

February 11, 2025

TO: MAYOR AND COUNCIL MEMBERS

FROM: TURMEL WOODS, GRANTS COMPLIANCE MANAGER

SUBJECT: A REQUEST TO SCHEDULE A PUBLIC HEARING – REAGRDIING THE PROPOSED SUBSTANTIAL AMENDMENT TO THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FY 2024-2025 ANNAUAL ACTION PLAN, FY 2020-2024 CONSOLIDATED

SUMMARY

The City of Compton, as a direct entitlement community to the U.S. Department of Housing and Urban Development (HUD), is required to hold a public hearing to receive input from residents on proposed funding allocations for CDBG and HOME projects and activities. Therefore, in order to notify the public about recommended activities in the Annual Action Plan, a public hearing is required.

Staff recommends that Council schedule a public hearing on this matter for **Tuesday, March 11, 2025 at 5:45 p.m.**

**TURMEL WOODS
GRANTS COMPLIANCE MANAGER**

APPROVED FOR FORWARDING

**Willie A. Hopkins Jr.
CITY MANAGER**



City of Compton
Office of the City Manager

Date: February 5, 2025
To: HONORABLE MAYOR AND COUNCIL MEMBERS
From: WILLIE A. HOPKINS, Jr., CITY MANAGER

Subject: REQUEST TO SCHEDULE A PUBLIC HEARING, BUDGET WORKSHOPS
AND COMMUNITY MEETINGS FOR THE CONSIDERATION OF THE
PROPOSED FISCAL YEAR 2025-26 BUDGET

Section 1406 of the City Charter requires that the City Council shall hold a public hearing on the proposed budget at which interested persons desiring to be heard shall be given an opportunity to do so.

Staff is requesting that the City Council schedule a public hearing for the consideration of the proposed Fiscal Year 2025-26 Budget on the following date:

Tuesday June 3, 2025 5:45 p.m. Council Chambers

In addition, staff requests City Council schedule **community meetings** and **budget workshops** in preparation for the public hearing on the following dates:

COMMUNITY MEETINGS

Wednesday	February 12, 2025	6 p.m.	Dollarhide Community Center
Thursday	February 13, 2025	6 p.m.	Gonzales Park
Wednesday	February 19, 2025	6 p.m.	Burrell-McDonald Park
Thursday	February 20, 2025	6 p.m.	Kelly Park

BUDGET WORKSHOPS

Tuesday	March 18, 2025	4:30 p.m.	Council Chambers
Tuesday	May 13, 2025	4:30 p.m.	Council Chambers

Thank you

WILLIE A. HOPKINS, Jr.

MARCH 12, 2024

The Compton City Council meeting was called to order at 5:37 p.m. by Mayor Emma Sharif in the Council Chambers of City Hall. The Moment of Silence Ceremony and the Pledge of Allegiance was also led by Mayor Emma Sharif.

ROLL CALL

Council Members Present: D. Duhart, A. Spicer, J. Bowers, L. Darden, Mayor E. Sharif

Council Members Absent: None

Other Officials Present: E. Perrodin, V. McDaniel, B. Mims, W. Hopkins

COMMENDATORY RESOLUTIONS/PRESENTATIONS

1. PRESENTATION: COMPTON FIRE DEPARTMENT – COMMUNITY EMERGENCY RESPONSE TEAM (CERT TRAINING) (**COUNCILPERSON DUHART**)

Councilperson Duhart presented certificates of recognition to the following individuals acknowledging their commitment to safety, emergency preparedness, and community resilience to improve the lives of Compton residents through basic disaster response skills including fire safety, disaster medical operations, team organization, CPR and light search and rescue - on behalf of the Mayor and City Council: Fire Captain Victor Limas, Interim Battalion Fire Chief Reginald Donald, Geoshe C. Joe Crooks, Thomas Benjamin, Shamika Odessey, Sharon Silvers, Sonja V., Asia R., Malik Greer, Gene Primos, Danielle Showers, Leonard Barnett, Brian Spragg, Jeremiah Harris, Matthew Hutchins, Keisha Greer, Anahe Mendoza, Josiah Harris, Jessica Daniels and Marcus Harris.

2. POWERPOINT PRESENTATION SISTER CITY – SEYCHELLES – (**COUNCILPERSON SPICER**) (**REAGENDAD TO NEXT WEEK**)

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

Kim Delaney Manning reported concerns about a delayed response from Compton Sheriff's. She explained that a call was made to the Compton Sheriff's Department on March 7 at 8:00 a.m. when her neighbor hadn't been seen for days. She reported that no response occurred until deputies and fire department arrived around 2:20 p.m., when it was discovered that the resident had died. She requested answers about the delay and asked the City Council to address these concerns to ensure better safety and responsiveness in the future.

Albert De La Mora urged the City Manager to address several issues, particularly the condition of the City's streets which he deemed embarrassing for residents. He criticized the City's maintenance efforts and emphasized the need for oversight and quality control. He also highlighted concerns about the appearance of City Hall and the Compton Courthouse.

Anthony Lewis addressed the City Council regarding several issues. He asked Mayor Sharif, Councilperson Bowers and City Attorney Perrodin to review his recommendations for an ordinance that was introduced a few weeks ago. He commented on the quality of the City Council meetings broadcast and suggested that audio levels be maintained to ensure clarity for potential legal proceedings. He praised Nicole Pi from the Public Works Department for her quick response to a damaged streetlight on Tajuata and Alondra Boulevard. He asked that her timely action be acknowledged and encouraged. Lastly, he stated that someone threatened him for reporting something he observed. He maintained that per the City Charter, the City Council has the authority to subpoena testimony whenever necessary.

Celestina Bishop recounted an incident of vandalism at Woodland Cemetery and stated that visitors are mandated to sign a waiver prior to accessing its grounds. She described an encounter with Bishop Guillory, who she felt was disrespectful when he did not comply with the waiver policy and demanded to attend her next board meeting. She insisted on respect for her property and called for accountability from city representatives.

Mark Smith emphasized the importance of CERT training in the City of Compton and questioned the delay for installing AED units in the Council Chambers. He cited a proliferation of campaign signage in the City, urging that the same energy be directed toward community improvements, such as filling potholes, and addressing other public safety needs.

Sheila Smith requested a proclamation from the City Council in memory of Sandra Cutting, who dedicated 22 years to Compton Unified School District.

Tanya Lewis articulated her frustration with the City's current state and attributed its decline to former Mayor Eric Perrodin. She criticized his leadership and questioned his ability to improve the City now that he is the City Attorney. She urged him to take action to restore Compton to its former quality and demanded accountability from him and the new City Manager.

Lynn Boone spoke in opposition to city officials receiving payment for Successor Agency meetings not held this year. She referenced the recently adopted street racing ordinance and cited potential violations against the City Charter. She made comments about a lawsuit involving Councilperson Duhart and challenged statements made by City Attorney Perrodin.

Terrance Cumby voiced a concern for voting center accessibility for seniors and suggested the need for transportation assistance. He asked that audience members be allowed to sign up to speak past the 5:15 p.m. current deadline to accommodate working individuals. He advocated for a Stater Brothers and Costco in his neighborhood, a gym and multi-purpose room at South Park, and monitoring devices at illegal dumping sites. He suggested fines and community service for those caught dumping illegally and emphasized the need for stronger measures against such activities.

Timothy Harris recounted an incident on February 10, wherein he received a citation from code enforcement while waiting for his wife and best friend at Walmart. He stated that the photos reflect the illumination of his car's brake lights, indicating that it was occupied in an area crowded with unoccupied cars. He requested an opportunity to discuss this matter with his district representative.

Vanessa Cain addressed the City Council regarding the recent election process. She criticized the handling of ballots and noted issues with dual ballots and missing voting spaces. She asked that the voter rolls be purged to eliminate outdated registrations and cited examples of long-deceased individuals still receiving ballots. She called for a more accurate tracking system of voters to ensure fair elections.

Missy Barbara advised the City Council about a bakery operating illegally in the City of Compton. She cited a lack of local shopping options and stated that she has to leave the City for basic needs. She questioned the whereabouts of funds designated for infrastructure improvements, such as pothole repairs. She urged for better training and professionalism among council members and cited a prevalence of litter and flyers all around the City.

Bishop Guillory addressed the City Council to clarify misconceptions about his paralegal status and to voice his concerns regarding the condition of Woodlawn Cemetery. He announced that he would invest \$25,000 into property repairs and support an FBI investigation into alleged hate crimes at Woodlawn Cemetery. He also emphasized the need for accountability related to the maintenance and security of the property to prevent future incidents.

REGULAR AGENDA

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

3. APPOINTMENT(S) OF OFFICERS, COUNCIL MEMBERS, BOARDS/COMMISSIONS AND COMMITTEES

EMERGENCY STANDBY COUNCIL MEMBERS (CMC SECTION 2-4.11) - MAYOR & CITY COUNCIL

On motion by Spicer, seconded by Darden, to appoint **Patrick Ferguson (District 1)** to the Emergency Standby Council by the following vote on roll call:

AYES: Council Members – Duhart, Spicer, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

On motion by Duhart, seconded by Darden, to appoint **Melanie Franks (District 3)** to the Emergency Standby Council by the following vote on roll call:

AYES: Council Members – Duhart, Spicer, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

On motion by Duhart, seconded by Spicer, to appoint **Mona Jones (District 4)** to the Emergency Standby Council by the following vote on roll call:

AYES: Council Members – Duhart, Spicer, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

NEW BUSINESS

4. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE GENERAL SERVICES DEPARTMENT 2023-2024 FISCAL YEAR BUDGET TO APPROPRIATE \$28,950.00 FROM THE INSURANCE RECOVERY FUND AND ISSUE A PURCHASE ORDER TO CEVAC FACILITIES SERVICES FOR THE EMERGENCY REPLACEMENT OF TWO (2) SEWER PUMPS LOCATED AT COMPTON CITY HALL (\$28,950.00)

Councilperson Duhart pointed out a discrepancy on page two of the staff report, where it incorrectly lists the date as December 20, 2024, when it should be December 20, 2023. She also noted the error in the resolution itself.

Mayor Sharif acknowledged the correction made by Councilperson Duhart.

