

NOTICE

Members of the public may address the City Council on any item shown on the agenda or matter of the Council's authority after completion of "Request to Address the Council Form" available in the lobby of the Council Chambers or in the City Clerk's office. This form must be completed 15 minutes prior to the scheduled meeting time. Pursuant to Section 54957.5 of the California Government Code, Any writings (Except for those writings which are exempt from disclosure) which are distributed to all or a majority of the members of the City Council are available for public inspection in the lobby of the City Council Chambers and in the office of the City Clerk during regular business hours.

COMPTON CITY COUNCIL AGENDA

**Tuesday, September 09, 2008
3:00 PM**

HEARING(S)

OPENING

ROLL CALL

APPROVAL OF MINUTES

1. July 29, 2008 (Special)
August 5, 2008 (Special)

INTRODUCTION OF SPECIAL GUESTS

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.

REPORTS OF OFFICERS AND COMMISSIONS

COMMUNITY REDEVELOPMENT

2. A RESOLUTION OF THE CITY COUNCIL ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON ACCEPTING THE PROPOSAL OF DEL TERRA GROUP, TO PROVIDE PROJECT MANAGEMENT TRACKING, AND MONITORING SERVICES TO FACILITATE IMPLEMENTATION OF HOUSING AND REDEVELOPMENT PROGRAMS IN THE CITY OF COMPTON

HOUSING AUTHORITY

3. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING A LEASE AGREEMENT WITH THE CITY OF COMPTON AND THE COMPTON LOCAL HOUSING AUTHORITY

PUBLIC WORKS-MAINTENANCE

4. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING PAYMENT FOR CHANGE ORDERS FOR THE PURCHASE OF ASTM COMPLIANT PLAYGROUND APARATUS, INSTALLATION AND INSTALLATION OF RUBBERIZED SAFETY SURFACE UPGRADES TO ENHANCE THE RAYMOND STREET PARK RENOVATION PROJECT

RISK MANAGEMENT

5. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO RENEW THE AGREEMENT WITH AMNAT ENVIRONMENTAL & GEOTECHNICAL, INC. FOR ENVIRONMENTAL REMEDIATION SERVICES AT FIRE STATION NO. 1 AND THE COMPTON CAREERLINK WORKSOURCE CENTER.

REGULAR AGENDA

REPORTS OF OFFICERS, BOARDS, COMMISSIONS AND COMMITTEES

CITY MANAGER'S REPORT

CITY ATTORNEY'S REPORTS

CITY TREASURER'S REPORTS

UNFINISHED BUSINESS

NEW BUSINESS

APPROVAL OF WARRANTS

AUDIENCE COMMENTS

COUNCIL COMMENTS

ADJOURNMENT

NEXT REGULAR MEETING: Tuesday, September 16, 2008 @ 7:00 PM.

Visit our website at <http://www.comptoncity.org>

#1.

JULY 29, 2008

The Special Compton City Council meeting was called to order at 6:08 p.m., in the Council Chambers of City Hall by Mayor Eric Perrodin.

Roll Call

Council Members Present: Calhoun, Dobson, Arceneaux, Hall, Perrodin
Council Members Absent: None

Other Officials Present: E. Chavez, A. Godwin, C. Evans

APPROVAL OF MINUTES There were no minutes to be approved.

COMMENDATORY RESOLUTIONS/PRESENTATIONS

First District Beautification Awards (Councilwoman Barbara Calhoun)	Councilperson Calhoun presented Mr. and Mrs. Edward B. Lewis with the Second Place First District Beautification Award. Ms. Calhoun also presented Oliver Messengil, Jr. with the First Place First District Beautification Award.
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Presentation by Representative of Mid-Cities Financial Credit Union	Charlotte Johnson , President and Chief Executive Officer of Mid-Cities Financial Credit Union, announced that the organization would be hosting a “Community Financial Services Fair” on Saturday, August 2, 2008, in an effort to help citizens improve their finances through payday loans, privilege pay and refinancing options. For more information concerning this event, please call (310) 638-5147.
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Presentation by Representative of Time Warner	Removed.
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CONSENT AGENDA	On motion by Hall, seconded by Arceneaux, the Consent Agenda was approved, by the following vote on roll call:
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AYES: Council Members - Calhoun, Dobson, Arceneaux, Hall, Perrodin
NOES: Council Members - None
ABSENT: Council Members - None

CITY MANAGER/CITY ATTORNEY REPORTS

Request for a Street Closure - 127th Place Block Club, (Grandee and Kenesaw) August 9, 2008 from 12 p.m. to 6 p.m.	Approved.
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Request for a Street Closure - YWCA Greater Los Angeles KABOOM and WAMU (Ward Street between Compton Boulevard and the Alley between Bradfield and Bullis Road) August 16, 2008 from 7 a.m. to 5 p.m.	Approved.
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#1.

**Request for a Street Closure -
Arbutus Block Club (Arbutus/
Aranbe and Arbutus)
August 23, 2008 from 10 a.m.
to 12 a.m.**

Approved.

**Request for a Street Closure -
Tajauta Block Club (Alondra
and Tichenor) September 1, 2008
from 1 p.m. to 7 p.m.**

Approved.

**Request for a Street Closure -
Washington Avenue Block Club
(1300-1623 South Washington
Avenue) September 6, 2008 from
11 a.m. to 7 p.m.**

Approved.

**Request to Waive Fees and
for the Use of the Compton
Neighborhood Center -
Los Angeles County Registrar
Recorder/County Clerk
(600 North Alameda)
October 11, 2008 from 9 a.m.
to 7 p.m. and October 22, 2008
from 9 a.m. to 9 p.m.**

Approved.

RESOLUTIONS

**AUTHORIZING THE CITY
MANAGER TO ACCEPT
FUNDS AND ENTER INTO
AN AGREEMENT WITH
THE COMMUNITY AND
SENIOR SERVICES OF
LOS ANGELES COUNTY
TO CONDUCT THE LOS
ANGELES COUNTY
YOUTH JOBS PROGRAM
FOR FISCAL YEAR
2008-09**

Resolution # 22,646

Councilperson Dobson requested the age requirements and the type of advertisements used to attract the community.

Kimberly McKenzie, Director of Careerlink, stated that the program is geared toward youths ages 14 through 21.

Ms. McKenzie also stated that the city received \$151,000.00 from the Los Angeles County Board of Supervisors, in which Careerlink distributes to seventy youths for work experience during the summer months.

**AUTHORIZING THE CITY
MANAGER TO ENTER
INTO A LEASE AGREEMENT
BETWEEN THE COMPTON
CAREERLINK WORKSOURCE
CENTER AND COMPTON
UNIFIED SCHOOL DISTRICT'S
REGIONAL OCCUPATIONAL
PROGRAM/VOCATIONAL
EDUCATION/SCHOOL-TO-
WORK FOR FISCAL YEAR
2008-09**

Resolution # 22,647

APPROVING A LEASE AGREEMENT BETWEEN THE COMPTON CAREERLINK WORKSOURCE CENTER AND SOUTHLAND BUSINESS DEVELOPMENT PARTNERSHIP FOR FISCAL YEAR 2008-09	Resolution # 22,648
AUTHORIZING THE CITY MANAGER TO ACCEPT FUNDS AND ENTER INTO AN AGREEMENT WITH THE COMMUNITY AND SENIOR SERVICES OF LOS ANGELES COUNTY TO IMPLEMENT RAPID RESPONSE SERVICES FOR FISCAL YEAR 2008-09	Resolution # 22,649
APPROVING AND ADOPTING THE ANNUAL APPROPRIATION LIMIT FOR FISCAL YEAR 2008-09	Resolution # 22,650
AUTHORIZING MACIAS GINI & O'CONNELL TO PROVIDE AUDIT SERVICES FOR THE FISCAL YEAR ENDING JUNE 30, 2008	Resolution # 22,651
AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER TO PATTEN ENERGY ENTERPRISES	Resolution # 22,652
AUTHORIZING A PURCHASE ORDER WITH CALIFORNIA SEAGRAVE TO PROVIDE PREVENTIVE MAINTENANCE, DEPARTMENT OF TRANSPORTATION TESTING, PUMP TESTING, REPAIR SERVICES AND PARTS REPLACEMENT FOR THE FIRE DEPARTMENT'S HEAVY RESERVE VEHICLES	Resolution # 22,653
AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID AND ENTER INTO A CONTRACT WITH DRISCOLL ELECTRIC INC.	Resolution # 22,654
APPROVING AN AMENDMENT TO THE POSITION CLASSIFICATION PLAN, REVISING THE CLASSIFICATION SPECIFICATIONS FOR FIRE CHIEF, DEPUTY FIRE CHIEF AND WATER SERVICE WORKER I	Resolution # 22,655

#1.

AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH PATRICIA SIMPSON TO PERFORM DATA PROCESSING SERVICES	Resolution # 22,656
EXTENDING THE PROFESSIONAL SERVICES AGREEMENT WITH SATISH CHANDER FOR FISCAL YEAR 2008-09	Resolution # 22,657
AUTHORIZING THE CITY MANAGER TO ACCEPT THE PROPOSAL FOR CONSTRUCTION OF THE SAFE ROUTES TO SCHOOLS PROJECT AND TO ACCEPT THE BID FROM SULLY MILLER CONTRACTING CO. CIP #06-11, STATE NO. SR2SL-5078(011)	Resolution # 22,658
AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO QUANTUM CONSULTING, INC. FOR PROVIDING INSPECTION AND PLAN CHECK SERVICES	Resolution # 22,659
AMENDING THE PUBLIC WORKS DEPARTMENT 2008-09 FISCAL YEAR BUDGET TO ACCEPT, APPROPRIATE, AND ALLOCATE CAPITAL IMPROVEMENT PROGRAM (CIP) FUNDS, AND TO AMEND A PROJECT MANAGEMENT AND CONSTRUCTION MANAGEMENT SERVICES CONTRACT FOR THE PROVISION OF CIP PROGRAM SUPPORT SERVICES (CIP #09-00)	Resolution # 22,660
AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER TO PATTEN ENERGY ENTERPRISES	Resolution # 22,661
ACCEPTING THE PROPOSAL OF WILLDAN FOR PLAN REVIEW SERVICES AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR FISCAL YEARS 2007-08 AND 2008-09	Resolution # 22,662

**AMENDING THE WATER
DEPARTMENT'S 2007-08
FISCAL YEAR BUDGET TO
ACCEPT A TWO HUNDRED
THOUSAND DOLLAR GRANT
FROM THE COUNTY OF LOS
ANGELES**

Resolution # 22,663

Robert Ray, Compton resident, felt the city's water rates should be increased again to purchase and install new water pipelines.

