Brandon Mims
CITY CONTROLLER

3/9/2017 12:22:54 PM
DATE

Cecil Rhambo
CITY MANAGER

3/9/2017 11:44:39 AM
DATE

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney’s review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

WARRANTS APPROVED BY COUNCIL

<u>Warrant #</u>	<u>Date</u>	<u>Name</u>	<u>Services Provided</u>	<u>Amount</u>	<u>Amount Paid Year to Date</u>
238517	3/9/17	Victor J Sanchez DBA Sanchez Awards	Awards for basketball ceremony	\$538.31	\$4,309.62
Requested by Parks & Recreation					
238538	3/14/17	Atrium Services INC	Fitness for Duty Evaluation	\$1,000.00	\$2,000.00
Requested by Human Resources					
238566	3/14/17	Image Management Systems	Imaging of cash receipts	\$1,987.70	\$31,500.58
Requested by City Treasurer					
238558	3/14/17	Grainger	Purchase parts for circuit breaker at Gonzalez Park pool	\$51.94	\$13,265.66
Requested by Parks & Recreation					

I hereby certify that the above demands in the amount of **\$3,577.95** were approved at a regular meeting of the City Council and reject ____ as of March 21, 2017.

Council Member

Council Member

City Manager

I hereby certify that the Finance Committee at a regular meeting of the City Council on March 21, 2017 allowed the above demands.

Alita Godwin
City Clerk



Sanchez Awards

11065 S. Atlantic Ave.

Lynwood, CA 90262

213-305-8627

sanchezawards@yahoo.com

INVOICE

DATE	INVOICE #
2-21-16	965

BILL TO:
CITY OF COMPTON PATRICIA MALONEY 310-605-5688 ETX. 6310



SHIP TO:

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
	Net 15					
QUANTITY	ITEM CODE	DESCRIPTION			PRICE EACH	
80	PDU36020	BASKETBALL MEDALS BLUE AND GOLD RIBBON			3.00	240.00
3	PDU90705GS	BASKETBALL TROPHIES			30.00	90.00
3	RFA2812	MARCO BASKETBALL BALL WOOD 4 POST			55.00	165.00
Paid to V# PO # A/C # A/C # 10007103 17-01123 63002-00-0003-3740 OK TO PAY						
SALES TAX					8.75%	43.31
					TOTAL	\$538.31

Paid to	
V#	10007103
PO #	17-01123
A/C #	6300-00-0003-3740
A/C #	

PAID

DATE

OK TO PAY

#6.



11500 W Olympic Blvd, Ste 580
Los Angeles, CA 90064

56R01509

Invoice

Date	Invoice #
11/8/2016	1508-4472-A

Bill To
City of Compton Department of Human Resources 205 S Willowbrook Ave Compton, CA 90220 Attn: Shawna Holmquist

Terms	Case	Expert
Due upon rece...	FFD- Deyet	C. Baum

Description	Date of ...	Time	U/M	Price Each	Amount
Fitness for Duty Evaluation: Paid By V# PO # A/C # A/C # AN 10008467 17-01099 1001-512-0000 4269 (73) OK TO PAY <u>EB</u>	11/2/2016	1	ea	2,000.00	2,000.00

MAKE CHECKS PAYABLE TO ATRIUM SERVICES, INC EIN 20-8466504	Total	\$2,000.00
	Payment Applied	-\$1,000.00
	Balance Due	\$1,000.00

BILLING: Billing occurs for every ten hours of work the expert completes (should ten hours be necessary). The expert's work on the case ceases until this invoice is paid. Please pay this invoice immediately.

RETAINER: The retainer acts as a security deposit and is used to pay the final invoice on the case. If any funds from the retainer are not utilized at that point, the excess funds are returned to you.



INVOICE

Image Management Systems, Inc.

981 WEST ROSECRANS AVENUE
COMPTON, CA 90222-3823
(310) 669-9200

INVOICE INVOICE DATE

8297

Mar 1, 2017

CUSTOMER ORDER NO.

