

The Successor Agency to the Compton Community Redevelopment Agency, is a distinct and separate legal entity from the City of Compton, and was established by Resolution No. 1, adopted on February 7, 2012. The Successor Agency is limited to the assets and liabilities of the dissolved Community Redevelopment Agency (CRA) of the City of Compton and shall have the authority to perform the functions and duties described in Part 1.85 to Division 24 of the California Health and Safety Code.

**GOVERNING BODY OF THE SUCCESSOR AGENCY
AGENDA**

**02/15/2022
6:00 PM**

OPENING

ROLL CALL

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

NEW BUSINESS

1. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AMENDMENT OF THE PROPERTY MAINTENANCE SERVICES AGREEMENT WITH NEW WEST LANDSCAPING AND INCREASE THE OPEN PURCHASE ORDER TO PROVIDE COMPENSATION FOR ADDITIONAL SERVICES RENDERED DURING FISCAL YEAR 2021-2022 (\$25,200)

DIRECTORS COMMENTS

ADJOURNMENT

February 15, 2022

TO: HONORABLE CHAIRPERSON AND BOARD MEMBERS

FROM: EXECUTIVE DIRECTOR

SUBJECT: A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AMENDMENT OF THE PROPERTY MAINTENANCE SERVICES AGREEMENT WITH NEW WEST LANDSCAPING AND INCREASE THE OPEN PURCHASE ORDER TO PROVIDE COMPENSATION FOR ADDITIONAL SERVICES RENDERED DURING FISCAL YEAR 2021-2022 (\$25,200)

SUMMARY

Staff requests that the Board of Directors of the Successor Agency to the Community Redevelopment Agency of the City of Compton ("Agency") authorize the Executive Director to enter into an amendment to the FY 2021-22 property maintenance services agreement with New West Landscaping ("New West") to provide compensation for additional landscape maintenance services on Agency-owned properties rendered during Fiscal Year 2021-2022 and increase the current purchase order by the amount of Twenty-Five Thousand Two Hundred Dollars (\$25,200.00).

BACKGROUND

As part of the winding down of the former Community Redevelopment Agency's ("CRA") activities, the Successor Agency is required to provide landscaping services, property maintenance and management activities on Agency-owned parcels slated for disposition and development pursuant to AB 26 and 1484 (collectively known as the "Dissolution Act"). The intent is to prepare the subject sites for future development while ensuring public safety and discouraging vandalism and illegal dumping on the Agency-owned parcels.

On May 19, 2021, an RFP was released by the Agency to solicit proposals for landscape and maintenance services. New West was determined to be the lowest most responsible bidder to the RFP for landscape and maintenance from a total of four proposals.

On September 7, 2021, the Board of Directors adopted Resolution 129, which authorized the Executive Director to enter into a contract with New West Landscaping for property maintenance and landscaping services for Fiscal Year 2021-22 on Agency owned parcels. The resolution authorized a purchase order of \$44,550 for Fiscal Year 2021-22. The executed contract authorized the Executive Director to extend the contract for one fiscal year at his/her discretion.

STATEMENT OF ISSUE

Currently, New West provides bi-weekly service to Successor Agency owned properties per its contract. The Property Maintenance Services Contract between New West and the City states in Section 1 "Services include but are not limited to abatement of all dumped materials and debris, weed abatement, trash removal, shrub and tree trimming, and removal and disposal of all materials abated."

Unfortunately, due to a significant amount of constant illegal dumping, vandalism and the rise in homeless encampments has been occurring on Successor Agency-owned properties, staff recommends an increase to the maintenance schedule to once a week; in order to minimize and abate the large amount of illegal dumping of trash, debris, construction materials and other waste.

The proposed contract amendment for \$25,200 is more cost effective and efficient due to the fact the city receives on average 1-2 calls per week regarding illegal dumping which averages \$500-\$1,000 per call. Whereas, the amendment for these services will cover all calls related to the Successor Agency properties. The original contract was awarded through an RFP process; as a result, the proposed additional services would only require an amendment to the original contract.

FISCAL IMPACT

This contract amendment will not impact the General Fund. The Successor Agency has funds available in the amount of \$25,200 in account #1201-910-000-4269.

RECOMMENDATION

Staff recommends that the Board of Directors adopt the attached Resolution.