**ACCEPTING THE BID OF
WATERLINE TECHNOLOGIES
FOR THE FURNISHING AND
DELIVERY OF CHLORINE
CHEMICALS FOR WATER
TREATMENT**

Resolution # 22,664

ITEMS REMOVED FROM THE CONSENT AGENDA

**AMENDING THE MUNICIPAL
LAW ENFORCEMENT SERVICES'
FISCAL YEAR 2008-09 BUDGET
TO ACCEPT AND APPROPRIATE
\$10,000.00 IN FUNDING FROM
THE STATE OF CALIFORNIA,
OFFICE OF TRAFFIC SAFETY
TO CONDUCT A SEAT BELT
ENFORCEMENT CAMPAIGN**

Removed.

**AUTHORIZING THE CITY
MANAGER TO ENTER INTO
A CONTRACT AGREEMENT
WITH THE CASTING HOPE
AGAINST NEGATIVE GANG
ENVIRONMENT ([C.H.A.N.G.E.](#))
FOUNDATION TO PROVIDE
WEEKEND GRAFFITI
REMOVAL SERVICES**

Removed.

**AUTHORIZING THE CITY
MANAGER TO ENTER INTO
A CONTRACT AGREEMENT
WITH THE CASTING HOPE
AGAINST NEGATIVE GANG
ENVIRONMENT ([C.H.A.N.G.E.](#))
FOUNDATION TO PROVIDE
WEEKEND GRAFFITI
REMOVAL SERVICES**

Removed.

CITY MANAGER'S REPORTS

**Request to Schedule a Public Hearing -
General Plan Amendment 2008-11**

On motion by Hall, seconded by Arceneaux, the hearing was scheduled for 9/2/08 at 7:15 p.m., by the following vote on roll call:

AYES: Council Members - Calhoun, Dobson, Arceneaux, Hall, Perrodin
NOES: Council Members - None
ABSENT: Council Members - None

CITY ATTORNEY'S REPORTS

There were no City Attorney's Reports.

CITY TREASURER'S REPORTS

Investment Report - July 29, 2008 On motion by Hall, seconded by Arceneaux, the investment report was received and filed, by the following vote on roll call:

AYES: Council Members - Calhoun, Dobson, Arceneaux, Hall, Perrodin
NOES: Council Members - None
ABSENT: Council Members - None

PUBLIC HEARING - On motion by Arceneaux, seconded by
LOCAL DEVELOPMENT Dobson, the hearing was opened at
REPORT 6:30 p.m., by the following vote on roll call:

AYES: Council Members - Calhoun, Dobson, Arceneaux, Hall, Perrodin
NOES: Council Members - None
ABSENT: Council Members - None

Gay Morris, Director of the Planning and Economic Development Department, stated that the purpose of this hearing is to certify the city's conformance with the congestion management program (CMP) requirements mandated by the State of California. Ms. Morris stated that the CMP was created to link land use, transportation and air quality decisions to develop a partnership among transportation decision makers for appropriate transportation solutions and project eligibility to compete for state gas tax funds. Since, the Metropolitan Transportation Authority (MTA) performs an annual review of local jurisdictions to verify their conformance, staff recommends that council adopt the submitted resolution, certifying the city's compliance with CMP requirements.

AUDIENCE COMMENTS There were no Audience Comments
ON THE HEARING on the hearing.

On motion by Arceneaux, seconded by Hall, the hearing was closed at 6:33 p.m., by the following vote on roll call:

AYES: Council Members - Calhoun, Dobson, Arceneaux, Hall, Perrodin
NOES: Council Members - None
ABSENT: Council Members - None

COUNCIL COMMENTS Councilperson Arceneaux requested the
ON THE HEARING city's plan to mitigate the air quality, as it
relates to the traffic entering the city through
the Alameda Corridor.

Ms. Morris explained that this particular certification is related to land use construction, concerning residential and commercial development.

CONTINUED PUBLIC HEARING - On motion by Arceneaux, seconded by
RECEIVE CITIZEN COMMENTS Dobson, the hearing was opened at
ON THE CITY'S HUD-MANDATED 6:40 p.m., by the following vote on roll call:
2008-09 ANNUAL ACTION PLAN
OF THE CONSOLIDATED PLAN

AYES: Council Members - Calhoun, Dobson, Arceneaux, Hall, Perrodin
NOES: Council Members - None
ABSENT: Council Members - None

Estelle DuBois, representative of the Planning and Economic Development Department, stated that the purpose of this hearing is to receive citizen comments on the city's HUD-mandated 2008-09 annual action plan of the consolidated plan. Ms. DuBois announced that the city is expected to receive \$2,931,421.00 in HUD funding, \$2,058,966.00 in Community Development Block Grant funding, \$781,100.00 in Home Investment Partnership Allocations and \$91,355.00 in Emergency Shelter Grant funding.

Ms. DuBois commented that the U.S. Department of HUD mandates that entitlement cities submit an action plan that identifies how they will spend its funding annually, in addition to citizen comments on the city's proposed plan.

AUDIENCE COMMENTS ON THE HEARING	There were no Audience Comments on the hearing.
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On motion by Hall, seconded by Arceneaux, the meeting was closed at 6:43 p.m., by the following vote on roll call:

AYES: Council Members - Calhoun, Dobson, Arceneaux, Hall, Perrodin
NOES: Council Members - None
ABSENT: Council Members - None

COUNCIL COMMENTS ON THE HEARING	Councilperson Hall stated that he participated in a meeting with staff four months ago, concerning Community Development Block Grant (CDBG) funding allocations to non-profit organizations. Consequently, during the entire meeting, he was informed and assured that site visits were conducted to the city's non-profit facilities and that staff was more than knowledgeable in their duties.
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Councilperson Hall felt it was unfair that council had to “reject” funding to a community emergency shelter, due to staff's inability to do their job and questioned how the reports included in the background information, reflected several needed repairs to a facility that staff supposedly made site visits to.

Ms. DuBois explained that the Emergency Shelter Grant (ESG) program is administered by the Community Redevelopment Agency, in which the application process is different. Ms. DuBois added that on July 2, 2008, inspectors from the Building and Safety Department inspected the property and found that the organization met the city's housing quality standards by HUD.

Councilperson Hall cited that the inspection conducted on July 2, 2008 was performed after the facility was found to be ineligible for ESG funds.

Charles Evans, City Manager, assured Councilperson Hall that the city would inspect all community organizations who receive funding allocations, prior to their approval.

Councilperson Hall felt a system of “checks and balances” should be implemented into the department that appropriates funding to the local organizations.

Councilperson Calhoun suggested that the application include requirements of site inspections of all premises, prior to receiving funding allocations.

Mr. Evans assured Ms. Calhoun that staff would forward her recommendation to both the Building and Safety Department and the City Attorney's Office.

Councilperson Dobson questioned if the funding allocation to the shelter in question would be withheld, due to the reported deficiencies.

#1.

Mayor Perrodin clarified that the city receives ESG funds from the government, however it was determined that one of the shelter applications did not meet several of the city's municipal codes, subsequently their allocation was reallocated to the Compton Welfare Rights Organization and Ms. Essie's House of Faith.

Councilperson Hall suggested that regular inspections be performed on all organizations that receive funding allocations.

UNFINISHED BUSINESS

There was no Unfinished Business.

NEW BUSINESS

**ADOPTING THE HUD-MANDATED
2008-09 ANNUAL ACTION PLAN
OF THE CONSOLIDATED PLAN
AND AUTHORIZING THE
SUBMISSION OF THE PLAN
TO THE UNITED STATES
DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**

On motion by Arceneaux, seconded by Calhoun, **Resolution # 22,665** entitled **“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ADOPTING THE HUD-MANDATED 2008-09 ANNUAL ACTION PLAN OF THE CONSOLIDATED PLAN AND AUTHORIZING THE SUBMISSION OF THE PLAN TO THE UNITED**

STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT” was adopted, by the following vote on roll call:

AYES: Council Members - Calhoun, Dobson, Arceneaux, Hall, Perrodin

NOES: Council Members - None

ABSENT: Council Members - None

DECLARING CERTAIN CITY VEHICLES AS SURPLUS

Councilperson Hall questioned if the city would allow non-profit organizations the opportunity to acquired used city vehicles.

Charles Evans, City Manager, stated that this resolution pertains to the city leasing new vehicles from Enterprise Rent-A-Car, of which they take the city's older vehicles and subtract their value from the purchase of new vehicles.

Councilperson Calhoun asked if that would be the process for acquiring new vehicles.

Mr. Evans explained that this was the process for updating the city's fleet with 168 new vehicles.

On motion by Arceneaux, seconded by Dobson, **Resolution # 22,666** entitled “**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON DECLARING CERTAIN CITY VEHICLES AS SURPLUS**” was adopted, by the following vote on roll call:

AYES: Council Members - Calhoun, Dobson, Arceneaux, Hall, Perrodin

NOES: Council Members - None

ABSENT: Council Members - None

FINDING THE CITY TO BE IN CONFORMANCE WITH THE CONGESTION MANAGEMENT PROGRAM (CMP) AND ADOPTING THE CMP LOCAL DEVELOPMENT REPORT, IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 65089

On motion by Arceneaux, seconded by Hall, **Resolution # 22,667** entitled “**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON FINDING THE CITY TO BE IN CONFORMANCE WITH THE CONGESTION MANAGEMENT PROGRAM (CMP) AND ADOPTING THE CMP LOCAL DEVELOPMENT REPORT, IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE**

SECTION 65089” was adopted, by the following vote on roll call:

AYES: Council Members - Calhoun, Dobson, Arceneaux, Hall, Perrodin
NOES: Council Members - None
ABSENT: Council Members - None

APPOINTING CHARLES EVANS TO THE POSITION OF CITY MANAGER AND APPROVING THE CITY MANAGER'S EMPLOYMENT AGREEMENT

Lynn Boone, Compton resident, expressed her disapproval of Charles Evans as the City Manager.