24,091

SOLD TO

COMPTON CITY HALL
CONTROLLER'S OFFICE
205 S. WILLOWBROOK AVENUE
COMPTON, CA 90220
USA

SHIP TO

COMPTON CITY HALL
TREASURER'S OFFICE
205 S. WILLOWBROOK AVENUE
COMPTON, CA 90220
USA

	DESCRIPTION	QUANTITY	PRICE	AMOUNT
100	IMAGING CASH_RCPTS 2010-2011	9477	0.10	947.70
110	INDEXING	398	0.08	31.84
120	DOCUMENT PREPARATION	9477	0.03	284.31
150	PDF CONVERSION/INDEXING	9477	0.05	473.85
135	MAINTENANCE	2	125.00	250.00
1001-44-0000-4249 00398613 44R00573 Paid By <i>AN</i> V# <i>00398613</i> PO # <i>17-01132</i> A/C # <i>1001-44-0000-4249</i> A/C # PAID CK. NO. _____ DATE _____				
REMARKS:			Subtotal	\$ 1,987.70
DOCUMENT IMAGES AT YOUR FINGER-TIPS!			Sales Tax	
TERMS:			PAY THIS TOTAL AMOUNT	\$ 1,987.70

#6. GRAINGER

1050 W. WALNUT ST.
COMPTON, CA 90220-5112
www.grainger.com

PAGE 1 OF 1

ORIGINAL INVOICE

GRAINGER ACCOUNT NUMBER 873221014
INVOICE NUMBER 9283041524
INVOICE DATE 11/16/2016
DUE DATE 12/31/2016
AMOUNT DUE 51.94

BILL TO
MDG2016 00008813 1 AB 0399

PO NUMBER: B02765
CALLER: SERGIO DURAN
CUSTOMER PHONE: (310) 505-3546
ORDER NUMBER: 1277086829
INCO TERMS: FOB ORIGIN

CITY OF COMPTON PARKS & RECREATION
205 S WILLOWBROOK AVE
COMPTON, CA 90220-3134



Interested in receiving invoices via email?
Sign up for paperless invoicing at:
www.grainger.com/paperlessinvoicing

THANK YOU!

FEI NUMBER 36-1150280

FOR ANY QUESTIONS ABOUT THIS INVOICE OR ACCOUNT **CALL 1-800-472-4643**

PO LINE #	ITEM #	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
		The following items were for: CITY OF COMPTON PARKS & RECREATION 600 N ALAMEDA ST COMPTON CA 90221-2605			
	SEMF3	PLUG IN RELAY,8 PINS,OCTAL,120VAC MANUFACTURER # MKS2PAC120	1	23.16	23.16
	1EGY1	PLUG IN RELAY,8 PINS,OCTAL,120VAC MANUFACTURER # 1EGY1 Delivery# 6343040141 Date: 11/16/2016 PICKED UP FROM: COMPTON, CA - 445 1050 W. WALNUT ST. COMPTON CA 90220-5112	1	24.06	24.06
Paid By <i>[Signature]</i> V# 00349350 PO # 1701124 A/C # 1001-84.00004236 A/C #					
INVOICE SUB TOTAL					47.22
TAX					4.72

These items are sold for domestic consumption. If exported, purchaser assumes full responsibility for compliance with US export controls. Diversion contrary to US law prohibited.

PAY THIS INVOICE; NO STATEMENT WILL BE SENT. PAYMENT TERMS NET 45 DAYS IN U.S. DOLLARS.

AMOUNT DUE 51.94

PLEASE DETACH THIS PORTION AND RETURN WITH YOUR PAYMENT.

BILL TO:
CITY OF COMPTON PARKS & RECREATION
205 S WILLOWBROOK AVE
COMPTON, CA 90220-3134

REMIT TO:
GRAINGER
DEPT. 805208055
PALATINE, IL 60038-0001

805208055928304152410000051941000047210000000100000016123124

X

ACCOUNT NUMBER
873221014

DATE
11/16/2016

INVOICE NUMBER
9283041524

AMOUNT DUE
51.94

FOR COMMENTS OR CHANGE OF ADDRESS, I

INFORMATION ON REVERSE SIDE.