RONERICK D. SIMPSON
EXECUTIVE DIRECTOR

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AMENDMENT OF THE PROPERTY MAINTENANCE SERVICES AGREEMENT WITH NEW WEST LANDSCAPING AND INCREASE THE OPEN PURCHASE ORDER TO PROVIDE COMPENSATION FOR ADDITIONAL SERVICES RENDERED DURING FISCAL YEAR 2021-2022 (\$25,200)

WHEREAS, as part of the winding down of the former Community Redevelopment Agency's ("CRA") activities, the Successor Agency is required to provide landscaping services and property maintenance and management activities on Agency-owned parcels slated for disposition and development pursuant to AB 26 and 1484 (collectively known as the "Dissolution Act"). The intent is to prepare the subject sites for future development while ensuring public safety and discouraging vandalism and illegal dumping on the Agency-owned parcels; and

WHEREAS, on May 19, 2021, an RFP was released by the Agency to solicit proposals for landscape and maintenance services. New West Landscaping ("New West") was determined to be the lowest most responsible bidder to the RFP for landscape and maintenance from a total of four proposals; and

WHEREAS, on September 7, 2021, the Board of Directors adopted Resolution 129, which authorized the Executive Director to enter into a contract with New West for property maintenance and landscaping services for Fiscal Year 2021-22 on Agency owned parcels; and

WHEREAS, Resolution 129 authorized a purchase order of \$44,550 for Fiscal Year 2021-22 and the executed contract authorized the Executive Director to extend the contract for one fiscal year at his/her discretion; and

WHEREAS, because of the increasing volume of illegal dumping, vandalism and the rise in homeless encampments that occurs on Agency-owned properties, staff recommends that New West increase its service to once weekly from bi-weekly to keep the properties free from trash, debris, construction materials and other waste; and

WHEREAS, for the FY 2021-22 ROPS, an amount of \$400,000 was approved by the California Department of Finance ("DOF") for Property Maintenance which includes landscape maintenance among other activities. During the FY 2021-22 annual budget process, staff allocated \$44,550 for the landscape and maintenance services contract; and

WHEREAS, to compensate New West for increasing services from bi-weekly to once weekly service, an amendment to the contract to increase the compensation by \$25,200 and increase the Purchase Order by \$25,200 is recommended; and

WHEREAS, staff has found that it is more expedient and economical to amend the contract of New West and increase the amount of service provided on a weekly basis than ask New West or other vendors to respond to illegal dumping calls as they occur. For example, calls for illegal dumping have averaged \$400. The additional amount allocated per week by not approving the amendment would be \$1200 a week for 3 calls a week as opposed to service on all 14 Agency owned parcels for an additional \$1,000 per week. Because the original contract was awarded after an RFP process, there was no need to request bids from other vendors for the increase in services.

NOW THEREFORE, THE SUCCESSOR AGENCY BOARD TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. That the Executive Director, upon the advice and approval of the General Counsel Staff Attorney is hereby authorized to enter into an amendment of the property maintenance services agreement with New West Landscaping to provide Twenty-Five Thousand Two Hundred Dollars (25,200.00) in compensation for services during Fiscal Year 2021-2022.

Section 2. That funds for this expenditure are available in the Successor Agency's Fiscal Year 2021-20212 budget in Account No. 1201-910-000-4269.

Section 3. That the current purchase order is authorized to be increased by the amount of \$25,200.00.

Section 4. That a certified copy of this Resolution shall be filed in the offices of the Executive Director, General Counsel Staff Attorney, City Controller, Successor Agency and Executive Clerk to the Board.

Section 5. That the Chairperson shall sign and the Executive Clerk to the Board shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2022.

**CHAIRPERSON OF THE SUCCESSOR AGENCY
BOARD TO THE COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF COMPTON**

ATTEST:

**EXECUTIVE CLERK OF THE SUCCESSOR AGENCY
BOARD TO THE COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF COMPTON**

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

I, Alita Godwin, Executive Clerk of the Successor Agency Board to the Community Redevelopment Agency of the City of Compton, hereby certify that the foregoing Resolution was adopted by the Board signed by the Chair and attested by the Executive Clerk to the Board at the regular meeting thereof held on the _____ day of _____, 2022.

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

AYES: DIRECTORS-
NOES: DIRECTORS-
ABSENT: DIRECTORS-
ABSTAIN: DIRECTORS-

**EXECUTIVE CLERK OF THE SUCCESSOR AGENCY
BOARD TO THE COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF COMPTON**

**FIRST AMENDMENT TO
PROPERTY MAINTENANCE SERVICES AGREEMENT
BETWEEN
NEW WEST LANDSCAPING
AND
SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF COMPTON**

This **FIRST AMENDMENT** to the Property Maintenance Services Agreement is made by and between the **SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON**, a distinct and separate legal entity from the City of Compton created pursuant to the laws of the State of California (hereinafter referred to as “**AGENCY**”) and **NEW WEST LANDSCAPING** (hereinafter referred to as a “**CONTRACTOR**”).