On motion by Arceneaux, seconded by Hall, **Resolution # 22,668** entitled “**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPOINTING CHARLES EVANS TO THE POSITION OF CITY MANAGER AND APPROVING THE CITY MANAGER'S EMPLOYMENT AGREEMENT”** was adopted, by the following vote on roll call:

AYES: Council Members - Dobson, Arceneaux, Hall, Perrodin
NOES: Council Members - Calhoun
ABSENT: Council Members - None

AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH THE LAW OFFICES OF MARTIN & MARTIN, LLP TO CONDUCT AN ASSESSMENT OF THE CITY'S WORKER'S COMPENSATION SERVICES AND PROVIDE A RECOMMENDATION REPORT

On motion by Arceneaux, seconded by Hall, **Resolution # 22,669** entitled “**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH THE LAW OFFICES OF MARTIN & MARTIN, LLP TO CONDUCT AN ASSESSMENT OF THE CITY'S WORKER'S COMPENSATION SERVICES AND PROVIDE A**

RECOMMENDATION REPORT” was adopted by the following vote on roll call:

AYES: Council Members - Calhoun, Dobson, Arceneaux, Hall, Perrodin
NOES: Council Members - None
ABSENT: Council Members - None

***Mayor Perrodin out at 7:10 p.m.**

AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH THE LAW OFFICES OF MARTIN & MARTIN, LLP FOR FISCAL YEAR 2008-09

Councilperson Hall questioned the validity of this resolution.

Charles Evans, City Manager, indicated that this resolution pertains to an agreement for Martin & Martin, LLP. to provide legal services for the City Attorney's Office,

specifically in the area of Worker's Compensation.

#1.

On motion by Arceneaux, seconded by Calhoun, **Resolution # 22,670** entitled “**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH THE LAW OFFICES OF MARTIN & MARTIN, LLP FOR FISCAL YEAR 2008-09**” was adopted by the following vote on roll call:

AYES: Council Members - Calhoun, Dobson, Arceneaux, Hall, Perrodin
NOES: Council Members - None
ABSENT: Council Members - None

AMENDING THE COMPTON MUNICIPAL CODE SECTION 12-2.24 [VEHICLES SHALL NOT BE DRIVEN ON THE SIDEWALK] TO INCLUDE DRIVING WITHIN MEDIANS

On motion by Arceneaux, seconded by Hall, to waive the reading of the ordinance in full, by the following vote on roll call:

AYES: Council Members - Calhoun, Arceneaux, Hall, Dobson
NOES: Council Members - None
ABSENT: Council Members - Perrodin

***Mayor Perrodin in at 7:12 p.m.**

On motion by Arceneaux, seconded by Hall, “**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE COMPTON MUNICIPAL CODE SECTION 12-2.24 [VEHICLES SHALL NOT BE DRIVEN ON THE SIDEWALK] TO INCLUDE DRIVING WITHIN MEDIANS**” was placed on first reading by title only, by the following vote on roll call:

AYES: Council Members - Calhoun, Dobson, Arceneaux, Hall, Perrodin
NOES: Council Members - None
ABSENT: Council Members - None

ESTABLISHING RATE CEILINGS FOR ALL COMMERCIAL, INDUSTRIAL, RESIDENTIAL AND MULTI-FAMILY UNITS SOLID WASTE COLLECTION, RECYCLING, PROCESSING AND DISPOSAL SERVICES

On motion by Arceneaux, seconded by Dobson, to waive the reading of the ordinance in full, by the following vote on roll call:

AYES: Council Members - Calhoun, Dobson, Arceneaux, Hall, Perrodin
NOES: Council Members - None
ABSENT: Council Members - None

On motion by Arceneaux, seconded by Hall, **Ordinance # 2,176** entitled “**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON ESTABLISHING RATE CEILINGS FOR ALL COMMERCIAL, INDUSTRIAL, RESIDENTIAL AND MULTI-FAMILY UNITS SOLID WASTE COLLECTION, RECYCLING, PROCESSING AND DISPOSAL SERVICES**” was adopted, by the following vote on roll call:

AYES: Council Members - Calhoun, Dobson, Arceneaux, Hall, Perrodin
NOES: Council Members - None
ABSENT: Council Members - None

APPROVAL OF WARRANTS

<u>Warrant</u>	<u>Description</u>	<u>Amount</u>
165162	Hosie Cooper D.B.A. Hosie Cooper (Beautification Project Landscaping)	51,900.00
165163	Armand Gatdula Veracity Wireless D.B.A. Field Tech (GPS System for New Vehicles)	<u>4,655.92</u> Total \$56,555.92

Mayor Perrodin requested the location of the landscaping performed by Hosie Cooper.

Charles Bergson, Director of the Public Works Department, stated that the landscaping was performed on Walnut Avenue from Acacia Avenue to Central Avenue, in addition to repainting lighting standards, hydro-seeding and removing weeds and bushes.

Councilperson Calhoun stated that the council voted to approve a warrant for gps services at the last council meeting and questioned the purpose for a repeat request.

Mr. Bergson explained that the quoted price was lower than the actual price, therefore warrant number 165163 pays the remaining costs.

Mayor Perrodin stated that after reviewing Mr. Cooper's invoices within the background information, he noticed that there were other duties supposedly performed, besides what was stated in the warrant, which subsequently totals \$51,900.00.

Mr. Bergson stated that he was unaware of other services being performed.

Councilperson Arceneaux commented that she witnessed the work of this company and was dissatisfied with the finished product.

Mr. Bergson stated that he would bring back a written report concerning the company's tree trimming performance.

On motion by Hall, seconded by Calhoun, the above warrants were approved, by the following vote on roll call:

AYES: Council Members - Calhoun, Dobson, Arceneaux, Hall, Perrodin
NOES: Council Members - None
ABSENT: Council Members - None

AUDIENCE COMMENTS Robert Shaw, Los Angeles resident, felt the liquor store located at Central and Compton Boulevard was a monument to the members of the community and questioned why it could not remain at its current location.

Mayor Perrodin stated that he could not comment on Mr. Shaw’s question, due to the lawsuit that was filed by the store's owner.

Herbert Arceneaux, Compton resident, inquired as to why two helicopters fly over the City of Compton every morning. Mr. Arceneaux also mentioned that the residents in his neighborhood are selling raw milk again and recommended that the city conduct a surprise sting operation.

Bishop Edward Tate, 2024 West Compton Boulevard, requested a meeting with members of the City Council to discuss a private matter.

Mayor Perrodin explained to Bishop Tate that he would have to conduct that meeting with the City Manager, Assistant City Managers and Dr. Kofi Sefa-Boakye.

#1.

Charles Evans, City Manager, referred Bishop Tate to Assistant City Manager Rico Smith for additional information.

Lynn Boone, Compton resident, publicly apologized for her outburst over a year ago, due to the firing of the former City Manager.

Val Dudley, Compton resident, felt the City Manager had a lot of reasons for why things were not done in the city and asked that the excuses stop.

Robert Ray, Compton resident, reminded the community of the recent earthquake and the importance of emergency preparedness.

Pablo Arroyo, Compton resident and father of Pablo Arroyo Jr., informed the council of a shooting incident that involved his son, other youths and an off-duty police officer. Mr. Arroyo asked that council sign his petition, like several other community members to express their support of his son and the other youths.

Maria Rosas, Compton resident and mother of Pablo Arroyo Jr., also requested the council's support of her son.

Rosa Regalato, mother of Jessica Regalato, stated that her daughter was also detained because she was present during the altercation and felt the incident could have been avoided if the officer would have shown his badge.

Mayor Perrodin inquired as to how many people were arrested. Ms. Regalato stated that four youths were arrested.

Martha Guerrero, Compton resident, stated that her son was also arrested because he was present during the altercation and requested the council's support.

Mayor Perrodin suggested that the families of the youths relay their witness testimony and petition to their children's attorneys.

Councilperson Calhoun also suggested that they mail a copy of their petition to all members of the Los Angeles City Council.

Adriana Rodriguez, Compton resident, asked that council initiate an internal investigation of the off-duty officer involved in the shooting incident that occurred at Sacred Heart Church on June 8, 2008. Ms. Rodriguez stated that, although four youths were charged with attempted murder, no guns were found in their possession.

Jose Salas, Compton resident and employee of Sacred Heart Church, alleged that Officer Vicente Lopez shot Pablo Arroyo, Jr. during an altercation at a carnival located at Sacred Heart Church. Mr. Salas felt Officer Lopez was a danger to the community because he fired his gun indiscriminately in a crowded place and pleaded with the council to sign their petition to remove Officer Lopez from the force.

Councilperson Hall regretfully stated that he could not sign the petition, due to his affiliation with the Los Angeles County Sheriff's Department.

Edward Chavez, Deputy City Attorney, stated that it would be a "conflict of interest" for the council to sign a petition that could possibly be used in a lawsuit against the city.

COUNCIL COMMENTS

Councilperson Dobson announced that the Bethel [A.M.E.](#) Church located in Los Angeles would be hosting a "Cease Fire Town hall Meeting" on Wednesday, August 6, 2008. For more information regarding this item, please contact Skip at (310) 916-1902.

Councilperson Dobson requested that the meeting be adjourned in memory of Block Club Commissioner Henry Murray, VFW member Robert “Bob” Fontenot and long-time resident Katherine Burr.

Councilperson Dobson further announced that the 2nd District Beautification Awards were underway until August 31, 2008. Entry forms are available in the City Clerk's Office and on the city's website.