On motion by Spicer, seconded by Duhart, **Resolution # 25,986** entitled “**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE GENERAL SERVICES DEPARTMENT 2023-2024 FISCAL YEAR BUDGET TO APPROPRIATE \$28,950.00 FROM THE INSURANCE RECOVERY FUND AND ISSUE A PURCHASE ORDER TO CEVAC FACILITIES SERVICES FOR THE EMERGENCY REPLACEMENT OF TWO (2) SEWER PUMPS LOCATED AT COMPTON CITY HALL (\$28,950.00)**” was adopted with corrections by the following vote on roll call:

AYES: Council Members – Duhart, Spicer, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

5. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON SETTING THE SALARY RANGE FOR THE SECURITY SERVICES SUPERVISOR CLASSIFICATION

On motion by Spicer, seconded by Darden, **Resolution # 25,987** entitled “**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON SETTING THE SALARY RANGE FOR THE SECURITY SERVICES SUPERVISOR CLASSIFICATION**” was adopted by the following vote on roll call:

AYES: Council Members – Duhart, Spicer, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

6. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO L.N. CURTIS & SONS FOR THE PURCHASE OF FIREFIGHTING EQUIPMENT AND RESCUE TOOLS WITH RELATED SUPPLIES AND ACCESSORIES TO FURNISH THE FOUR (4) NEW FIRE ENGINES AND ONE (1) LADDER TRUCK FOR THE CITY OF COMPTON FIRE DEPARTMENT (\$499,461.94)

On motion by Spicer, seconded by Darden, **Resolution # 25,988** entitled “**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO L.N. CURTIS & SONS FOR THE PURCHASE OF FIREFIGHTING EQUIPMENT AND RESCUE TOOLS WITH RELATED SUPPLIES AND ACCESSORIES TO FURNISH THE FOUR (4) NEW FIRE ENGINES AND ONE (1) LADDER TRUCK FOR THE CITY OF COMPTON FIRE DEPARTMENT (\$499,461.94)**” was adopted by the following vote on roll call:

AYES: Council Members – Duhart, Spicer, Bowers, Darden, Sharif

NOES: Council Members – None

ABSENT: Council Members – None

COUNCIL COMMENTS

Councilmember Darden offered the following communications/announcements:

- Commented on the success of the District Four Townhall held on March 2 and the Poinsettia Avenue Block Club meeting held on March 9.
- Announced the grand opening of a weekly food pantry located at Kingdom Live Christian Fellowship Church on Saturday, March 16 from 10:00 a.m. to 2:00 p.m.
- Thanked the City Manager for efficiently utilizing City staff to address City needs despite being short-staffed.
- Highlighted her upcoming participation in the monthly clean-up initiative scheduled to be held on Wednesday, March 13.
- Clarified that Successor Agency meetings have been held this year and noted that council members do not receive any pay for Successor Agency agenda items.
- Requested the meeting be adjourned in memory of Emmett Brown.

Councilmember Bowers offered the following communications/announcements:

- Announced an upcoming Spring Easter Egg Hunt scheduled to be held on Saturday, March 23 at Walter Tucker Park from 1:00 p.m. to 3:00 p.m. This event will feature games, prizes, music, and an exciting egg hunt, made possible through collaborations with Compton Parks and Recreation, West Coast Lions, Cal Dental USA and Sunny Cove residents.
- Recognized March as Women's History Month. He offered closing comments in memory of Maria Fatima Souza Manning, who transitioned on February 29. At 88, she graduated with a double major from California State University Dominguez Hills. He highlighted Maria Manning as an inspiring example of determination and capability, fitting for Women's History Month.
- Requested the meeting be adjourned in memory of Sandra Cutting.

Councilmember Spicer offered the following communications/announcements:

- Highlighted a collaboration with Heavenly Culture World to host a senior food drive at Dollarhide which provided groceries to over 500 families.

- Announced a “Community Cleanup” scheduled to be held on Saturday, March 20 at 212 West Cypress Street from 9:00 a.m. to 11:00 a.m. A dumpster will be available at Lueders Park for residents looking to help clean up.
- Announced a “District Two Townhall” scheduled to be held on Saturday, March 20 at Dollarhide from 6:00 p.m. to 8:00 p.m.
- Announced a “Game Changers” event scheduled to be held on Saturday, March 27 from 4:30 p.m. to 8:00 p.m. This event will give the community an opportunity to engage with law enforcement, ask questions and voice their concerns. Eight spots are available. Interested individuals should contact his office.
- Recognized Dior Sunset Foundation, Unearth & Empower Communities, and the Compton Initiative for their efforts to prepare Lueders Park for an afterschool program focused on special needs - set to begin the first week of April.
- Requested the meeting be adjourned in memory of Gloria Anderson and Shadra Wallace.

Councilmember Duhart offered the following communications/announcements:

- Commented on the success of the tree planning initiative held in District One on March 9. Twenty-five trees were planted along 130th Street in collaboration with Edison International and Assemblymember Mike Gipson’s Office.
- Recognized Neighborhood Housing Services (NHS), Alinea Medical Imaging, and the Department of Healthcare Services for working together to provide free mammogram screenings to 91 women. Services are available on the first Saturday of every month at NHS. For more information call (424) 296-3521.
- Acknowledged March as Women's History Month and recounted its origins in history. She paid homage to Doris Davis, Compton’s first African-American city clerk and female mayor.
- Announced a Women’s History Month Celebration scheduled to be held on Saturday, March 16 at Citizens of Zion Church starting at 10:00 a.m.
- Recognized former Fire Chief Rico Smith for providing training for the first CERT training class held in the City of Compton in 1992-1993.

City Manager Hopkins addressed infrastructure concerns raised by citizens. He acknowledged the ongoing issues with potholes and illegal dumping and explained that improvements take time. He assured the residents that the City is actively working on solutions including façade improvements grants, enhancements to major thoroughfares, and promoting discussions about economic and housing developments. He emphasized the importance of community patience and involvement as the City plans for future enhancements.

City Attorney Perrodin requested the meeting be adjourned in memory of Alma Reeves Wood. He recognized her many contributions to teaching children how to read in Compton and Watts and shared that a library was named after her on Compton Avenue. He also mentioned that she raised three boys in the Nickerson Gardens.

Mayor Sharif offered the following communications/announcements:

- Commented on the success of Assemblymember Mike Gipson’s Airman of the Year event held at the Compton Library, and the Compton Job Fair held on March 2 in partnership with Compton College and Compton Unified School District.
- Attended the Saint Vincent Eugene Allen Foundation Ceremony held on March 2, in support of families of children with disabilities.

- Highlighted her participation in the First Responders Annual Emergency training event, where she witnessed various emergency simulations in the Alameda Corridor.
- Joined the Compton Creek Press Conference Planning Committee on March 8 to discuss future development plans for the area, followed by a tree planting event where 25 trees were planted along 130th Street.
- Highlighted the Pro Expo Unlimited Resource event which provided prom materials at discounted rates to high school students and foster youth.
- Announced a “Senior Spring Brunch” scheduled to be held on Saturday, April 18 at Dollarhide starting at 10:30 a.m. Seniors are encouraged to RSVP.
- Invited the residents to attend a community meeting scheduled to review state audit updates and the City’s CIP on Saturday, April 20 from 10:00 a.m. to 12:00 p.m.
- Announced the “Mayor’s Citywide Dump Day” for bulky waste items scheduled to be held on Saturday, April 20 at 700 Bullis Road.
- Announced a “Gardening Workshop” held in collaboration with the Water Replenishment District on Wednesday, April 24. Call (424) 344-0961 for more information.

ADJOURNMENT

On motion by Spicer, seconded by Darden, the meeting was adjourned in memory of **Emmett Brown, Maria Fatima Manning, Gloria Anderson, Sandra Cutting, Shadra Wallace** and **Alma Reed Woods** at 7:15 p.m. by the following vote on roll call:

AYES: **Council Members – Duhart, Spicer, Bowers, Darden, Sharif**
NOES: **Council Members – None**
ABSENT: **Council Members – None**

**SATRA ZURITA, CITY CLERK FOR FORMER
CITY CLERK OF THE CITY OF COMPTON**

**EMMA SHARIF
MAYOR OF THE CITY OF COMPTON**

APRIL 2, 2024

The Compton City Council meeting was called to order at 5:36 p.m. by Mayor Emma Sharif in the Council Chambers of City Hall. The Moment of Silence Ceremony and Pledge of Allegiance was also led by Mayor Emma Sharif.

ROLL CALL

Council Members Present: D. Duhart, J. Bowers, L. Darden, Mayor E. Sharif

Council Members Absent: A. Spicer

Other Officials Present: E. Perrodin, V. McDaniel, B. Mims, W. Hopkins

COMMENDATORY RESOLUTIONS/PRESENTATIONS

1. PRESENTATION: CITY VENTURES 930 W. COMPTON BLVD. PROJECT (RYAN AEH) (COUNCILPERSON DUHART)

Ryan Aeh, City Ventures Executive Vice President, presented a PowerPoint presentation to the City Council and citizens of Compton regarding the proposed housing development at 930 West Compton Boulevard. The project, which received entitlements in 2022, involves the construction of 60-attached three-story single-family homes. The proposed development is a former redevelopment agency property at 2.45 acres and expected to generate significant economic impact, contributing approximately \$1.2 million in permits and development impact fees to the City and an additional \$450,000 in school fees to Compton Unified School District. The community will feature three types of homes with 3 to 4 bedrooms, sized between 1,404 and 1,664 square feet. The design emphasizes community engagement rather than isolation, incorporating open space and garages for each unit. The project will also include affordable housing for moderate-income buyers at an obtainable price point. The community will be gated and include high quality interiors, green building features, and pre-wired conduits for electric car chargers.

Councilperson Duhart requested the location of the play area on the site plan.

Mr. Aeh directed Councilperson Duhart to the area between buildings six and seven on the site plan. He also referenced the full design provided in the entitlement package that was approved in 2022.

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

Corey Crockerham, Western States Regional Council of Carpenters, petitioned the City Council to address construction tax fraud. He affirmed that tax fraud in the construction industry has reached crisis levels, prompting Western States Regional Council of Carpenters Local 323 to participate in the “National Tax Fraud Days of Action” from April 13 to 19 to draw attention to the issue. He argued that employers evade their tax responsibilities by misclassifying workers as independent contractors or paying them in cash. He emphasized the importance of addressing these fraudulent practices and expressed the union's commitment to protecting working families.

Lynn Boone thanked everyone that voted for her and commended all voters that participated in the recent election. She challenged the City Council’s process for approving ordinances and highlighted a need to adhere to the City Charter. She cited issues related to the accessibility of local parks and highlighted the long-awaited opening of Dodgers Dreamfields at Gonzales Park. She referenced an upcoming rodeo event and criticized the City Clerk’s Office for managing the ticket sales.

Tanya Lewis requested an update on the status of the Artesia Boulevard Bridge Project and street maintenance in Compton. She referenced Resolution # 22,7116 and demanded accountability from Mayor Sharif regarding the status of the allocated monies.