RECITALS:

WHEREAS, on September 7, 2021, the Board of Directors of the Agency adopted Resolution No. 129, which authorized the Executive Director to enter into a Property Maintenance Services Agreement with New West Landscaping for Fiscal Year 2021-22 to provide property maintenance and landscaping services on specified Agency-owned properties at a total compensation in the amount of \$44,550.00; and

WHEREAS, pursuant to the provisions of the Property Maintenance Services Agreement, New West Landscaping is to render services which include, but are not limited to: abatement of all dumped materials and debris, weed abatement, trash removal, shrub and tree trimming, and removal and disposal of all materials abated on specified parcels on a bi-weekly bases, except one (1) property located at 2815-2875 West Alondra Boulevard, an eighteen (18) acre parcel, scheduled for services on a quarterly basis; and

WHEREAS, due to the amount of illegal dumping and rise in homeless encampments that has occurred on vacant Agency-owned properties, the Contractor has been called upon to provide services on a weekly basis instead of on a bi-weekly basis; and

WHEREAS, the parties desire to amend the original Agreement with the Contractor to provide additional compensation in the amount of \$25,200.00 to provide those additional services contracted for during the 2021-2022 Fiscal Year; and

WHEREAS, by Resolution No. _____, adopted on the ____ day of ____, 2022, the Board of Directors of the Agency authorized the Executive Director to amend the Property Maintenance Services Agreement with New West Landscaping to provide additional compensation in the amount of \$25,200.00 for services rendered during the 2021-2022 Fiscal Year.

WITNESSETH:

That the City and Contractor, for the consideration, terms and conditions herein described, mutually agree to amend the original Agreement as follows:

AMENDMENTS

1. The parties agree to amend **Section 2 – Compensation** of the original Agreement to revise the maximum amount of compensation payable to Consultant for services performed and completed pursuant to the Agreement during the 2021-2022 Fiscal Year by providing additional available compensation in the not-to-exceed amount of Twenty **Five Thousand Two Hundred Dollars (\$25,200.00)**.

2. The parties agree to amend **Section 3 – Commencement of Services** of the original Agreement to revise the agreed compensation of \$44,550.00 to \$69,750.00 to enable contractor to maintain weekly services if the Executive Director extends the term of the contract for a period of one (1) year to July 1, 2022 through June 30, 2023.

**First Amendment to Property Maintenance Services Agreement – New West Landscaping
Successor Agency Properties/Resolution No. _____**

3. Except as provided for above, all other terms and conditions of the original Agreement and any amendments thereto between the City and the Consultant all remain in effect.

IN WITNESS WHEREOF, the authorized representatives of the parties have executed this **FIRST AMENDMENT** to the above-identified **PROPERTY MAINTENANCE SERVICES AGREEMENT**.

NEW WEST LANDSCAPING/CONTRACTOR

Dated: _____

By _____
Keith Dickerson, Owner

Successor Agency:

Approved by:

Dated: _____

By _____
Ronerick D. Simpson, Executive Director

Approved as to form:

By _____
Eric J. Perrodin, General Staff Counsel

Dated: _____

ATTEST:

Dated: _____

By _____
Alita Godwin, Executive Clerk to the Board



New West Landscaping
1301 West Brazil Street
Compton, CA. 90220
Phone: 310-617-9667
Fax: 310-769-6614
Email: newwestlandscaping@yahoo.com

Proposal for the City of Compton Successor Agency Fee Amendment
Leslie Nacionales-Tafoya/ Mr. Michael Antwine
205 South Willowbrook Ave. 90220
Clean-up and Weed Abatement Services

New West Landscaping respectfully submits this proposal for consideration to provide:

- Weed Abatement
- Homeless Encampment Removal
- Tree Removal and Trimming
- Illegal Dumping Removal (All cost included)
- Trimming Shrubs
- Mowing
- Graffiti Removal
- Integrated Pest Management (Biological and Mechanical Control)
- Herbicide Application
- Submit Weekly Reports
- Provide Before and After Photo Documentation
- Daily Site Inspections

As you will see in our proposal, we have many years of experience providing identical services to satisfy all the project goals within the City of Compton. We believe our expertise and experience makes us very qualified to provide those services and more, in the capacity you are requesting for the City of Compton Successor Agency Department. We have a trained labor force and equipment necessary to continue dedicated services for the great Citizens of Compton.