Councilperson Calhoun announced that NAJEA's “Monthly Meeting” would be held on Monday, August 4, 2008 in the Blue Room from 7 p.m. to 9 p.m.

Councilperson Calhoun also announced that the Dollarhide Neighborhood Center would be hosting their “Lunch and Learn Health Awareness Seminar” on Thursday, August 8, 2008 from 10:30 a.m. to 1 p.m.

Councilperson Calhoun also invited the Compton community to attend the “Unity in the Community Event” scheduled for Saturday, August 10, 2008 at Gonzales Park.

Councilperson Arceneaux requested that the meeting be adjourned in memory of Dorothy Lee McNeil.

Councilperson Arceneaux also invited all Pastors and Christian leaders to participate in the “Protect Marriage Conference Call” to be held on Wednesday, July 30, 2008 at the Faithful Central Baptist Church in Inglewood.

Councilperson Hall invited the community to attend the “25th Annual National Night Out” event to be held on Tuesday, August 5, 2008 from 7 p.m. to 9 p.m.

Councilperson Hall also announced that the City of Compton would be hosting its annual “Summer Soul Jam” on August 16, 2008 at the Compton Par 3 Golf Course from 12 p.m. to 6 p.m.

Mayor Perrodin reminded the residents that green bins are used for grass, plants and leaves; brown bins are used for waste and gray bins are used for paper or plastic materials. Mayor Perrodin state that the city could be fined \$10,000.00 a day, if citizens continue to dump their trash in the wrong bin.

Mayor Perrodin stated that he took a tour of the city accompanied by members of the city staff and reported on the trash and graffiti in visible and inconspicuous places surrounding the monumental Olympic Park and Gateway Town Center sign. Mayor Perrodin subsequently, asked that the citizens of Compton assist the city in beautification efforts, as well as protecting it from trash dumpers and negligent shoppers.

Mayor Perrodin also stated that he was notified of a newspaper reporting that he was responsible for the mural on the eastern wall of council chambers through a no bid contract. Mayor Perrodin clarified that the City Clerk Alita Godwin and himself interviewed four artists and ultimately chose the artist they felt was the best person for the job.

Mayor Perrodin also announced that the “Pastor's Breakfast” would be held on Saturday, August 30, 2008 at the Crystal Casino beginning at 8 a.m. Attendees are asked to RSVP to (310) 605-5597. The guest speaker will be Dr. William Atlas of the New Jerusalem Church of God in Christ.

Mayor Perrodin further announced that the city's annual “Gospel Concert” would be held on September 6, 2008 at the Compton Par 3 Golf Course.

Welcome to the Birthing of a New Compton.

#1.

On motion by Dobson, seconded by Calhoun, the meeting was adjourned in memory of **Robert “Bob” Fontenot, Katherine Burr, Henry Murray and Dorothy Lee McNeil** at 8:56 p.m., by the following vote on roll call:

AYES: Council Members - Calhoun, Dobson, Arceneaux, Hall, Perrodin
NOES: Council Members - None
ABSENT: Council Members - None

Clerk of the City of Compton

Mayor of the City of Compton

AUGUST 5, 2008

The Special Compton City Council meeting was called to order at 5:25 p.m., in the Council Chambers of City Hall by Mayor Eric Perrodin.

Roll Call

Council Members Present: Calhoun, Dobson, Arceneaux, Hall, Perrodin
Council Members Absent: None

Other Officials Present: L. Clegg, A. Godwin, C. Evans, C. Cornwell

APPROVAL OF MINUTES There were no minutes to be approved.

REPORTS OF OFFICERS, BOARDS, COMMISSIONS AND COMMITTEES

Removal of Officers, Boards/ Commissions and Committees Letter of Resignation - City Attorney	Legrand Clegg , City Attorney, submitted his letter of resignation for the position of City Attorney for the City of Compton.
--	--

On motion by Hall, seconded by Arceneaux, the City Attorney's letter of resignation was received and filed, by the following vote on roll call:

AYES: Council Members - Calhoun, Dobson, Arceneaux, Hall, Perrodin
NOES: Council Members - None
ABSENT: Council Members - None

CITY MANAGER'S REPORTS

Declaring the City Attorney Seat Vacant	On motion by Hall, seconded by Arceneaux, the City Attorney's seat was declared vacant, by the following vote on roll call:
--	---

AYES: Council Members - Calhoun, Dobson, Arceneaux, Hall, Perrodin
NOES: Council Members - None
ABSENT: Council Members - None

CITY ATTORNEY'S REPORTS

<u>CLOSED SESSION</u> Public Employee Appointment Title: City Attorney Pursuant to California Government Code Section 54957	On motion by Hall, seconded by Arceneaux, closed session was approved, by the following vote on roll call:
--	--

AYES: Council Members - Calhoun, Dobson, Arceneaux, Hall, Perrodin
NOES: Council Members - None
ABSENT: Council Members - None

The meeting was recessed to closed session at 7:57 p.m. and reconvened at 8:41 p.m.

Council Members Present: Dobson, Arceneaux, Perrodin
Council Members Absent: Calhoun, Hall

#1.

RESULTS OF THE CLOSED SESSION

Mayor Perrodin reported that council met in closed session concerning Public Employee Appointment, Title: City Attorney, Code Section 54957. Subsequently, all members of the council voted to appoint Craig Cornwell as the new City Attorney. Mayor Perrodin noted that Councilperson Calhoun and Councilperson Smith cast the vote.

UNFINISHED BUSINESS

There was no Unfinished Business.

NEW BUSINESS

APPOINTING THE VACANT SEAT OF THE CITY ATTORNEY

On motion by Arceneaux, seconded by Dobson, **Resolution # 22,671** entitled **“A RESOLUTION OF THE CITY OF ANCHORAGE ALASKA IN APPOINTING CRAIG CORNWELL AS ATTORNEY”** was adopted, by the

AYES: Council Members - Dobson, Arceneaux, Perrodin
NOES: Council Members - None
ABSENT: Council Members - Calhoun, Hall

**APPROVING A LEASE
BETWEEN THE CITY
OF COMPTON AND THE
37TH CONGRESSIONAL
DISTRICT REPRESENTATIVE,
FOR A DISTRICT OFFICE AT
205 SOUTH WILLOWBROOK
AVENUE, COMPTON,
CALIFORNIA**

On motion by Arceneaux, seconded by Dobson, **Resolution # 22,672** entitled **“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING A LEASE BETWEEN THE CITY OF COMPTON AND THE 37TH CONGRESSIONAL DISTRICT REPRESENTATIVE, FOR A DISTRICT OFFICE AT 205 SOUTH WILLOWBROOK AVENUE, COMPTON, CALIFORNIA”** was

adopted, by the following vote on roll call:

AYES: Council Members - Dobson, Arceneaux, Perrodin
NOES: Council Members - None
ABSENT: Council Members - Calhoun, Hall

***Councilperson Calhoun in at 8:52 p.m.**

APPROVAL OF WARRANTS

There were no warrants to be approved.

AUDIENCE COMMENTS

There were no Audience Comments.

COUNCIL COMMENTS

Councilperson Dobson congratulated Mr. Cornwell on his appointment and Mr. Clegg on

Councilperson Dobson also requested that the meeting be adjourned in memory of Paul Smith, musical director for Compton High School.

Councilperson Calhoun announced that the “Unity in the Community” event would be held on Sunday, August 10, 2008 at Gonzales Park.

Mayor Perrodin congratulated Mr. Cornwell on his appointment and announced that the “Annual Gospel Concert” would be held on September 6, 2008 at the Compton Par 3 Golf Course.

Welcome to the Birthing of a New Compton.

On motion by Dobson, seconded by Arceneaux, the meeting was adjourned in memory of **Paul Smith** at 9:01 p.m., by the following vote on roll call:

- AYES:** Council Members - Calhoun, Dobson, Arceneaux, Perrodin
- NOES:** Council Members - None
- ABSENT:** Council Members - Hall

Clerk of the City of Compton

Mayor of the City of Compton

#2.

September 9, 2008

TO: MAYOR AND COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: ACCEPTING THE PROPOSAL OF DEL TERRA GROUP TO PROVIDE PROJECT MANAGEMENT, TRACKING AND MONITORING SERVICES TO FACILITATE IMPLEMENTATION OF HOUSING AND REDEVELOPMENT PROGRAMS IN THE CITY OF COMPTON

SUMMARY

Requesting the City Manager to accept the proposal of Del Terra Group to provide project management, tracking, monitoring and other consulting supporting services for the Community Redevelopment Agency.

BACKGROUND

The Community Redevelopment Agency (Agency) is in the midst of major revitalization activities involving provision of homeownership opportunities, carrying out land acquisition and assembly for preferred uses, creating pocket parks to enhance neighborhood outlook. In order to ensure efficient delivery of these multifaceted services within schedule and within budget, the Agency has determined a need for a full-service consulting firm to complement Agency's project management responsibilities including but not limited to monitoring, scheduling and tracking of these projects.

STATEMENT OF THE ISSUE

Over the past several months, the Agency has reviewed the qualifications of various consultants specialized in the field of project management, monitoring, tracking and scheduling of redevelopment programs and projects. Consulting firms contacted include: NAI Capital Real Estate Consulting Services as well as Alliance Services Group Inc.

Upon extensive review of submitted proposals, the Agency has determined that Del Terra Group, a Project Management consulting firm is uniquely qualified with track record to develop Project Management and Tracking system that would enable the Agency to effectively and efficiently manage and fast track redevelopment projects within schedule and budget.

Del Terra's list of clients in the Project Management field includes City of Rosemead, City of Whittier, Bassett Unified School District; Compton Unified School District; Garvey School District Hacienda-La Puente Unified School District and Los Angeles City College (See Attached). The cost for the design and installation of the project management software program is estimated at \$55,000.00

#2.

FISCAL IMPACT

Funds not to exceed \$55,000 are available in the Agency's 2008/2009 Fiscal Year Budget Account Number 1200-80-0000-4262.