Carlos Acevedo, President of the Latino Chamber of Commerce, asserted that he is the legal President of the Latino Chamber of Commerce, contrary to the claims made by Maria Villa Real. He presented documentation to support his position and emphasized his long-standing family business in Compton. He disclosed that he had health issues that prevented him from attending previous meetings and expressed a desire to collaborate with city officials.

Miller Martin emphasized the importance of prioritizing business development in Compton. He expressed concerns that the Council's efforts appear to be aimed at increasing the population without considering the economic implications. He voiced his frustration with the current environment, describing it as challenging and cautioned against approving more high-density housing developments that do not contribute to the local economy. He urged the Council to shift their focus to creating employment opportunities and fostering a business-friendly environment to ensure Compton can thrive in the face of upcoming events.

Vanessa Cain addressed ongoing issues with homeowners' associations (HOAs) in Compton, particularly in communities where she observed a lack of maintenance and activity. She highlighted the importance of ensuring that HOAs fulfill their responsibilities, especially as new developments are considered. She underscored the serious consequences of HOA non-compliance, including foreclosure, and called for clearer accountability regarding their management. She expressed skepticism about attracting businesses to Compton without first improving the City's overall cleanliness and public image.

Abril Villanueva, President of Golden Street Block Club, addressed the City Council regarding the need to translate the City Charter into Spanish. She highlighted the importance of providing equal access to critical information for all residents, particularly in Compton where many Spanish-speaking individuals may struggle to understand the roles and responsibilities outlined in the City Charter.

Missy Barbara articulated concerns regarding the City Council's adherence to the City Charter. She highlighted issues with Public Works, particularly the condition of their uniforms and effective traffic signage. She requested maintenance of the medians on Central Avenue, curb cuts on sidewalks for individuals with disabilities, and yellow flashing lights at intersections to improve safety.

Fidel Marquez raised several concerns regarding infrastructure and development in Compton. He described a pothole on Central and Rosecrans and two potholes at Central and Artesia at the entrance of the 91 freeway. He criticized the City's method of repairing potholes, noting that the materials used are oftentimes washed away by the rain. He informed the Council that the medians along Central Avenue are in poor condition and asked the City to consider hiring gardeners to maintain them. He articulated concerns about how housing developments are marketed and cited a need for clearer communication and information about the actual benefits of developments in the City.

Kinsey Jones called attention to ongoing issues occurring on and near Long Beach Boulevard. He mentioned witnessing disturbances and unsafe situations daily and highlighted a perceived lack of action and accountability in addressing these issues.

Anthony Lewis addressed the potential problems associated with the proposed housing development on 151st Street. He argued that the road is not wide enough to accommodate fire department access in case of emergencies. He noted that another completed development on Central Avenue is too close to neighboring properties, which has led to imbalanced setbacks. He predicted that traffic will become congested in the area, particularly as vehicles exit the new development. He mentioned the awards given to community members for Women's History Month and recommended a list of nominees to add to the list, including Jackie Venters, Celestine Bishop, Emily Hart-Holifield, Jackie Delutch, Nicole Pi, and Karen Harris.

CONSENT AGENDA

On motion by Duhart, seconded by Darden, to approve the Consent Agenda Items by the following vote on roll call:

AYES: Council Members – Duhart, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – Spicer

HUMAN RESOURCES

2. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ESTABLISHING THE HOLIDAY SCHEDULE FOR CITY EMPLOYEES FOR FISCAL YEAR 2024-2025 (**Resolution # 25,997**)

REGULAR AGENDA

CITY MANAGER’S REPORT

3. ELECTED OFFICIALS AUTHORIZATION TO TRAVEL – 2024 ANNUAL MUNICIPAL SEMINAR – CONTRACT CITIES (INDIAN WELLS, CA MAY 16, 2024 THRU MAY 19, 2024)

POLL OF ATTENDEES:

AYES: Council Members – Bowers, Darden
NOES: Council Members – Sharif, Duhart
ABSENT: Council Members – Spicer

On motion by Duhart, seconded by Darden, to authorize the travel request by the following vote on roll call:

AYES: Council Members – Duhart, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – Spicer

UNFINISHED BUSINESS

4. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF COMPTON AND CITY VENTURES HOMEBUILDING, LLC A DELAWARE LIMITED LIABILITY COMPANY, TO ENABLE THE DEVELOPMENT OF A 60-UNIT MARKET-RATE HOUSING DEVELOPMENT PROJECT ON THAT CERTAIN LAND LOCATED AT 930 WEST COMPTON BOULEVARD, COMPTON CALIFORNIA

City Clerk declared that this is the second reading of this ordinance.

Councilperson Bowers insisted that this be the first reading of the ordinance because the previous week's vote was not unanimous.

City Attorney Perrodin explained that Councilperson Bowers' abstention during last week's vote on this item resulted in a 3-0 count to waive the reading of the ordinance. He clarified that tonight, Councilperson Bowers or any other council member may vote "no," which would necessitate a full reading of this ordinance.

Councilperson Bowers affirmed his stance on his interpretation of the City Charter and asked that it be applied.

City Attorney Perrodin asked Councilperson Bowers if he would like to receive a copy of the court decisions related to abstentions.

Councilperson Bowers responded affirmatively and asked that the item be removed and brought back with the court decision on abstention voting.

Mayor Sharif asked the City Council if they wished to vote on waiving the reading of the ordinance or whether they wanted the ordinance read in full.

Councilpersons Duhart, Darden, and Bowers all responded affirmatively, indicating their desire for the ordinance to be read in full. Following this, **Mayor Sharif** instructed the City Clerk to read the ordinance in its entirety.

At the conclusion of the full reading of the ordinance, **Councilperson Bowers** recalled a prior conversation with Mr. Flournoy regarding questions from the public concerning the city's revenue and what "surplus land" means, in the context of land from the former redevelopment agency.

Cecil Flournoy, Director of Community Development, stated that this is not a Surplus Land Act issue, this property was purchased with housing taxes and bonds. He explained that while the City technically owns the property, it is subject to regulations imposed by the Department of Finance and the Los Angeles County Oversight Board for Redevelopment Agency Dissolution. He stressed that the City is precluded by state law from making any money on this deal because the property was purchased with tax revenue.

Councilperson Darden requested the identity of the group that prepared the development agreement.

Mr. Flournoy confirmed that the development agreement and all associated documents were prepared by Richard, Watson and Gershon.

Councilperson Darden raised several concerns regarding the development agreement and requested corrections to the following.

- a missing ordinance number and dates on page 2 in the development agreement;
- number six on page 6 which states: the parties acknowledge the developer cannot predict when or if the property will be developed. She expressed concerns that the property might remain undeveloped for an extended period, potentially up to ten years, without any concrete action.
- the transfer of interest in the property on page 9, number fourteen. She pointed out that if the developer decides to sell the property after acquisition, they can profit significantly which will cause the City to lose oversight and control over the intended use of the land.
- The City Clerk's name is incorrect on page 16

Councilperson Darden requested the difference between the purchase agreement and development agreement. Mr. Flournoy explained that the purchase agreement pertains to the transfer of property ownership, while the development agreement outlines the specific terms and conditions governing how the land will be developed.

Councilperson Darden acknowledged the discussions held since 2017 and emphasized the importance of thoroughly reviewing all documents related to the agreements to ensure that an informed decision is made in the best interest of the citizens of Compton.

Mr. Flournoy assured Councilperson Darden that he would address the amendments once the ordinance is approved.

Councilperson Duhart asked whether the fire department has reviewed the development plans.

Fire Chief Simpson affirmed that the fire department will not approve the plans until it meets all necessary fire safety requirements.

City Manager Hopkins directed Mr. Flournoy to revisit paragraph 14 transfer of interest - because it states the developer has no obligation to obtain consent from the City to assign this agreement to a transferee.

On motion by Duhart, seconded by Darden, “**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF COMPTON AND CITY VENTURES HOMEBUILDING, LLC A DELAWARE LIMITED LIABILITY COMPANY, TO ENABLE THE DEVELOPMENT OF A 60-UNIT MARKET-RATE HOUSING DEVELOPMENT PROJECT ON THAT CERTAIN LAND LOCATED AT 930 WEST COMPTON BOULEVARD, COMPTON CALIFORNIA**” was placed on second reading with amendments by the following vote on roll call:

AYES: Council Members – Duhart, Bowers, Sharif
NOES: Council Members – None
ABSENT: Council Members – Spicer
ABSTAIN: Council Members – Darden

5. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE FIRE DEPARTMENT’S 2023-2024 FISCAL YEAR BUDGET TO TRANSFER FUNDS AND AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER WITH FUTURE BUILDINGS FOR THE PURCHASE OF A METAL STORAGE CLEARANCE BUILDING TO HOUSE THE FIRE DEPARTMENT’S RESERVE FLEET (\$45,000.00)

On motion by Duhart, seconded by Darden, **Resolution # 25,998** entitled “**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE FIRE DEPARTMENT’S 2023-2024 FISCAL YEAR BUDGET TO TRANSFER FUNDS AND AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER WITH FUTURE BUILDINGS FOR THE PURCHASE OF A METAL STORAGE CLEARANCE BUILDING TO HOUSE THE FIRE DEPARTMENT’S RESERVE FLEET (\$45,000.00)**” was adopted by the following vote on roll call:

AYES: Council Members – Duhart, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – Spicer

NEW BUSINESS

6. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE RECREATION DEPARTMENT 2023-2024 ANNUAL BUDGET TO ACCEPT AND APPROPRIATE A GRANT FROM THE LOS ANGELES DODGERS FOUNDATION IN THE AMOUNT OF \$37,800, ALLOCATING FUNDS FOR THE DODGER DREAMTEAM PROGRAM, AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH HAROLD JOHNSON AS THE DREAMTEAM COORDINATOR AN ISSUE A PURCHASE ORDER IN THE AMOUNT OF \$27,000

Councilperson Duhart requested additional information about other activities taking place at Gonzales Park.

Brian Spragg, Director of Parks and Recreation, highlighted that all six of their programmable parks are actively programmed right now. Specifically for Gonzales Park, they are currently recruiting for the Dodger Dream Team season, which is set to kick off on April 27, aiming to involve 480 youth. They provide free after-school programs, dance classes, and opportunities for open recreation for drop-in activities. Additionally, there are adult baseball activities scheduled on Wednesdays and Sunday evenings at Jackie Robinson Stadium.

Councilperson Duhart inquired about the timeline for recruiting lifeguards and pool staff.

Mr. Spragg confirmed that they are actively training youth to become lifeguards through the Lifeguard Readiness Program. He highlighted that they are scheduled to conduct certification and swim tests in May, with the goal of having all lifeguards ready and on board before Memorial Day.