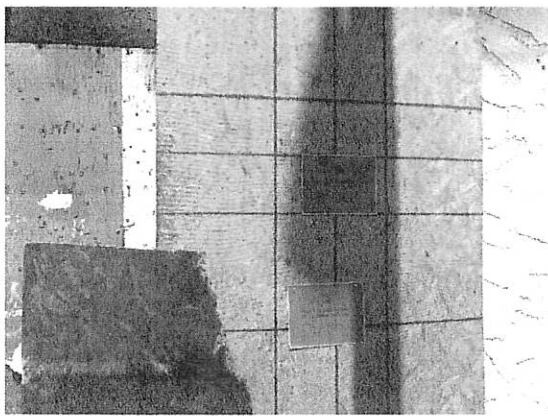
The fee amendment to our contract will allow weekly maintenance service to both Successor Agency Properties and Housing Properties. *This amendment will also exclude the need for any

change orders and dumping fees. If you should have any questions regarding our proposal, please do not hesitate to contact us at 310-617-9667.

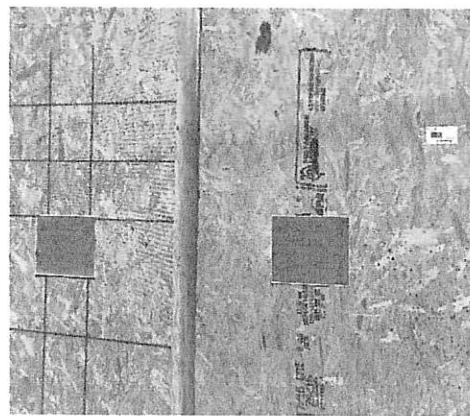
References:

1. Mr. Tony- Ward-310-605-9314-tward@comptoncity.org
2. Mrs. Trephenia- Simmons-310-605-6260-tsimmons@comptoncity.org
3. Mrs. Leslie-Tafoya-626-533-7050-Inacionales-tafoya@comptoncity.org
4. Mr. Dean Jones-310-387-2939-DLJones@compt

Overall Examples of Similar and Relevant Work:



501-545 East Compton Blvd.



501-545 East Compton



930 West Compton Blvd.



930 West Compton Blvd.

FEE SCHEDULE FY 2021/2022:

	Address	Size	Frequency	Fee
ID	Successor Agency Properties			
1.	2000-2024	82,496 sq. ft.	Weekly	50.00
2.	Elm/Tamarind	4,967 sq. ft.	Weekly	25.00
3.	250 North Central Ave.	107,208 sq. ft.	Weekly	150.00
4.	1113-1125 West Rosecrans Avenue	18,352 sq. ft.	Weekly	25.00
5.	413-415 West Compton Blvd.	11,087 sq. ft.	Weekly	75.00
6.	1425 East Compton Blvd.	13,392 sq. ft.	Weekly	75.00
7.	110-114 North Bowen Avenue	11,505 sq. ft.	Weekly	100.00
8.	413-415 North Alameda Street	11,030 sq. ft.	Weekly	50.00
9.	2901 West Alondra Blvd.	40,075 sq. ft.	Weekly	100.00
10.	2815-2875 West Alondra Blvd.	779,724 sq. ft.	Quarterly @3,375	13,500
11.	408 West Alondra Avenue	6,603 sq. ft.	Weekly	25.00
12.	412 West Alondra Avenue	18,509 sq. ft.	As Requested	
13.	501-545 East Compton Blvd.	42,801 sq. ft.	Weekly	50.00
14.	107 North Santa Fe Avenue 601 East Compton Blvd. 607 East Compton Blvd. 625 East Compton Blvd. 112 North Willow Ave.	43,090 sq. ft.	Weekly	100.00
15.	217 East Indigo Street	7,750 sq. ft.	Weekly	50.00
16.	1117 South Long Beach Blvd.	56,509 sq. ft.	Weekly	100.00
17.	Additional Successor Property	N/A		75.00
	Housing Successor Agency Properties			
1.	16208 South Atlantic Avenue	40,511 sq. ft.	Weekly	200.00
2.	16216 South Atlantic Avenue	7,836 sq. ft.	Weekly	100.00
3.	1716 East Rosecrans Avenue	13,257 sq. ft.	Weekly	100.00
4.	1950 North Central Avenue	51,987 sq. ft.	Weekly	N/A
5.	1434 West Compton Blvd.	62,262 sq. ft.	Weekly	100.00
6.	930 West Compton Blvd.	107,020 sq. ft.	Weekly	100.00

Successor Properties Total= 25,200.00**Housing Properties Total= 14,400.00****Total= 39,600.00**

***Change order will apply if there is excessive tonnage of any construction materials green waste or re-landscaping, planting flowers, plants, re-seeding, etc.**