RECOMMENDATION

Staff recommends that the City Manager approve the attached resolution accepting Del Terra Consulting Services to design and install project management software to assist the Agency in tracking redevelopment programs and projects.

KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT

CHARLES EVANS
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON ACCEPTING THE PROPOSAL OF DEL TERRA GROUP, TO PROVIDE PROJECT MANAGEMENT TRACKING, AND MONITORING SERVICES TO FACILITATE IMPLEMENTATION OF HOUSING AND REDEVELOPMENT PROGRAMS IN THE CITY OF COMPTON

WHEREAS, the Community Redevelopment Agency of the City of Compton (the "Agency") is carrying out the Redevelopment Plan for the Compton Redevelopment Project Area, as merged and amended by Ordinance No. 2,114 adopted by the City Council on November 16, 2004; and

WHEREAS, the Agency is assembling land for smart growth developments; developing pockets parks to enhance aesthetic outlook of the community; providing homeownership opportunities through down payment assistance programs; and promoting housing rehabilitation programs.; and

WHEREAS, the Agency desires to select a consulting firm to provide project management services in connection with implementation of housing and redevelopment programs for the Agency; and

WHEREAS, the Agency is in receipt of a proposal from Del Terra Group to provide project management services in connection with implementation of housing and redevelopment programs for the Agency; and

WHEREAS, the Agency has determined that selection of Del Terra Group to design and install project management and tracking system for the sum of \$55,000.00 is in the best interest of the Agency; and

WHEREAS, funds for this project are available in account number 1200-80-0000-4262.

NOW, THEREFORE, THE CITY COUNCIL, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the City Manager is hereby authorized to accept the proposal of Del Terra Group to provide project management services for the Agency in the amount not to exceed \$55,000.00.

Section 2. That funds for this project are available in account number 1200-80-0000-4262.

Section 3. That the City Manager is hereby authorized to execute the necessary agreements to finalize contract execution

Section 4. That a certified copy of this resolution shall be filed in the offices of the City Manager, City Attorney, City Controller, Community Redevelopment Agency, and City Clerk.

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

Resolution No. _____
Page 2

ADOPTED this ____ day of _____, 2008.

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 the regular meeting thereof held on the ____ day of _____, 2008.

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

**AYES: COUNCIL MEMBERS -
NOES: COUNCIL MEMBERS -
ABSENT: COUNCIL MEMBERS -**

CITY CLERK OF THE CITY OF COMPTON



13181 Crossroads Pkwy North, Ste 200 Phone: 626.839.9300
City of Industry, CA 91746 Fax: 626.839.9307

June 30, 2008

Mr. Kofi Sefa - Boakye
Director, Community Redevelopment Agency
City of Compton
205 South Willowbrook Avenue
Compton, CA 90220

Dear Mr. Sefa-Boakye,

Del Terra Group (**Del Terra**) is proud to present our Proposal of Services to the City of Compton's Community Redevelopment Agency. Del Terra is a full-service Management and Consulting firm specializing in municipalities and public agencies throughout California. Del Terra's extensive experience with Public Works and publicly funded construction and infrastructure projects makes Del Terra an excellent choice to assist the City of Compton's Redevelopment Agency in managing the various Projects in various levels of negotiations and development.

Our firm has been recognized as an industry leader by many agencies and professional organizations. Del Terra's consistent performance and deliverables for our clients is the cornerstone of our success. In Del Terra's fourteen (14) years of managing Public Works projects, we have developed invaluable experience and lessons-learned. With this experience, Del Terra has the understanding and capabilities to fully comprehend the benefits and risks of various types of projects and contracts.

Del Terra's proposes to provide the Community Redevelopment Agency with Consulting and Support Services. The services Del Terra proposes are listed herein. If you should have any questions or require additional information please feel free to contact me at your earliest convenience.

Sincerely,

Luis D. Rojas
President & CEO

COVER LETTER

TABLE OF CONTENTS

SECTION A: PROPOSED SCOPE

SECTION B: PROPOSED FEE

SECTION C: HOURLY RATE SCHEDULE

Community Redevelopment Agency Support Services

Based on the scope of services required by the city of Compton's Community Redevelopment Agency, Del Terra is prepared to provide a Project Management Tracking and Scheduling control program.

1. Tracking and Scheduling Control Program of Redevelopment Projects

The Tracking and Scheduling control program (TSCP) will be developed by Del Terra for the City of Compton's Community Redevelopment Agency. The TSCP will enable the Agency to efficiently and effectively monitor the status of all Redevelopment contracts and projects.

The Agency has a various Redevelopment projects at various levels of negotiations, contract development and build-out. Del Terra will create a control program that will enable the Agency's management to concisely monitor all the pertinent Redevelopment projects from commencement of negotiations through eventual build-out.

All relevant data, as defined by the Agency, will be uniquely categorized and controlled for various levels of monitoring and reporting. Specific Report formats will be contemplated and pre-defined per Agency direction.

The Team will be responsible to evaluate the various Proposed Projects being negotiated or planned by the City. Del Terra understands that the scope of proposed services shall be to Identify, Track and Monitor:

- Project Name
- Project Type
- Developer
- Consultant
- Project Location
- Project Status
- Potential Benefits to the City
- Agency Financing Obligations
- Developer Financing Obligations
- Project's Schedule
- Milestones

2. Monitoring Support Services of Redevelopment Projects

Due to the extensive level of Projects the Community Redevelopment Agency has at various levels of negotiations, contract development and build-out, Del Terra proposes to provide Support Services in the area of Monitoring and Reporting of existing and new Redevelopment projects. The Projects may be at various levels of negotiations, e.g. Exclusive Negotiating Agreements (ENA) and Development and Disposition Agreements (DDA).

Del Terra will provide support and consulting services to the City to ensure that the Projects comply to the terms as specified in their respective ENA's and DDA's. Further, Del Terra will provide services to properly monitor and report the status of the Projects to City management.

3. Management and Oversight of Land Assemblage

City is in the process of a large Redevelopment effort throughout the City of Compton. Various steps must be followed in order to ensure proper procedure and process in the Assembly of properties is adhered, such as:

- Property Identification
- Property Valuation and Analysis
- Acquisition Approach
- Relocation, as necessary
- Demolition

Del Terra proposes to provide consulting services in order to expedite and effectively implement the procedures to Assemble properties, as identified above. Del Terra shall provide the staffing and expertise to assist the City of Compton's Community Redevelopment Agency in the tracking, monitoring and follow up of the procedures required for the Assembly of Properties.

4. Residential Rehabilitation Program - Inspection Services

City of Compton provides a successful Residential Rehabilitation Program for homeowners throughout the city. Homeowners are responsible for contracting with licensed General Contractors, as long as they meet the Community Development Departments requirements, to provide the improvements and rehabilitation of their properties, funded through the City of Compton. The city has the obligation to ensure that the various improvements and rehabilitation efforts are performed appropriately and within city ordinances and regulations. The Community Redevelopment department is responsible for the inspections of such repairs and improvements.

Del Terra proposes to provide Inspection Services of the repairs and improvements of the Rehabilitation projects funded by the City of Compton's Residential Rehabilitation Program. The Inspection Services shall be provided by Del Terra staff on an On-Call basis.

5. First Time Homebuyers Program - Support Services

The City provides a thriving First Time Homebuyers Program for potential new homeowners throughout the City. Due to the high response of interested First Time Homebuyers, the Community Redevelopment Agency has been inundated with potential applicants. Del Terra proposes to provide Support Services on an As-Needed, On-Call basis to assist in the documentation and processing of applications.

6. Grant Writing Services

Del Terra is prepared to provide the necessary Grant Writing services in order for the City of Compton to identify and acquire external funding for the various City programs. Del Terra will provide Grant Writing services on an On-Call, As-Needed basis.

Proposed Fee

Task	Description	Amount
Task No. 1	Tracking and Scheduling Control Program of Redevelopment Projects	\$55,000. System and Program modifications are additional.
Task No. 2	Monitoring Support Services of Redevelopment Projects	Time & Material, see Hourly Rate Schedule
Task No. 3	Management and Oversight of Land Assemblage	Time & Material, see Hourly Rate Schedule
Task No. 4	Residential Rehabilitation Program - Inspection Services	Time & Material, see Hourly Rate Schedule
Task No. 5	First Time Homebuyers Program - Support Services	Time & Material, see Hourly Rate Schedule
Task No. 6	Grant Writing Services	Time & Material, see Hourly Rate Schedule

#2.



Hourly Rate Schedule

POSITION/CLASSIFICATIONS	RATE
Principal	\$ 180.00
Project Executive	\$ 165.00
Director	\$ 160.00
Senior Project Manager	\$ 152.00
Project Manager	\$ 140.00
Construction Manager	\$ 125.00
Design Manager	\$ 125.00
Estimator	\$ 120.00
Scheduler	\$ 110.00
Field Superintendent	\$ 100.00
Assistant Project Manager	\$ 96.00
Assistant Construction Manager	\$ 92.00
Field Engineer	\$ 80.00
Accounting	\$ 70.00
Project Coordinator	\$ 70.00
Document Control	\$ 60.00
Administrative Assistant	\$ 55.00

Note: Hourly Rates are subject to yearly adjustments.

Del Terra Group**List of Clients, past and present:**

- 1) First Interstate Bank, CalFed Bank, Great Western Bank, Coast Federal Bank, Wells Fargo Bank
Real Estate Development & Asset Management Portfolio Services: (\$500Million portfolio)
Provide Management, Development and Disposition services of various Bank Owned Real Estate Development projects, ranging from Single Family Residential (SFRs), Multi-Family Residential (MFRs), Commercial and Retail properties throughout California and Texas.
- 2) City of Rosemead, Public Works and Redevelopment Departments
Consulting and Project Management Services:
Provide Consulting and External Project Manager services for various City Public Works and Redevelopment projects. Assist City staff in the operations and reporting of Public Works and Redevelopment projects.
- 3) City of Whittier, Public Works Department, \$7.5Million
General Contractor:
Provide project planning, coordinating and general contracting services for a 4.5mile publicly funded Pedestrian/Bike Trail and new Landscaping project.
- 4) Bassett Unified School District, Total Program Value \$58Million
Program and Construction Management Services:
Provide all planning, budgeting, oversight and implementation of General Obligation Bond funded projects.
- 5) Compton Unified School District
 - a) *Bond Program Performance Audit Services:*
Review the Operational and Internal Control performance of \$220Million Construction program.
 - b) *Program and Construction Management Services, \$60Million:*
Provide all planning, budgeting, oversight and implementation of publicly funded projects.
- 6) Garvey School District, Total Program Value \$38.4Million
Program and Construction Management Services:
Provide all planning, budgeting, oversight and implementation of General Obligation Bond funded projects.
- 7) Hacienda La Puente Unified School District, Total Program Value \$172Million
Program and Construction Management Services:
Provide all planning, budgeting, oversight and implementation of General Obligation Bond funded projects.