Councilperson Darden asked Mr. Spragg to confirm if Kelly Park is closed on Mondays to enable operations on Saturdays.

Mr. Spragg replied affirmatively and explained that the park is open from Tuesday through Saturday while the recreation department continues to build its staff.

Mayor Sharif questioned whether there are any concerns about lifeguard staffing.

Mr. Spragg stated that he does not foresee any issues with having adequate lifeguards this year. He explained that the majority of their team is returning from the off-season, and he has already initiated contact with them to start the reinstatement process for their employment.

On motion by Darden, seconded by Duhart, **Resolution # 25,999** entitled “**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE RECREATION DEPARTMENT 2023-2024 ANNUAL BUDGET TO ACCEPT AND APPROPRIATE A GRANT FROM THE LOS ANGELES DODGERS FOUNDATION IN THE AMOUNT OF \$37,800, ALLOCATING FUNDS FOR THE DODGER DREAMTEAM PROGRAM, AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH HAROLD JOHNSON AS THE DREAMTEAM COORDINATOR AN ISSUE A PURCHASE ORDER IN THE AMOUNT OF \$27,000**” was adopted by the following vote on roll call:

AYES: Council Members – Duhart, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – Spicer

7. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH TECHCOAT CONTRACTORS, INC. AND ESTABLISH A PURCHASE ORDER FOR THE PEDESTRIAN COATING SYSTEM AT FIRE STATION 1 AND FIRE STATION 3 (\$108,905.00)

Mayor Sharif recognized the City Manager for bringing this item forth.

On motion by Darden, seconded by Duhart, **Resolution # 26,000** entitled “**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH TECHCOAT CONTRACTORS, INC. AND ESTABLISH A PURCHASE ORDER FOR THE PEDESTRIAN COATING SYSTEM AT FIRE STATION 1 AND FIRE STATION 3 (\$108,905.00)**” was adopted by the following vote on roll call:

AYES: Council Members – Duhart, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – Spicer

8. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH RISER SUTHERLAND, INC. DBA UNITED CONTRACTORS, INC. AND ESTABLISH A PURCHASE ORDER FOR THE ROOF REPLACEMENT OF FIRE STATION 1 (\$328,900.00)

Councilmember Bowers inquired about the start date for work to begin.

City Manager Hopkins replied that work should commence once the contract is signed.

On motion by Darden, seconded by Duhart, **Resolution # 26,001** entitled “**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH RISER SUTHERLAND, INC. DBA UNITED CONTRACTORS, INC. AND ESTABLISH A PURCHASE ORDER FOR THE ROOF REPLACEMENT OF FIRE STATION 1 (\$328,900.00)**” was adopted by the following vote on roll call:

AYES: Council Members – Duhart, Bowers, Darden, Sharif
NOES: Council Members – None

ABSENT: Council Members – Spicer

9. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO OPEN A PURCHASE ORDER WITH STAPLES ADVANTAGE TO PAY INVOICES FOR OFFICE SUPPLIES FROM THE 2020-2021 AND 2021-2022 FISCAL YEARS IN THE AMOUNT OF \$254.95

Mayor Sharif asked the City Manager to explain why \$254.95 is being presented to the City Council.

City Manager Hopkins explained that the purchase order during that timeframe had been exceeded which required the amount to be approved by the City Council.

On motion by Darden, seconded by Duhart, **Resolution # 26,002** entitled “**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO OPEN A PURCHASE ORDER WITH STAPLES ADVANTAGE TO PAY INVOICES FOR OFFICE SUPPLIES FROM THE 2020-2021 AND 2021-2022 FISCAL YEARS IN THE AMOUNT OF \$254.95**” was adopted by the following vote on roll call:

AYES: Council Members – Duhart, Bowers, Darden, Sharif

NOES: Council Members – None

ABSENT: Council Members – Spicer

10. A RESOLUTION OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A MULTI-YEAR PROFESSIONAL SERVICES AGREEMENT (\$15,000), AND ESTABLISH A PURCHASE ORDER FOR EADIE AND PAYNE, LLP FOR TAX CONSULTATION SERVICES (\$5,000)

On motion by Duhart, seconded by Darden, **Resolution # 26,003** entitled “**A RESOLUTION OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A MULTI-YEAR PROFESSIONAL SERVICES AGREEMENT (\$15,000), AND ESTABLISH A PURCHASE ORDER FOR EADIE AND PAYNE, LLP FOR TAX CONSULTATION SERVICES (\$5,000)**” was adopted by the following vote on roll call:

AYES: Council Members – Duhart, Bowers, Darden, Sharif

NOES: Council Members – None

ABSENT: Council Members – Spicer

COUNCIL COMMENTS

Councilperson Duhart offered the following communications/announcements:

- **Together We Stand Unveiling Ceremony:** On March 27, Duhart attended the ceremony honoring longtime Los Angeles Supervisor Kenneth Hahn and Martin Luther King Jr. The event featured the placement of bronze statues at Unitarian Church in Compton.
- **Easter Celebration at Gonzales Park:** On March 30, Duhart celebrated Easter with the Key of Knowledge and Compton Parks & Recreation. The festivities included egg hunts, story time, and moments with the Easter Bunny.
- **Annual Walk to Calvary:** On March 29, Duhart participated in the Greater Zion Church family's Annual Walk to Calvary.
- **Job Opportunities at Sycamore Walk:** On April 22, Sycamore Walk will be offering job opportunities in the construction field at the Dollarhide. Interested individuals can contact 480.414.7801 for more details.
- **Free Mammograms:** On April 5, Neighborhood Housing Services will offer free mammograms from 9:00am to 5:00pm. Individuals can call 909.622.3166 to schedule a screening.

- **Monthly Farmers Market:** On April 6, Duhart will be co-hosting a monthly farmers market at Neighborhood Housing Services from 11:00am to 3:00pm. The event will feature vendors, live music, community resources, and a gardening activity.
- **Congratulations and Birthday Wishes:** Duhart extended her congratulations to Eric Perrodin, Holly Mitchell, Michael Hooper, Micah Ali, Janice Hahn, Maxine Waters, and Mike Gipson on their successful election victories and wished Councilperson Spicer and Angela Thomas a happy belated birthday.

Councilperson Bowers offered the following communications/announcements:

- **Easter Celebration at Gonzales Park:** On March 29, Bowers celebrated Easter at Burrell McDonald Park.
- **Acknowledged City Manager Hopkins, Southern California Health and Rehabilitation Program (SHARP), and Karen Harris** for their contributions towards the cleanup of homeless encampments surrounding City Hall.

Councilperson Darden offered the following communications/announcements:

- **Monthly Audit Committee Meeting:** On March 27, Darden attended and participated in the audit committee meeting hosted by the City Controller's Office.
- **Reception for Mayor of Zambia:** On March 28, Darden attended an appreciation and congratulations reception for the honorable mayor of Zambia, Africa. During this event, the City of Compton formally expressed its gratitude for the mayor's passion and commitment to fostering positive business trade and global relationships.
- **Adjourn In Memory of Joseph Willie Baker:** Darden paid tribute to Joseph Willie Baker, who passed away on Easter morning at the age of 112.
- **Fence Replacement at Success Agency Property:** Darden addressed an ongoing request to repair the fence on Long Beach Boulevard. Darden emphasized the importance of addressing this matter, pointing out that there are funds available in the Success Agency budget that can be utilized for this purpose.
- **American Rescue Plan Funds:** Darden requested a report from the City Manager regarding the spending and remaining balance of the \$34M received from the American Rescue Plan. Darden highlighted the December 2024 deadline for encumbrance and December 2026 project completion date.
- **Status Report on Union Contract:** Darden mentioned that she and the rest of the City Council have received correspondence from the union regarding their contract. Darden requested any available information or status updates regarding when the contract will come before the City Council for approval.

City Manager Hopkins confirmed that the City already has the necessary information regarding the allocation and status of American Rescue Plan funds which can be provided tomorrow. He also stated that in terms of MOUs for all city employees, an item should be on the next agenda or the subsequent one.

Mayor Sharif offered the following communications/announcements:

- **Translation of the City Charter:** Sharif requested an update on the progress of finalizing the translation of the City Charter. City Manager Hopkins stated that a collaboration has been ongoing with the City Clerk's Office, and they are starting the process with a contractor already on board. Additionally, plans are in place to translate the city website and future agendas.

- Pothole and Median Repairs: Sharif reported several areas in need of attention, including potholes on Central and Artesia, the medians on Central, Alondra near Compton High School, and Long Beach Boulevard.
- Parks and Recreation Hiring Event: On April 8, the Parks and Recreation Department will be hosting a youth hiring event at Dollarhide beginning at 3:00pm. They are looking for youth ages 14-24 for paid work experience. For more information, interested individuals can contact 310.762.1101.
- NAACP Clean Drinking Water Initiative: On March 27, Sharif attended an NAACP meeting focused on protecting clean drinking water.
- Self-Care & Wellness Event: On March 30, the Mayor’s Office attended the 2024 Self-Care & Wellness event hosted at Planet Health.
- Gonzalez Park Easter Egg Hunt: On March 30, the Mayor’s Office attended the Easter Egg Hunt hosted by the Parks and Recreation Department at Gonzalez Park.
- Senior Spring Brunch: On April 18, the Mayor’s Office will host a Senior Spring Brunch at Dollarhide starting at 10:30am. Seniors are encouraged to RSVP at 424.344.0961.
- Community Meeting on State Audit and Capital Improvement Plan: On April 20, the Mayor’s Office will host a community meeting at Dollarhide from 10:00am to 12:00pm. The meeting will focus on reviewing state audit updates and the capital improvement plan.
- Citywide Dump Day: On April 20, the Mayor’s Office will host a Citywide Dump Day at 700 North Bullis Road. Districts 2 and 4 will be picking up bulky items from all seniors.
- Garden Workshop with the Water Replenishment District: On April 24, the Mayor’s Office in collaboration with the Water Replenishment District will be hosting a garden workshop. Those interested in attending are encouraged to RSVP by contacting Allison at 424.344.0961.
- Citywide Block Club Meeting: On April 25, the City of Compton will be hosting a meeting to address various issues affecting the community. For more information, interested participants can contact 310.605.5597.

ADJOURNMENT

On motion by Duhart, seconded by Darden, the meeting was adjourned in memory of **Joseph Baker** at 7:36 p.m. by the following vote on roll call:

AYES: **Council Members – Duhart, Bowers, Darden, Sharif**
NOES: **Council Members – None**
ABSENT: **Council Members – Spicer**

SATRA ZURITA, CITY CLERK FOR FORMER CITY CLERK OF THE CITY OF COMPTON	EMMA SHARIF MAYOR OF THE CITY OF COMPTON
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JANUARY 14, 2025

The Compton City Council meeting was called to order at 5:39 p.m. by Mayor Emma Sharif in the Council Chambers of City Hall. The Moment of Silence Ceremony and the Pledge of Allegiance were also led by Mayor Emma Sharif.

ROLL CALL

Council Members Present: D. Duhart, A. Spicer, J. Bowers, Mayor E. Sharif

Council Members Absent: L. Darden

Other Officials Present: E. Perrodin, S. Zurita, B. Mims, W. Hopkins

COMMENDATORY RESOLUTIONS/PRESENTATIONS

1. POWERPOINT PRESENTATION: COMPTON 125 HISTORICAL SOCIETY Activating Compton's Heritage – A Preservation Strategy for Generations to Come

Minister Pauline Brown, Compton 125 Historical Society, presented a PowerPoint presentation to the City Council highlighting the benefits of creating a preservation ordinance for the City of Compton. She expressed the Society's desire to be involved in discussions regarding the ordinance and emphasized their 11 years of experience in preserving Compton's history. She commented that preserving existing structures is not only environmentally friendly, but it also strengthens community bonds through collective responsibility.

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

Mayor Sharif stated that as a result of the number of individuals signed up to speak during public comments, each person shall be given one minute to speak.

Michael Velasco, Bison Energy Solutions, requested an opportunity to collaborate with the City Council and Planning department to help residents transition to renewable energy. He affirmed that high electricity rates would only worsen because of the recent wildfires and projected increases in the coming year.

Otoniel Garcia voiced a concern about an increase in graffiti on businesses and homes. He requested a call to action to help with graffiti removal, noting that there used to be a team that regularly addressed these issues. He mentioned specific instances of graffiti on a "Welcome to Compton" sign and church and asked for the reinstatement of graffiti removal efforts.

City Manager Hopkins acknowledged Mr. Garcia's concerns and assured him that the City is keeping track of reports and working on graffiti abatement efforts.

Abril Villanueva requested a follow-up to the traffic study conducted in her neighborhood. She articulated her concerns about speeding vehicles at the intersection of Golden and Alhambra and described the area as dangerous.

Allison Salas requested an update on the status of playground equipment at Cesar Chavez Park.

City Manager Hopkins reported that Cesar Chavez Park is currently undergoing major renovation to replace playground equipment, add a soccer field, and install additional shade structures over the playground equipment.

Andrew Salimian expressed his support for the Compton 125 Historical Society and their efforts to advocate for a preservation ordinance. He emphasized the importance of recognizing Compton's rich and diverse history and noted that few cities in Southern California possess the same cultural significance. He asserted that the implementation of a preservation ordinance would involve a survey to identify significant sites, facilitate change, and provide incentives for homeowners and businesses. He offered to assist the City in this endeavor and hoped that it could be completed prior to the upcoming Olympics.

Albert Dela Mora expressed his frustration with the condition of the signage in the City of Compton. He pointed out that Willowbrook, Myrrh and Acacia signs facing south have faded to the point of being unreadable. He mentioned a faded sign in front of the fire station on Rosecrans, calling it embarrassing considering the number of visitors to the courthouse. He encouraged the City Council to secure funding for new street signs and emphasized the importance of making a good impression on residents and visitors alike.

Hector Jimenez expressed his support for the Compton 125 Historical Society's mission to preserve the City's history. He also conveyed a strong desire to help prevent the demolition of historical sites and cited a need to remember and honor those places for future generations.

Anthony Lewis spoke about the First Amendment of the United States Constitution and stressed the importance of speaking the truth.

Celeste Villareal, daughter of Maria Villareal, invited the youth to participate in a special dance group for an upcoming performance. For more information, please call 323.372.4364.

Maria Villarreal, Latino Chamber of Commerce, solicited the community to participate in an upcoming "Call to Action Rally" scheduled to be held on Saturday, January 25. For more information, please call 310.438.1228.

Galen Tigert, Adult and Teen Librarian at the Compton Public Library, announced the availability of January and February calendars. She invited the residents to an acrylics painting class scheduled to be held on Wednesday, January 15 from 6:00pm to 7:00pm. Additionally, she announced that several programs were scheduled in celebration of Black History Month. On February 8, Ron Dowell will be at the Compton Library to discuss his latest book, "Crooked Out of Compton" from 2:00pm to 3:30pm.

Irvin Samuel expressed that although Compton has great potential for walkability and cycling, the current infrastructure does not align with that vision. He specifically mentioned Compton Boulevard and Willowbrook, noting that while they have Class II bike lanes, these lanes could be made protected without requiring additional space.

Alonzo Williams reflected on a recent agenda item that faced opposition from many community members. He maintained that he has been a resident of Compton for over 60 years and has hosted numerous events and television shows featuring city officials. He criticized individuals that may not know him for using his two-year filing as a point of contention. He also expressed that such actions are unfair and conflict with the need for change in the community.

Bishop Guillory highlighted the struggles that many individuals in California are facing due to wild fires. He welcomed Satra Zurita to the dais and made clear that Tomorrow's Aeronautical Museum (TAM) is open and dedicated to providing opportunities for young people interested in pursuing their pilot licenses.

Barbara Calhoun announced that she is now working for the new state senator, Laura Richardson. She shared that her role involves representing the areas of Compton, Watts, Willowbrook, Athens, and Westmont. Anyone with issues or concerns can reach her at 310.412.6120 or barbara.calhoun@sen.ca.gov.

Tanya Lewis referenced a new California law that took effect on January 1, 2025, which mandates all curbs be painted red within 20 feet of street corners to improve parking regulations. She asked the City Manager to provide an update on when the City will start the process of painting the curbs in the City of Compton.

City Manager Hopkins reported that staff are actively working on various maintenance issues, including tree trimming and sidewalk repairs. In addition, the City is in the process of planning to begin painting the curbs and they will be going before the personnel board to hire four new employees to help manage necessary infrastructure maintenance.

Tony Hicks, Compton 125 Historical Society, shared that he recently attended the History Preservation training hosted by the LA Conservancy. He urged the City Council to work with them to adopt a history preservation ordinance in the City of Compton. Additionally, he expressed an interest in joining the tourism committee.

Vanessa Cain pointed out the need to address disaster preparedness in older communities. She warned that these conditions could lead to dangerous fire hazards, as overcrowded homes could result in tragic losses of life. She also noted that the close proximity of houses in Compton makes the City particularly vulnerable in the event of a fire.

Lynn Boone requested a Spanish interpreter to address the City Council and was denied. She debated that Compton has been a chartered city since the 1800s but feels that many officials have not taken the time to read the City Charter. She expressed her discontent with the current perception of City Manager Hopkins and claimed that he is being elevated to an unrealistic status. She expressed her frustration with the lack of Latino representation in Compton and attributed it to the current state and governance in the city.

Missy Barbara wished everyone a Happy New Year and welcomed Satra Zurita to her new position. She requested an update from the city manager regarding street takeovers, street sign replacements, and a presentation regarding property taxes.

Fidel Marquez welcomed Satra Zurita to her new position and wished her good luck. He spoke in opposition to Agenda Items 2 & 8 and emphasized the pressing need to focus on the City's infrastructure. He argued that before bringing in any new units or initiatives, the City should prioritize fixing its infrastructure. He further urged the City Council to take the issue of street takeovers seriously and suggested reaching out to the Governor or National Guard for assistance.

CONSENT AGENDA

On motion by Spicer, seconded by Duhart, to approve the Consent Agenda Items by the following vote on roll call:

AYES: Council Members – Duhart, Spicer, Bowers, Sharif

NOES: Council Members – None

ABSENT: Council Members – Darden

CITY CONTROLLER

2. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON TO AUTHORIZE THE CITY MANAGER TO AMEND THE CONTRACT AGREEMENT ESTABLISHED WITH PRICE PAIGE & COMPANY LLP, AND TO OPEN AN ADDITIONAL PURCHASE ORDER TO PRICE PAIGE & COMPANY LLP FOR CONTINUED CERTIFIED PUBLIC ACCOUNTANT SERVICES (\$34,050) **(RESOLUTION 26,181)**

CITY FIRE DEPARTMENT

3. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE ESTABLISHMENT OF A PURCHASE ORDER TO THE CITY OF DOWNEY FOR FIRE AND EMERGENCY MEDICAL DISPATCHING SERVICES (\$800,000.00) **(RESOLUTION 26,182)**

RISK MANAGEMENT

4. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING PAYMENT OF ANNUAL FEES TO THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS FOR CONTINUED ADMINISTRATION OF THE CITY'S WORKERS' COMPENSATION SELF-INSURANCE PROGRAM (\$33,011.97) **(RESOLUTION 26,183)**

WATER DEPARTMENT

5. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER TO THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) FOR THE PAYMENT OF WATER SYSTEM ANNUAL FEES IN THE AMOUNT OF FIFTY-THREE THOUSAND NINE HUNDRED SEVENTY-FIVE DOLLARS AND FORTY CENTS (\$53,975.40) FOR FISCAL YEAR 2024-2025 (**RESOLUTION 26,184**)

REGULAR AGENDA

NEW BUSINESS

6. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING SECTION 2-10 OF THE COMPTON MUNICIPAL CODE AND CREATING AN “OLYMPICS/TOURISM COMMITTEE” (FIRST READING)

City Clerk Zurita read the ordinance in its entirety.

7. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A FIRST AMENDMENT OF THE CONSTRUCTION SERVICES AGREEMENT WITH AND ESTABLISH A PURCHASE ORDER FOR MDJ MANAGEMENT, LLC. FOR THE SITE RECONSTRUCTION AND UPGRADED SECURITY FEATURES PROJECT AT 404 NORTH ALAMEDA ST. IN AN AMOUNT NOT TO EXCEED FOUR HUNDRED SIXTEEN THOUSAND FOUR HUNDRED TWENTY-EIGHT DOLLARS AND TWENTY CENTS (\$416,428.20)

Anthony Ward, Community Improvement Services Department, presented a PowerPoint presentation to the City Council detailing an overview of the costs associated with this project. He explained that the funds are needed for several critical enhancements, including access controls that would allow for remote operation of gates, the construction of bio-retention basins to meet current codes, the addition of interior security cameras to enhance safety during expanded operational hours and the replacement of a pad for two large shipping containers used for the storage of evidence and equipment. He reported that the project is currently about 80% complete and, if approved, the contractor expects to finish the work within 60 days, provided there are no weather-related delays.

Councilperson Spicer thanked Mr. Ward for waiting until the end of the project to request additional funding instead of submitting multiple requests throughout the process.