- 8) Montebello Unified School District, Total Program Value [\\$169.5Million](#)
Program and Construction Management Services:
Provide all planning, budgeting, oversight and implementation of General Obligation Bond funded projects.
- 9) Rowland Unified School District, Total Program Value [\\$125Million](#)
Program and Construction Management Services:
Provide all planning, budgeting, oversight and implementation of General Obligation Bond funded projects.
- 10) Sacramento City Unified School District, Total Program Value [\\$400Million](#)
Bond Program Performance Audit Services:
Review the Operational and Internal Control performance of \$400Million General Obligation Bond Construction program.
- 11) Lynwood Unified School District, Total Program Value [\\$17Million](#)
Program and Construction Management Services:
Provide all planning, budgeting, oversight and implementation of publicly funded projects.
- 12) Rio Hondo College , Total Program Value [\\$335Million](#)
Program Management Services:
Provide all planning, budgeting, oversight and implementation of General Obligation Bond funded projects.
- 13) Los Angeles City College, Total Program Value [\\$175Million](#)
Program and Construction Management Services:
Provide all planning, budgeting, oversight and implementation of General Obligation Bond funded projects.

RESOLUTION SIGN-OFF FORM

DEPARTMENT: Community Redevelopment

RESOLUTION TITLE: A RESOLUTION OF THE CITY COUNCIL ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON ACCEPTING THE PROPOSAL OF DEL TERRA GROUP, TO PROVIDE PROJECT MANAGEMENT TRACKING, AND MONITORING SERVICES TO FACILITATE IMPLEMENTATION OF HOUSING AND REDEVELOPMENT PROGRAMS IN THE CITY OF COMPTON

<ManagersName>
DEPARTMENT MANAGER’S SIGNATURE

<ManagersDate>
DATE

REVIEW / APPROVAL

<LegalName>
CITY ATTORNEY

<LegalDate>
DATE

<ControllerName>
CITY CONTROLLER

<ControllerDate>
DATE

<CityManager>
CITY MANAGER

<CityManagerDate>
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.

#3.

September 9, 2008

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: CITY MANAGER

**SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
COMPTON APPROVING A LEASE AGREEMENT WITH THE CITY OF
COMPTON AND THE COMPTON LOCAL HOUSING AUTHORITY**

BACKGROUND

The United States Department of Housing and Urban Development (HUD), requires evidence of a lease agreement when utilizing rental space to conduct the Section 8 Housing Choice Voucher Program. Such documentation to support evidence will be provided to HUD financial analyst during annual audits. The Sum of Thirty Five Thousand Dollars (\$35, 000) will be paid for annual rental fee, beginning July 1, 2008 and concluding June 30, 2009. The location of the Section 8 Housing Choice Voucher Program will be at 600 North Alameda Street, Room numbers 17, 18, 19, 21, 29, 30, 31, 32, and 33, Server room, and Supply closet, Compton California 90221.

STATEMENT OF THE FACT

The Local Housing Authority of the City of Compton was established pursuant to the Laws of the State of California. The Authority is authorized to transact business and exercise those powers within its area of operation as defined by said Laws. The purpose of the Local Housing Authority is to carry out housing and housing related activities in support of low-income families.

FINANCIAL IMPACT

There is no fiscal impact to the General Fund. The total amount will not exceed Thirty Five Thousand Dollars (\$35, 000). Funds are available in the LHA's 2008/2009 fiscal year budget in account number 2820-790-000-4286.

RECOMMENDATION

It is recommended that the City Council adopt the attached resolution approving a Lease Agreement by and between the City of Compton and the Local Housing Authority of the City of Compton.

**HARRIETH ROBINSON-BLUE
HOUSING DIRECTOR**

**CHARLES EVANS
CITY MANAGER**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APROVING A LEASE AGREEMENT WITH THE CITY OF COMPTON AND THE COMPTON LOCAL HOUSING AUTHORITY

WHEREAS, the United States Department of Housing and Urban Development has executed a Consolidated Annual Contribution Contract (CACC) Section 8 Housing Choice Voucher Program with the Compton Local Housing Authority; and

WHEREAS, the City Council finds that the housing program the Housing Authority administers are advantageous and necessary for unemployed and underemployed residents of the City to achieve safe, decent, sanitary and affordable accommodations; and

WHEREAS, the City Council of the City of Compton does hereby agree to lease additional office space to the Compton Local Housing Authority should it become necessary during the term of this Lease Agreement; and

WHEREAS, the Lease Agreement is for office space located at 600 North Alameda Street, Compton, California 90221; and

WHEREAS, the City Council and the Compton Local Housing Authority have mutually agreed to said Lease; and

WHEREAS, the sum of Thirty Five Thousand Dollars (\$35,000) is for the period beginning 7/1/08 and concluding 6/30/09, will be paid for annual rental fees.

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

Section 1. That the City of Compton does hereby enter into a Lease Agreement with the Compton Local Housing Authority for the office space at 600 North Alameda Street, Room Numbers 17, 18, 19, 21, 29, 30, 31, and 33, Server room and Supply closet.

Section 2. That if it becomes necessary to lease additional office space, the City Council of the City of Compton does agree to do so.

Section 3. That the City Manager is authorized to execute this Lease Agreement retroactive to July 1, 2008.

Section 4. That the annual rental fee of Thirty Five Thousand Dollars (\$35,000) is agreed upon for the period 7/1/2008 through 6/30/2009.

Section 5. That the funds are appropriated in the City's 2008/2009 fiscal year budget in account number 2820-790-000-4286

Section 6. That a certified copy of this resolution shall be filed in the offices of the Executive Secretary, General Counsel, City Controller and Local Housing Authority.

Section 7. That the Mayor shall sign and the City Clerk shall attest to the adoption of this resolution.

RESOLUTION NO. _____
PAGE TWO

ADOPTED this _____ day of _____, 2008.

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 Commission, signed by the Chairman, and attested by the Clerk at a regular meeting thereof held on the _____ day of _____, 2008

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

#3.

LEASE AGREEMENT BETWEEN THE
CITY OF COMPTON
AND
COMPTON LOCAL HOUSING AUTHORITY

This **LEASE AGREEMENT** is made by and between the **CITY OF COMPTON**, a municipal corporation of the State of California (hereinafter referred to as "**LESSOR**") and the **COMPTON LOCAL HOUSING AUTHORITY** (hereinafter referred to as "**LESSEE**").

WITNESSETH:

Section 1. PREMISES. The **LESSOR**, for and in consideration of the performance of the covenants and agreements hereinafter contained to be kept and performed by the **LESSEE** and upon the following terms and conditions, hereby leases to the **LESSEE**, and the **LESSEE** hereby hires and takes of and from the **LESSOR**, identifiable space within those certain Premises situated in the City of Compton, County of Los Angeles, State of California, more particularly described as:

City of Compton Neighborhood Center
600 North Alameda Street, Compton, California 90221

Rooms 17, 18, 19, 21, 29, 30, 31, 32 and 33
Server room and Supply closet

The Premises are as outlined herein, together with:

- a. All improvements thereon and appurtenances thereto; and
- b. The continuous and uninterrupted right of **LESSEE** and sublessees and licensees, and their respective officers, employees, business invitees, customers and patrons, of access to and from the Premises over and across any part(s) of **LESSOR'S** adjacent property which is not a part of the Premises for any purpose related to the use and enjoyment of the Premises;

but reserving and excepting to **LESSOR or LESSOR'S** authorized agents free access to the Premises at all reasonable times for the purpose of inspection or for making necessary alterations, improvements or major repairs.

Section 2. TERM. The term of this Lease shall commence on **July 1, 2008** and terminate on **June 30, 2009**.

Section 3. RENT. The **LESSEE** shall pay to **LESSOR** as rent for said Premises during the term hereof the sum of **Two Thousand Nine Hundred Sixteen Dollars and Sixty-Six Cents (\$2,916.66)** per month, for a total annual lease amount of **Thirty Five Thousand Dollars (\$35,000.00)**. Rental payments shall be due in advance on the first day of each and every month of the term hereof. When the first

day of any month falls on a non-workday of the City of Compton, the rental payment for each such month shall be paid by the business day prior to said non-workday of the City of Compton.

Section 4. USE OF PREMISES. **LESSEE** is entitled to use the Premises for the following purpose:

Administration of the Local Housing Authority

LESSEE may not use the Premises for any other purpose without the prior written consent of the **LESSOR**.

Section 5. DELIVERY OF PREMISES. If **LESSOR**, for any reason, cannot deliver the Premises described above to **LESSEE** at the commencement of the term hereof, **LESSOR** shall not be liable to **LESSEE** for any loss or damage resulting therefrom and **LESSEE** at **LESSEE's** option, may declare this Agreement to be null and void and all money paid to **LESSOR** shall thereupon be refunded to **LESSEE**.

Section 6. UTILITIES AND OTHER SERVICES. **LESSOR** agrees to furnish the following utilities and services at **LESSOR'S** expense during normal business hours:

- a. Electricity for normal lighting and power for office use.
Special or additional electrical requirements over and above the standard for general office uses will be charged directly to **LESSEE** provided such additional power could be separately metered.
- b. Heating/Cooling.
- c. Hot and cold water.
- d. Routine maintenance.
- e. Painting of interior of Premises as reasonably needed.

LESSOR shall not be liable for any loss or damage caused by or resulting from any variation, interruption or failure of said utilities and services due to any cause whatsoever, other than **LESSOR'S** gross negligence, and no temporary interruption or failure of such utilities and services shall be deemed an eviction of **LESSEE** or relieve **LESSEE** from any of **LESSEE'S** obligations under this Lease Agreement.

Section 7. ASSIGNMENT AND SUBLETTING. **LESSEE** agrees not to sublet the whole or part of the Premises nor to assign the Lease without in each case first securing the written consent of the **LESSOR**. Any attempted assignment or subletting of this Lease without the written consent of the **LESSOR** constitutes fraud and shall be null and void.

Section 8. ALTERATIONS AND ADDITIONS. **LESSEE** agrees not to make any alterations or additions in or on the Premises without first securing the

#3.

written consent of the **LESSOR**. **LESSEE** further agrees to make such alterations only at such time as is agreeable to the **LESSOR**. **LESSEE** shall construct **LESSEE'S** improvements at its sole cost and expense, subject to review by **LESSOR** of plans and specifications and **LESSOR'S** consent.

LESSOR agrees that except for structural alterations, the **LESSEE** may remove, during or at the expiration or other termination of the term of this Lease, or of any extension or holdover period thereof, as the case may be, trade fixtures, including machinery, equipment, furnishings and all other personal property placed or installed in or upon the Premises by the **LESSEE** or under its authority. Any personal property, trade fixtures, alterations, improvements or additions not removed by **LESSEE** within thirty (30) days after the end of the term shall automatically become the property of **LESSOR**.

LESSEE shall repair any damage to the Premises caused by **LESSEE'S** removal of its personal property, trade fixtures, alterations, improvements or additions.

Section 9. REPAIRS AND MAINTENANCE. **LESSEE** agrees to repair and maintain at its own expense the interior of the Premises leased and to return said Premises to **LESSOR** in as good order, repair and condition as the same were in at the commencement of this Lease; damage caused by fire and items covered by extended coverage insurance, unavoidable casualty, reasonable wear and tear, and **LESSOR'S** failure to repair excepted. Any equipment, facilities or fixtures shall, at **LESSEE'S** sole expense, be kept, repaired, maintained, replaced or added to, at all times by **LESSEE** in good order and in sanitary and safe condition and repair and in accordance with all governmental requirements and insurance requirements.

Section 10. INSURANCE. **LESSEE** shall furnish certificates substantiating the fact that it has taken out the specified insurance for the term covered by this Lease, or any extension or holdover period thereof, with an insurance carrier acceptable to the **LESSOR** under forms satisfactory to the **LESSOR**. Each certificate shall bear an endorsement precluding cancellation or reduction in coverage of any policy covered by such certificate except upon at least thirty (30) days prior written notice to **LESSOR**. Each certificate shall include an endorsement page naming **LESSOR** as *"additional insured."*

LESSEE shall present proof of required insurance coverage to **LESSOR** on or before the effective date of this Lease. The **LESSEE** shall not occupy the Premises until the **LESSOR** has received and approved the required certification for the following policies:

- a. Workman's Compensation Insurance to cover employees of the **LESSEE** as required by the Labor Code of the State of California.
- b. General liability insurance insuring against any and all claims and risk for injury to or death of persons and loss of or damage to property occurring upon, in or about the Premises with minimum limits of **One Million Dollars (\$1,000,000.00)** for each occurrence.

LESSEE shall be solely responsible for securing any other and additional insurance that **LESSEE** deems necessary relating to any of **LESSEE'S** furniture, equipment or other personal property maintained by **LESSEE** at the Premises.

Section 11. DAMAGE OR DESTRUCTION. **LESSOR** agrees that should the Premises be so badly damaged by fire, incidents of war, earthquake, or other violent action of the elements as to render them wholly unfit for **LESSEE'S** occupancy, then this Lease shall be terminated immediately upon the happening of any such event, whereupon **LESSEE** shall surrender the Premises and shall not be liable for any further rental and **LESSOR** shall return any unearned rent paid in advance by **LESSEE** calculated at a daily rate based on the regular yearly rental.

In event of any lesser damage by such cause, **LESSOR** may restore the Premises to the condition it was in immediately prior to the event causing the damage, and the rental shall abate in proportion to the area not used by **LESSEE** during the period of restoration. If **LESSOR** should fail to pursue said restoration work with reasonable diligence to completion, **LESSEE** at its sole option may surrender the Premises and shall not be liable for any further rental under this Lease.

LESSOR shall not be in any way or to any extent liable for any loss or damage to any property at any time or within said leased premises, whether occasioned by fire or water or gas which may come or be therein or from any other cause whatsoever.

Section 12. CONDEMNATION. Should the **LESSEE** be required to vacate the Premises, it will not be eligible for relocation payments or other assistance under the Uniform Relocation Assistance Act or HUD regulation. The **LESSEE** waives any and all rights to relocation benefits as specified in the Uniform Relocation Assistance Act of 1970 by its signature here:

By: _____

Section 13. DEFAULT. **LESSEE** agrees that if default shall be made in the payment of rent in the manner herein provided or in any of the covenants or agreements herein contained on the part of the **LESSEE** to be kept and performed, it shall be lawful for the **LESSOR** to declare said term ended and to terminate this Lease upon the giving of thirty (30) days written notice. In addition thereto, **LESSOR** shall have such other rights or remedies as may be provided for by law.

Section 14. HOLDING OVER. In case **LESSEE** holds over beyond the term herein provided with the consent, express or implied, of the **LESSOR**, such tenancy shall be from month-to-month only, subject to the terms and conditions of this Lease, but shall not be a renewal hereof, and the rent to be paid therefore shall be at the rate **prevailing** under the terms of this Lease.

Section 15. CANCELLATION PROVISION. **LESSEE** and **LESSOR** shall each, alone, have the right to cancel this Lease, with or without cause, before its

#3.

scheduled termination date provided that the canceling party has provided a sixty (60) day written notice of the intent to cancel to the other party.

Section 16. **LESSOR'S ACCESS.** **LESSEE** agrees to permit the **LESSOR** or **LESSOR'S** authorized agents free access to the Premises at all reasonable times for the purpose of inspection and making such alterations, improvements, additions or repairs to the Premises or to the building as necessary.

Section 17. **DISCRIMINATION.** The **LESSEE** herein covenants by and for itself, its heirs, executors, administrator, and assigns, and all persons claiming under or through it that this Lease is made, accepted and subject to the following conditions:

That there shall be no discrimination against or segregation of any person or group of persons, on account of race, color, creed, religion, sex, marital status, national origin, or ancestry, the leasing, subleasing, transferring, use, occupancy, tenure, enjoyment of the Premises herein leased nor shall the **LESSEE** itself, or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use of occupancy, of tenants, lessees, sublessees, subtenants, or vendees in the Premises herein leased.

Section 18. **NOTICES.** Any notices required or permitted under this Lease shall be effective when delivered in person; and effective two (2) business days after delivery by facsimile transmission; and effective five (5) business days after mailing by U.S. Mail, postage prepaid and properly addressed to the **LESSOR** at:

**City of Compton
205 South Willowbrook Avenue
Compton, California 90220
Attn: City Manager**

and to the **LESSEE** at:

**Compton Local Housing Authority
600 North Alameda Street
Compton, California 90221
Attn: Director**

Section 19. **INDEMNIFICATION.** **LESSEE** shall indemnify and save harmless the **LESSOR**, its officials, officers, employees, agents and volunteers (collectively hereafter the "Lessor"), against any and all damages to property or injuries to or death of any person or persons, and shall defend, indemnify and save the **LESSOR** from any and all liability and expense, including 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 in any way resulting from or arising out of **LESSEE**, its employees, contractors, agents or invitees use of the Premises, or from conduct of **LESSEE**, its employees, contractors, agents or invitees

practice or business from any activity, work or things done, permitted or suffered by **LESSEE** in or about the premises, or from the negligent or intentional acts or omissions of **LESSEE**, its employees, contractors, agents or invitees.

Section 20. ENTIRE AGREEMENT. This Lease contains the entire agreement of **LESSOR** and **LESSEE**. There are no agreements, terms, conditions or obligations other than those set forth herein. This Lease shall supersede all previous communications, representations or agreements, either verbal or written between **LESSOR** and **LESSEE**. This agreement may be modified only by written agreement signed by both **LESSOR** and **LESSEE**.

IN WITNESS WHEREOF, LESSEE has executed this Lease and the **LESSOR**, by its City Manager/Executive Secretary, who is authorized to do so, has executed this Lease.

**COMPTON LOCAL HOUSING AUTHORITY
LESSEE**

Dated: _____

By _____
Harrieth Robinson
Housing Director

**CITY OF COMPTON/URBAN COMMUNITY
DEVELOPMENT COMMISSION
LESSOR**

Dated: _____

By _____
**City Manager, City Manager/
Executive Secretary**

Approved as to form:

Craig Cornwell
City Attorney

By _____
Deputy City Attorney

Dated: _____

#3.

ATTEST:

Dated: _____

By _____
Alita Godwin, City Clerk

RESOLUTION SIGN-OFF FORM

DEPARTMENT: **Housing Authority**

RESOLUTION TITLE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APROVING A LEASE AGREEMENT WITH THE CITY OF COMPTON AND THE COMPTON LOCAL HOUSING AUTHORITY

<ManagersName>
DEPARTMENT MANAGER'S SIGNATURE

<ManagersDate>
DATE

REVIEW / APPROVAL

<LegalName>
CITY ATTORNEY

<LegalDate>
DATE

<ControllerName>
CITY CONTROLLER

<ControllerDate>
DATE

<CityManager>
CITY MANAGER

<CityManagerDate>
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.

#4.