On motion by Spicer, seconded by Duhart, **Resolution # 26,185** entitled “**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A FIRST AMENDMENT OF THE CONSTRUCTION SERVICES AGREEMENT WITH AND ESTABLISH A PURCHASE ORDER FOR MDJ MANAGEMENT, LLC. FOR THE SITE RECONSTRUCTION AND UPGRADED SECURITY FEATURES PROJECT AT 404 NORTH ALAMEDA ST. IN AN AMOUNT NOT TO EXCEED FOUR HUNDRED SIXTEEN THOUSAND FOUR HUNDRED TWENTY-EIGHT DOLLARS AND TWENTY CENTS (\$416,428.20)**” was adopted by the following vote on roll call:

AYES: Council Members – Duhart, Spicer, Bowers, Sharif
NOES: Council Members – None
ABSENT: Council Members –Darden

8. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO AN EXCLUSIVE NEGOTIATION AGREEMENT WITH THE WIN PROJECT TO WORK OUT THE TERMS AND CONDITIONS OF A PURCHASE AND SALE AGREEMENT FOR THE DISPOSITION AND DEVELOPMENT OF HOUSING SUCCESSOR AGENCY-OWNED PROPERTY LOCATED AT 1716 EAST ROSECRANS AVENUE TO DEVELOP TWENTY-ONE (21) AFFORDABLE MULTI-FAMILY HOMES

Cecil Flournoy, Director of Community Development, reported that the project was originally approved in 2021 with Resolution 25,470. However, as a result of COVID-19 and staff lay-offs, the agreement lapsed. The new plan is a proposed mixed-use project which will include a live/work space and approximately 1,100 square feet of retail space on the ground floor, intended for complementary businesses, such as artist spaces and home-based enterprises.

Councilperson Bowers inquired about any community benefits from the organization.

Mr. Flournoy asserted that community benefits can be negotiated. He also noted that staff will report to each council member individually to discuss the project's scope and any public benefits that can be included in the negotiations.

On motion by Duhart, seconded by Spicer, **Resolution # 26,186** entitled “**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO AN EXCLUSIVE NEGOTIATION AGREEMENT WITH THE WIN PROJECT TO WORK OUT THE TERMS AND CONDITIONS OF A PURCHASE AND SALE AGREEMENT FOR THE DISPOSITION AND DEVELOPMENT OF HOUSING SUCCESSOR AGENCY-OWNED PROPERTY LOCATED AT 1716 EAST ROSECRANS AVENUE TO DEVELOP TWENTY-ONE (21) AFFORDABLE MULTI-FAMILY HOMES**” was adopted by the following vote on roll call:

AYES: Council Members – Duhart, Spicer, Bowers, Sharif

NOES: Council Members – None

ABSENT: Council Members –Darden

9. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER OF TWENTY-EIGHT THOUSAND SEVEN-HUNDRED NINETY-EIGHT DOLLARS AND FIFTY-FOUR CENTS (\$28,798.54) TO HDL FOR INVOICES FOR PROFESSIONAL MUNICIPAL TAX AND AUDIT CONSULTING SERVICES RENDERED

City Manager Hopkins reported that the purpose of this item is to comply with Section 3-4.25 of the city municipal code. This section mandates that the city annually verify taxes owed that have been properly applied, exempted, collected, remitted, and expended. He commented that HDL has successfully recovered \$192,000 in tax revenue that the City would not have received had this verification not been performed. He described HDL as an extremely beneficial organization for the City and recommended the item for council approval.

On motion by Duhart, seconded by Spicer, **Resolution # 26,187** entitled “**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER OF TWENTY-EIGHT THOUSAND SEVEN-HUNDRED NINETY-EIGHT DOLLARS AND FIFTY-FOUR CENTS (\$28,798.54) TO HDL FOR INVOICES FOR PROFESSIONAL MUNICIPAL TAX AND AUDIT CONSULTING SERVICES RENDERED**” was adopted by the following vote on roll call:

AYES: Council Members – Duhart, Spicer, Bowers, Sharif

NOES: Council Members – None

ABSENT: Council Members –Darden

COUNCIL COMMENTS

Councilperson Duhart offered the following communications/announcements:

- **Wildfire Impact and Community Support:** Duhart acknowledged the devastating impact of the recent wildfires in the greater Los Angeles area, which have claimed the lives of 24 individuals and placed 88,000 residents under evacuation orders.
- **Resources for Affected Residents:** Duhart provided the following critical resources for residents affected by the wildfires:

- For housing and support, residents can visit www.211.org for immediate assistance.
 - The UFC Gym is offering free showers, Wi-Fi, and gym access to affected individuals through January 31; more information can be found at ufcgym.com.
 - The Disaster Distress Helpline offers free 24/7 crisis counseling at 1-800-985-5990. To stay informed with real-time updates, residents can sign up for emergency alerts at ready.lacounty.gov/emergency-notification.
 - FEMA assistance is available for basic home repairs and other uninsured disaster-related expenses at disasterassistance.gov or by calling 1-800-621-3362. Disaster recovery centers are open daily from 9:00am to 8:00pm at specified locations in Los Angeles and Pasadena.
 - To sign up for emergency alerts from the City of Compton, visit comptoncity.org, click on the Fire Department tab, and find the Alert Compton link.
- Community Achievements: Duhart congratulated the Compton Jaguars youth football team for becoming the 2025 Super Bowl champions in their division.
 - Memorials: In memory of Leonie True Amor Graham, who was the great-granddaughter of Mae Thomas. In memory of Leonard Shenoff Randall, a former captain of both the baseball and football teams at Centennial High School. In memory of Wayne Simpson, who also played baseball at Centennial High School and went on to play professionally for the Cincinnati Reds, Kansas City Royals, Philadelphia Phillies, and California Angels.

Councilmember Spicer offered the following communications/announcements:

- Small Business Grant Program: Spicer highlighted the City of Compton's Small Business Grant Program, which is available from December 26 to February 7. Eligible businesses can apply for grant funding up to \$25,000.
To qualify, businesses must:
 - Be located in Compton and have a mortgage
 - Possess a valid business license
 - Operating since December 26, 2019
 - Employ 20 or fewer employees
 - Have no unresolved violations
 - Have been negatively impacted by COVID-19
 - Serve low to moderate-income residents
 - Be one of the following: restaurant, cafe, bar, salon, barbershop, gym, spa, and retail stores - clothing, electronics, and furniture shop
- Community Events: On February 6, a Resource Fair will be held to assist residents with records expungements for misdemeanors and felonies at Dollarhide. The fair will also offer additional resources and employment opportunities from 10:00am to 2:00pm. A “Senior Citizen Outing” is planned for February 26, where 25 senior residents will be treated to popcorn and a movie.
- Community Support and Acknowledgments: Spicer requested prayers for Eugene Bennett, the owner of Grocery Outlet, who is battling cancer. He also acknowledged the dedication of first responders in LA County, Compton Fire Department firefighters and the prison inmates who are assisting with the wildfires.
- Water Reserve Tanks Update: Spicer requested an update on the water reserve tanks at Seabee Park. City Manager Hopkins reported that the goal is to work aggressively to get the facility operational by the second quarter of this year which will enhance the City's water reserves and pressure.

Councilmember Bowers offered the following communications/announcements:

- Support for Fire-Affected Communities: Bowers expressed his solidarity with those affected by the recent wildfires and emphasized the importance of acknowledging the efforts of first responders and frontline workers.

- **Collaboration with Agencies and Resources:** Bowers mentioned his collaborations with the Red Cross and Salvation Army to provide resources. For additional details on available donation centers call his office at 310.605.5537.
- **Training and Community Engagement:** Bowers announced plans for a comprehensive disaster response training event for block clubs that will cover essential topics such as first aid, disaster preparedness, and crisis management. The aim is to equip community members with the necessary skills and knowledge to respond effectively in emergencies.
- **Emergency Preparedness Resources:** Bowers highlighted the availability of several emergency preparedness resources that can be found online and at the resource table in the lobby. He encouraged residents to familiarize themselves with these resources before, during, and after an emergency.
- **Community Collaboration and Neighborhood Support:** Bowers encouraged residents to check on their neighbors, especially seniors and those with mobility issues. Bowers also emphasized the importance of collaborating with neighboring cities that can provide mutual support.
- **Gratitude for Community Efforts:** Bowers expressed his gratitude to Connecting Compton for their volunteer efforts during the State Of Emergency at the Santa Anita donation center.
- **Call for Comprehensive Disaster Plan:** Bowers urged the City to develop a robust and comprehensive disaster plan to ensure the safety and well-being of the citizens of Compton.

Mayor Sharif offered the following communications/announcements:

- **Contest Announcement:** Sharif announced the Permanent Supportive Housing Site Naming Competition Contest for Compton Middle and High School students. The winner will receive a \$500 Visa gift card. Entries are due by February 28. More information can be found in the lobby, the city's website, or by calling 310.605.5662.
- **Swearing In Ceremony:** Sharif congratulated Deidre Duhart, Lillie Darden and Satra Zurita on their recent victories to become the City of Compton's newly elected officials.
- **Meetings and Discussions:** On January 10, the Mayor participated in a 2025 Sacramento Advocacy Trip that included discussions with newly-elected Senator Laura Richardson and other local leaders to discuss critical infrastructure issues, organized theft, prostitution, Prop 36 and the impact of SB 549.
- **Sandra Lightner's Birthday Celebration:** On January 11, the Mayor attended Ms. Lightner's 70th birthday celebration at the Crystal Casino. The Mayor recognized her for her lifelong dedication and tireless contributions to the Compton community.
- **Cultural Events:** On January 11, the Mayor attended a production of "Heaven Bound" at the Wilshire Ebell Theater which featured a talented cast including Tony Award winner Melba Moore and NAACP winners Kenny Latimore and Angie Fisher.
- **Community Meeting:** On January 15, a community meeting will be held to discuss a new 40-unit supportive housing site coming to Compton in Summer 2025. The meeting will take place at Dollarhide starting at 6:00pm. Flyers are available in the lobby and information is available on the City's website.
- **Community Cleanup:** On January 18, the Mayor's office, in collaboration with the Compton Beautification Committee, will host a community cleanup. Check-in starts at 8:00am at Dollarhide. Volunteers are encouraged to sign up with her liaison Brittany at 310.605.5662.
- **Memorials and Community Support:** The Mayor expressed her condolences to the family of longtime Compton resident, Marvel Antoine, who was a Poinsettia Avenue Block Club

member. She emphasized the City’s commitment to supporting those affected by the wildfires and encouraged residents to stay safe and look out for one another.