September 9, 2008

SMD08-152

TO: CHAIRMAN AND COMMISSIONERS

FROM: EXECUTIVE SECRETARY

SUBJECT: AUTHORIZING PAYMENT FOR CHANGE ORDERS FOR THE PURCHASE OF ASTM COMPLIANT PLAYGROUND APARATUS, INSTALLATION AND INSTALLATION OF RUBBERIZED SAFETY SURFACE UPGRADES TO ENHANCE THE RAYMOND STREET PARK RENOVATION PROJECT

SUMMARY:

Requesting Commission authorization for payment for change orders for the purchase of American Society of Testing Methods (ASTM) compliant playground apparatus, installation and installation of rubberized safety surface upgrades to enhance the Raymond Street Park Renovation Project in the Compton Redevelopment Project Area.

BACKGROUND:

In 2005 the City applied and received Los Angeles County Regional Park and Open Space District funds in the amount of \$335,923.87 to renovate Raymond Street Park.

In September 2006, pursuant to Section 1409 of the City Charter it was determined that this work was of urgent necessity for the preservation of life, health or property, in that the residents were concerned about the safety hazard the park presented. The first phase of the project included ADA compliant upgrades, restroom renovations, replaced lighting fixtures, field grading and park landscape.

The majority of the renovation is complete. In furtherance of the proposed development, it has been determined that the existing play structure is not American Society of Testing Methods (ASTM) compliant. The Agency and the City have deemed it necessary to install playground apparatus that meets the current Federal ASTM guidelines.

The Health and Safety Code, Section 33445 permits an Agency to pay for the costs of improvements of publicly owned real property provided that certain findings are made by the Agency that: a) the improvements would alleviate blight in the project area; b) the improvements will benefit the immediate area in which the park is located; and c) there is no other reasonable means of financing the improvements absent Agency assistance.

Raymond Street Park Renovation – Change Order

STATEMENT OF THE ISSUES:

The total amount of additional funds being requested from the Agency is One Hundred Thousand Dollars (\$100,000.00).

FISCAL IMPACT:

That funds not to exceed \$100,000.00 are available in account number 1200-800-000-4330.

STAFF RECOMMENDATION

That the attached resolution authorizing the Executive Secretary to pay for the above listed improvements to the Raymond Street Park Renovation Project be approved.

KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT

CHARLES BERGSON, P.E.
PUBLIC WORKS DIRECTOR/CITY ENGINEER

CHARLES EVANS
EXECUTIVE SECRETARY

CE:CB:SDZ:sdz

RESOLUTION NO. _____

AUTHORIZING PAYMENT FOR CHANGE ORDERS FOR THE PURCHASE OF ASTM COMPLIANT PLAYGROUND APARATUS, INSTALLATION AND INSTALLATION OF RUBBERIZED SAFETY SURFACE UPGRADES TO ENHANCE THE RAYMOND STREET PARK RENOVATION PROJECT

WHEREAS, the Community Redevelopment Agency of the City of Compton (the “Agency”) is carrying out the Redevelopment Plan for the Compton Redevelopment Project Area, as merged and amended by Ordinance No. 2,114 adopted by the City Council on November 16, 2004; and

WHEREAS, the Agency is requesting authorization for payment for change orders for the purchase of American Society of Testing Methods (ASTM) compliant playground apparatus, installation and installation of rubberized safety surface upgrades to enhance the Raymond Street Park Renovation Project; and

WHEREAS, the Agency is facilitating Federal ASTM upgrades and improvements that will benefit the immediate area where the Raymond Street Park is located; and

WHEREAS, the Agency is in receipt of a change order in the amount of \$100,000.00 for the playground apparatus and other improvements; and

WHEREAS, funds for this project are available in account number **1200-800-000-4330**.

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

SECTION 1. That the Executive Secretary is hereby authorized to issue a purchase order to various vendors in an amount not to exceed One Hundred Thousand Dollars.

SECTION 2. That a certified copy of this resolution shall be filed in the offices of the Executive Secretary, Agency Counsel, City Controller, Community Redevelopment Agency, and Clerk.

SECTION 6. That the Chairman shall sign and the Clerk shall attest to the adoption of this resolution.

ADOPTED this _____ day of _____, 2008.

**CHAIRMAN OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION**

ATTEST:

**CLERK OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION**

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF COMPTON)

I, Alita Godwin, Clerk of the Urban Community Development Commission of the City of Compton, hereby certify that the foregoing resolution was adopted by the Commission, signed by the Chairman, and attested by the Clerk at a regular meeting thereof held on the _____ day of _____, 2008.

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

AYES:	COMMISSIONER(S)
NOES:	COMMISSIONER(S)
ABSTAIN:	COMMISSIONER(S)
ABSENT:	COMMISSIONER(S)

CLERK OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION

#5.

September 9, 2008

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: CITY MANAGER

RE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO RENEW THE AGREEMENT WITH AMNAT ENVIRONMENTAL & GEOTECHNICAL, INC. FOR ENVIRONMENTAL REMEDIATION SERVICES AT FIRE STATION NO. 1 AND THE COMPTON CARRERLINK WORKSOURCE CENTER.

SUMMARY

The City Council will adopt a resolution authorizing the City Manager to renew the Agreement with Amnat Environmental & Geotechnical, Inc. for environmental remediation and air monitoring and sampling services for Fiscal Year 2008-2009.

BACKGROUND

For a number of years the City of Compton has received Underground Storage Tank Cleaning reimbursement funds from the State of California Water Quality Control Board ("SWQCB") for expenditures incurred in the clean up of the gasoline spill at the Fire Station No. 1 site and for air monitoring and sampling at the Compton CareerLink WorkSource Center site.

The City has contracted with Amnat Environmental & Geotechnical, Inc., a company licensed to provide site assessment, testing, analysis and work plans for cleanup of contaminated land sites, to provide environmental remediation services at Fire Station No. 1 and air monitoring and sampling at the Compton CareerLink WorkSource Center site.

STATEMENT OF THE ISSUE

The City has been advised by the SWQCB that additional testing, sampling and monitoring is required at the sites. The Agreement with Amnat Environmental & Geotechnical Inc. expires June 30, 2008, thus it is necessary to renew the Agreement to complete the cleanup process.

#5.

**Staff Report Re Resolution to Renew
Agreement with Amnat Environmental &
Geotechnical Inc./Environmental Remediation
September 9, 2008, page 2**

FISCAL IMPACT

Payments projected at an amount of Three Hundred Fifty Thousand Dollars (\$350,000.00), for services to be rendered by Amnat Environmental & Geotechnical, Inc. in Fiscal Year 2008-2009 have been allocated in the budget of the City Attorney's Office in Account No. 6300-420-000-4269.

RECOMMENDATION

Staff recommends that Council adopt the attached Resolution authorizing the City Manager to renew the Agreement with Amnat Environmental & Geotechnical, Inc. for Fiscal Year 2008-2009.

**STEVE OKONTA, MBA, JD
RISK MANAGER**

**CRAIG J. CORNWELL
CITY ATTORNEY**

**CHARLES EVANS
CITY MANAGER**

SO:CJC:CE:RAR:rar
staff report.resolution.renew.environmental remediation.amnat.2008-2009

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
COMPTON AUTHORIZING THE CITY MANAGER TO RENEW
THE AGREEMENT WITH AMNAT ENVIRONMENTAL &
GEOTECHNICAL, INC. FOR ENVIRONMENTAL
REMEDIALATION SERVICES AT FIRE STATION NO. 1 AND THE
COMPTON CAREERLINK WORKSOURCE CENTER.**

WHEREAS, Amnat Environmental & Geotechnical, Inc. is a bonafide company licensed to provide site assessment, testing, analysis and work plans for cleanup of contaminated land sites; and

WHEREAS, pursuant to Resolution No. 22,342, adopted on June 26, 2007, the City Council authorized the City Manager to renew the agreement with Amnat Environmental & Geotechnical, Inc. for Fiscal Year 2007-2008 to provide environmental remediation services at the Fire Station No. 1 site and air monitoring and sampling at the Compton CareerLink WorkSource Center site; and

WHEREAS, the agreement to complete the remediation process and monitoring has expired, however the process needs to be completed; and

WHEREAS, the funds for the necessary services have been allocated in the 2008-2009 Fiscal Year budget of the City Attorney's Office and available in Account No. 6300-420-000-4269; and

WHEREAS, the funds expended on this project will be reimbursed to the City by the State of California Underground Storage Tank Cleaning Fund.

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

Section 1. That the City Council hereby authorizes the City Manager, upon the advice of the City Attorney, to renew the agreement with Amnat Environmental & Geotechnical, Inc. to continue the environmental remediation process at Fire Station No.1 and the air monitoring and sampling at the Compton CareerLink WorkSource Center sites during Fiscal Year 2008-2009 at an amount not to exceed Three Hundred Fifty Thousand Dollars (\$350,000.00).

Section 2. That the City Manager is hereby authorized to issue a purchase order to Amnat Environmental & Geotechnical, Inc. in an amount not to exceed Three Hundred Fifty Thousand Dollars (\$350,000.00).

Section 3. That the funds are to be taken from Account No. 6300-420-000-4269 of the City Attorney's Office Fiscal Year 2008-2009 budget.

Section 4. That a certified copy of this Resolution shall be filed in the offices of the City Clerk, City Manager, City Attorney and Risk Management.

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

ADOPTED this ____ day of _____, 2008.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
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, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2008.

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

RESOLUTION SIGN-OFF FORM

DEPARTMENT: Risk Management

RESOLUTION TITLE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO RENEW THE AGREEMENT WITH AMNAT ENVIRONMENTAL & GEOTECHNICAL, INC. FOR ENVIRONMENTAL REMEDIATION SERVICES AT FIRE STATION NO. 1 AND THE COMPTON CAREERLINK WORKSOURCE CENTER.

<ManagersName>
DEPARTMENT MANAGER’S SIGNATURE

<ManagersDate>
DATE

REVIEW / APPROVAL

<LegalName>
CITY ATTORNEY

<LegalDate>
DATE

<ControllerName>
CITY CONTROLLER

<ControllerDate>
DATE

<CityManager>
CITY MANAGER

<CityManagerDate>
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.