ADJOURNMENT

On motion by Duhart, seconded by Spicer, the meeting was adjourned in memory of **Leonie Tru’Amour Graham, Wayne Simpson, Marvel Antoine** and **Leonard Shenoff Randle** at 7:22 p.m. by the following vote on roll call:

AYES: **Council Members – Duhart, Spicer, Bowers, Sharif**
NOES: **Council Members – None**
ABSENT: **Council Members –Darden**

SATRA ZURITA
CITY CLERK OF THE CITY OF COMPTON

EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

JANUARY 21, 2025

The Compton City Council meeting was called to order at 5:35 p.m. by Mayor Emma Sharif in the Council Chambers of City Hall. The Moment of Silence Ceremony and the Pledge of Allegiance were also led by Mayor Emma Sharif.

ROLL CALL

Council Members Present: D. Duhart, A. Spicer, J. Bowers, L. Darden, Mayor E. Sharif

Council Members Absent: None

Other Officials Present: E. Perrodin, S. Zurita, B. Mims, W. Hopkins

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

Lorena Jimenez expressed a concern for her family's safety because she believes her neighbors are committing crimes. She mentioned that while some might feel secure in their homes, her family lives in fear because of the influx of non-residents in her neighborhood. She briefly described a shooting incident that occurred recently and asked the City Council to prioritize the safety of the children in the community.

Mayor Sharif referred Ms. Jimenez to a Deputy member in the lobby.

Lynn Boone criticized the Mayor for allowing the City Manager to advise her during the meeting last week. She requested the removal of Agenda Item 1 for discussion because she deemed it to be ineffective and a poor use of funds in the past. She maintained that as a chartered city, it is vital for the City Council and the public to understand the City Charter and adhere to its guidelines.

City Manager Hopkins referenced Section 549543.3 of the Brown Act and explained that while public comment time can be limited, the legislative body of the local agency shall provide twice the amount of time for non-English speakers to ensure that they receive the same opportunity to directly address the legislative body through the use of an interpreter. He pointed out that the vendor present was contracted to translate Spanish to English, not vice versa, which is why English speakers are not entitled to a translator.

Dion Powell shared his personal struggle with a substantial water bill that accumulated during the COVID-19 pandemic. He explained that he had difficulty making payments resulting in nearly \$5,000 debt. He shared that he applied for help three years ago and his application is still pending. He mentioned that he is on disability and unable to work, having only been able to hold short-term jobs. He asked the City Council for any assistance that they can provide and expressed his appreciation for their attention to his situation.

Mayor Sharif referred Mr. Powell to a staff member in the lobby.

Mark Smith expressed a concern for the one-minute time allotment for all speakers during public comments last week. He argued that the time limit was unreasonable and questioned this Body's rationale. He commended the city manager for displaying calming devices on Central and inquired about any feedback received from the Sheriff's Department.

Rodney Lister inquired about when the community can expect information regarding the upcoming budget process.

Fidel Marquez inquired about any directives from the Los Angeles County Health Department regarding how to clean up the ash from the recent wildfires. He mentioned that his street was repaired just before the Christmas break, but shortly after, he began experiencing plumbing problems. He reported that the plumber removed bags of debris from his sewer system and pointed out that many of his neighbors faced similar plumbing problems. After calling plumbers three times, he expressed his frustration over the costs, emphasizing that it was unacceptable for the city to reach a point where such issues affect the residents' quality of life. He also mentioned having half an inch thick of ash mixed with water in his backyard and patio, which is also surfacing from his toilet. He questioned whether there were any resources available from the county or federal government to help the city address these issues effectively.

Sheila Smith notified the city manager that the streets were not repaired in December as previously promised. She asked that the trucking company located between Artesia and Greenleaf be held accountable for the potholes they create on Central. She expressed her frustration with having to pay out of pocket for car repairs and strongly urged the City to prioritize street repairs.

Kenzie Jones complimented the City for their efforts to clean up Pauline and Caldwell. He mentioned that he would refrain from discussing issues related to prostitution and highlighted the positive changes in his community. He commended Damien for his excellent work in trimming trees in Compton and acknowledged the efforts of everyone involved in improving the city's appearance.

Vanessa Cain emphasized the need for improvements to the city's infrastructure, specifically the water, sewer, and electrical systems. She shared her personal experiences with the aftermath of the wildfires, noting that ashes have spread extensively throughout her home, affecting the cleanliness of her kitchen and bathroom. She criticized the decision to limit speaking during public comments last week and expressed her belief that no one should be removed from the council chambers.

Rosa Alba recounted a traumatic experience of vandalism at her home on December 30, which escalated into a shooting incident. She reported that the shots traveled into the alley, nearly hitting her and her husband in their home. She expressed an urgent need for security and safety because she is afraid of leaving her home.

Mayor Sharif referred Ms. Alba to the Sheriff's deputy in the lobby for further assistance.

Ashley Vasquez spoke about her mother's ongoing struggle to get a palm tree cut down in her yard. She explained that her mother operates a daycare and is concerned that the tree could fall and harm the children. She also mentioned an abandoned alley behind her mother's house that has no entrance. Despite efforts to obtain signatures from neighbors to gain access to this piece of land for a potential accessory dwelling unit project, her mother has been unsuccessful in obtaining signatures from the neighbors. Additionally, Ashley requested repairs to the potholes on their street.

Mayor Sharif referred Ms. Vasquez to Hector for further assistance.

Brooke McDuffie voiced a concern for the condition of Greenleaf Parkway. She noted that after a car accident in the area, the signage and other repairs had not been addressed. She criticized the decision to allocate funds to parks that she believes are already in good condition while neglecting places like Greenleaf Parkway. She pointed out the lack of a stop sign at 154th and Aprilla and inquired about the status of permit parking on her street.

CONSENT AGENDA

On motion by Duhart, seconded by Spicer, to approve the Consent Agenda Items by the following vote on roll call:

AYES: Council Members – Duhart, Spicer, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

PUBLIC WORKS DEPARTMENT

2. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO THE STATE WATER RESOURCES CONTROL BOARD FOR THE SEWER SPILL OVERFLOW LARGE MUNICIPAL COLLECTION SYSTEM ANNUAL PERMIT FEE (\$21,150) (**RESOLUTION 26,188**)

RECREATION DEPARTMENT

3. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A SERVICE AGREEMENT AND OPEN A PURCHASE ORDER WITH EPIC SURFACES TO PAY FOR THE RESURFACING OF THE BASKETBALL COURTS AT BURRELL, CESAR CHAVEZ, KELLY, AND SOUTH PARKS FOR THE AMOUNT OF \$67,500.00 (**RESOLUTION 26,189**)

ITEMS REMOVED FROM THE CONSENT AGENDA

GRANTS DEPARTMENT

1. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE 2024-2025 FISCAL YEAR BUDGET TO ACCEPTANCE AND APPROPRIATION FUNDS FROM THE OFFICE OF JUSTICE PROGRAMS GRANT AWARD FOR THE JUSTICE ASSISTANCE GRANT (JAG) FUNDS IN THE AMOUNT OF \$73,160

Councilperson Spicer requested an explanation on the expenditure amount of \$73,000.

City Manager Hopkins reported that these funds will be utilized to purchase additional "lot cops" which are surveillance tools aimed at combating issues such as illegal dumping and vandalism.

Councilperson Spicer requested the number of lot cops to be purchased.

City Manager Hopkins responded that they are looking to acquire two more lot cops - bringing the total number of deployed lot cops in the City to four.

On motion by Duhart, seconded by Spicer, **Resolution # 26,190** entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE 2024-2025 FISCAL YEAR BUDGET TO ACCEPTANCE AND APPROPRIATION FUNDS FROM THE OFFICE OF JUSTICE PROGRAMS GRANT AWARD FOR THE JUSTICE ASSISTANCE GRANT (JAG) FUNDS IN THE AMOUNT OF \$73,160" was approved by the following vote on roll call:

AYES: Council Members – Duhart, Spicer, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

REGULAR AGENDA

CITY TREASURER'S REPORT

4. POWERPOINT PRESENTATION: FY25 SECOND QUARTER INVESTMENT REPORT (CITY TREASURER MIMS) - (RECEIVED AND FILED)

City Treasurer Mims presented a PowerPoint presentation to the City Council and citizens of Compton summarizing the second quarter investment report in accordance with Section(s) 53646 and 53607 of the California Government Code. He encouraged anyone with questions to reach out to him directly at 310.770.1592. A copy of this report is available on the city's website and the third quarter investment report is expected in April.

UNFINISHED BUSINESS

5. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING SECTION 2-10 OF THE COMPTON MUNICIPAL CODE AND CREATING AN "OLYMPICS/TOURISM COMMITTEE" (SECOND READING)

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

AYES: Council Members – Duhart, Spicer, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

Councilperson Darden inquired about the next steps to approving the stipend that was previously discussed. She commented that the specifics of the stipend could be determined at a later date and confirmed that a resolution would need to be drafted and approved.

On motion by Duhart, seconded by Spicer, **Ordinance # 2,363** entitled “**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING SECTION 2-10 OF THE COMPTON MUNICIPAL CODE AND CREATING AN “OLYMPICS/TOURISM COMMITTEE” (SECOND READING)**” was adopted by the following vote on roll call:

AYES: Council Members – Duhart, Spicer, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

NEW BUSINESS

6. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING THE ESTIMATE OF INNOVATIVE PLAYGROUNDS CO., INC., AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONSTRUCTION CONTRACT WITH INNOVATIVE PLAYGROUNDS CO., INC AND TO ESTABLISH A PURCHASE ORDER FOR THE CESAR CHAVEZ PLAYGROUND IMPROVEMENT PROJECT FOR THE AMOUNT OF \$419,882.83

Councilperson Bowers asked the city manager whether the parkways were included in the list of parks scheduled for restoration or renewal.

City Manager Hopkins confirmed that they are currently developing a plan to enhance various parks including Burrell McDonald Park, Kelly Park and Compton Creek.

Mayor Sharif inquired about the park designs.

City Manager Hopkins reported that this project will involve the demolition and replacement of all playground equipment.

Mayor Sharif highlighted the importance of the City reviewing all of its parks and addressing their conditions. She pointed out specific parks, including Element Park, Oleander Park, and Fig Park to which neither of these parks have any playground equipment available.

On motion by Spicer, seconded by Darden, **Resolution # 26,191** entitled “**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING THE ESTIMATE OF INNOVATIVE PLAYGROUNDS CO., INC., AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONSTRUCTION CONTRACT WITH INNOVATIVE PLAYGROUNDS CO., INC AND TO ESTABLISH A PURCHASE ORDER FOR THE CESAR CHAVEZ PLAYGROUND IMPROVEMENT PROJECT FOR THE AMOUNT OF \$419,882.83**” was adopted by the following vote on roll call:

AYES: Council Members – Duhart, Spicer, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

COUNCIL COMMENTS

Councilperson Darden offered the following communications/announcements:

- Swearing-In Ceremony: Darden thanked the community for attending the swearing-in ceremony on December 27 to publicly acknowledge the oath of office for Deidre Duhart (District 2 representative), Satra Zurita (City Clerk) and herself (District 4 representative).

- **Successful Meeting Updates:** On January 13, Darden met with State Senator Laura Richardson and her newly appointed district representative Barbara Calhoun. Darden also met with the Compton Entertainment Chamber of Commerce regarding the proposed Circle of Legends on Easy Street and the proposed community garden.
- **HOPICS (Homeless Outreach Program Integrated Care System):** On January 15, HOPICS renovated the old Travel Plaza Inn located at 1116 S. Long Beach Blvd. A meeting was held at Dollarhide, where HOPICS team members described a 40-unit supportive housing project and how community members can be involved. A naming contest for the building is open to students from the Compton Unified School District.
- **Budget Amendment:** Darden requested an update on the approval for a Human Services Coordinator position in the budget. She emphasized the need to fill this position to aid homeless individuals and others seeking information.
- **Republic Services Bulky Item Pickups:** Darden provided information about Republic Services, which offers waste and recycling collection for residential, commercial, and industrial accounts in Compton. She mentioned that single-family residences are eligible for four bulky item pickups per year, free of charge, up to six items per quarter. She encouraged residents to contact Republic Services at least 48 hours in advance to schedule pickups.
- **Small Business Grant Program:** The application process for the Small Business Grant Program opened on January 13 and will close on February 7. For more details, residents can visit the community calendar on the city's website or call the grants department at 310.605.5580.
- **Birthdays and Memorials:** Darden extended birthday wishes to Charlotte Marie Benton, Mona Jones, and Mildred Johnson. She concluded by honoring the memory of Jeremiah Adams Senior, a long-time resident of Compton for over 60 years.

Councilmember Bowers offered the following communications/announcements:

- **Community Preparedness And Upcoming Events:** Bowers shared an important announcement regarding emergency preparedness. He urged City Council members and residents not to become complacent about emergency preparation and emphasized the importance of ongoing commitment to planning for safety and preservation. Bowers highlighted that it is the responsibility of local, state, and federal governments to ensure the safety of residents, as disasters can occur at any time. He called for the implementation of safeguards to protect lives and reduce property and environmental damage through careful planning and preparedness measures.
- **Proactive Safety Measures:** Bowers encouraged residents to adopt proactive safety measures, such as downloading and reviewing the City's emergency preparedness guide, signing up for the citywide red alert system, learning CPR and first aid, and participating in CERT (Community Emergency Response Team) training. Additionally, he cautioned residents to be wary of fraudulent donation requests for fire victims and to ensure that those asking for donations have the proper credentials.
- **Free Health And Social Services:** Bowers announced that on January 23, Restoration Diversion Services, in collaboration with St. John Medical Center's mobile unit will provide free health and social services resources to community members from 9:30am to 12:30pm. He noted that no appointment is necessary, and walk-ins are welcome at 208 N. Long Beach Blvd.
- **Sunny Cove Book Club's Cookbook Signing:** Bowers shared his enjoyment in attending the Sunny Cove Book Club's Cookbook Signing and food tasting event, where he showcased his signature dish, JB's seared scallops. The cookbook is available for pre-sale

at a special price of \$15 and is a great addition to any kitchen. Anyone interested in reserving a copy should reach out to his office.

Councilmember Spicer offered the following communications/announcements:

- Resource Fair: On February 6, a Resource Fair will be held to assist residents with records expungement for misdemeanors and felonies at Dollarhide. The fair will also offer additional resources and employment opportunities from 10:00am to 2:00pm.
- Project Uplift Initiative: Spicer discussed an initiative he is leading for a temporary housing project at the Crystal Park Casino aimed at assisting Altadena residents affected by the wildfires. In addition to housing, a series of resources will be available.
- Quarterly Town Hall Meeting: Spicer encouraged everyone to attend a Quarterly Town Hall meeting on March 19 at Dollarhide between 6:00pm to 8:00pm.
- Senior Citizen Outing: On February 26, Spicer will be hosting a movie outing, where he will provide popcorn and a movie for 25 seniors. Sign-ups will be available at Dollarhide.
- Senior Citizens Prom: Spicer announced that he will be partnering with Councilperson Duhart to host a “Senior Citizens Prom” on May 31 at Dollarhide from 5:00pm to 9:00pm. More details about this event will be forthcoming.
- Memorials: Spicer concluded with a heartfelt announcement about the passing of Jason Adkins, a 20-year employee of the Water Department.

Councilperson Duhart offered the following communications/announcements:

- Martin Luther King Jr. Breakfast: Duhart highlighted the successful co-hosting of the Martin Luther King Jr. breakfast in partnership with the Compton Chamber of Commerce. She expressed her gratitude to Pastor Johnny Thompson for delivering a powerful and impactful message of purpose, and to Reverend Patricia Strong Argas for providing the call to action during the event.
- Tomlin Dance Academy Free Adult Classes: Duhart announced the Tomlin Dance Academy’s special offering of two free adult classes this month: Ballet on January 24 and a stretching class on January 31. She encouraged all levels to participate and provided the registration link: tomlindanceacademy.com/register.
- Recognition of City Treasurer Mims: Duhart took a moment to commend City Treasurer Mims for his successful investments, which have resulted in a surplus of \$5.6 million.
- Memorials: In memory of Jason Adkins, a dedicated city employee who served Compton for 21 years in both the Water Department and General Services.

Mayor Sharif offered the following communications/announcements:

- Small Business Grant Program: the Mayor reminded everyone that the small business grant program is now open for applications. Local businesses can receive up to \$25,000 with 20 or fewer employees affected by COVID-19. The Grants Department aims to assist the first 30 businesses that apply. A bilingual webinar will take place on January 29 with the Spanish session at 1:30pm and the English session at 3:30pm.
- Meals on Wheels Program Application: the Mayor encouraged all kitchen vendors in the City of Compton to submit their proposals to be considered for the Meals on Wheels program by 5:00pm on January 30.
- HOPICS Community Meeting: On January 15, the Mayor attended a community meeting held to discuss a new 40-unit supportive housing site coming to Compton in Summer 2025.

- Community Cleanup: On January 18, the Mayor’s office hosted a community cleanup in partnership with the Compton Beautification Committee. The event was organized in collaboration with Republic Services, Love & Unity, and Bright Lights of Compton.
- Status Update on the 2025 Budget: The Mayor requested an update on the 2025 budget process to ensure community participation.
- Memorials: Sharif paid homage to the life of Gil Smith, a founding figure in the city of Carson and Jason Adkins.

ADJOURNMENT

On motion by Spicer, seconded by Duhart, the meeting was adjourned in memory of **Jeremiah Adams, Jason Adkins** and **Gil Smith** at 6:48 p.m. by the following vote on roll call:

AYES: **Council Members – Duhart, Spicer, Bowers, Darden, Sharif**
NOES: **Council Members – None**
ABSENT: **Council Members – None**

SATRA ZURITA
CITY CLERK OF THE CITY OF COMPTON

EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

February 11, 2025

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER FOR PAYMENT OF THE CITY'S 2025 ANNUAL MEMBERSHIP DUES TO LEAGUE OF CALIFORNIA CITIES (\$27,959)

SUMMARY

Adoption of this resolution will authorize the City Manager to issue a purchase order for the City's 2025 annual membership dues to the League of California Cities in the amount of Twenty-Seven Thousand Nine-Hundred Fifty-Nine Dollars (\$27,959).

BACKGROUND

This organization provides educational resources to the City on issues facing local governments and provides networking opportunities with other city officials.

STATEMENT OF THE ISSUE

The City's membership dues must be paid in order for the City of Compton to remain in good standing and for City officials to attend conferences, workshops and utilize online resources. A purchase order needs to be issued for the League of California Cities in the amount of Twenty-Seven Thousand Nine-Hundred Fifty-Nine Dollars (\$27,959).

FINANCIAL IMPACT

Funds for Memberships and Publications in Account No. 1001-510-000-4219 have been appropriated in the Fiscal Year 2024-2025 Approved Budget, which will cover the 2025 annual membership dues of Twenty-Seven Thousand Nine-Hundred Fifty-Nine Dollars (\$27,959).

RECOMMENDATION

It is recommended that the City Council adopt the attached Resolution.

WILLIE A. HOPKINS, JR
CITY MANAGER

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER FOR PAYMENT OF
THE CITY'S 2025 ANNUAL MEMBERSHIP DUES TO LEAGUE OF CALIFORNIA
CITIES (\$27,959)**

WHEREAS, the City of Compton has annually renewed membership dues for the League of California Cities; and

WHEREAS, membership in this organization provides educational resources to the City on issues facing local governments and networking opportunities for City officials; and

WHEREAS, annual membership dues must be paid for the City to remain in good standing and for City officials to attend conferences, workshops and utilize online resources; and

WHEREAS, a purchase order payable to the League of California Cities has to be issued in the amount of Twenty-Seven Thousand Nine-Hundred Fifty-Nine Dollars (\$27,959) to pay the membership dues; and

WHEREAS, funds for this expenditure in the amount of Twenty-Seven Thousand Nine-Hundred Fifty-Nine Dollars (\$27,959) are located in the Fiscal Year 2024-2025 approved budget in Account No. 1001-510-000-4219 for Memberships and Publications; and

WHEREAS, City Council approval is needed in order for the City Manager to issue a purchase order on behalf of the City.

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

SECTION 1. That the City Manager is hereby authorized to issue a purchase order totaling Twenty-Seven Thousand Nine-Hundred Fifty-Nine Dollars (\$27,959) to pay the City's annual membership dues to the League of California Cities.

SECTION 2. That funds for membership dues are available in the Fiscal Year 2024-2025 Budget in Account No. 1001-510-000-4219 in the amount of Twenty-Seven Thousand Nine-Hundred Fifty-Nine Dollars (\$27,959).

SECTION 3. That a copy of this Resolution shall be forwarded to the offices of the City Clerk, City Manager, City Attorney and the City Controller.

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

ADOPTED this _____ day of _____, 2025.

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, Satra D. Zurita, 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 _____, 2025.

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



INVOICE

To: City Manager
City of Compton
205 S Willowbrook Ave
Compton, CA 90220-3134

Invoice: INV-26995-M9R6H2

Terms: Feb. 28, 2025

<u>Date</u>	<u>Description</u>	<u>Amount</u>
01/2025	Membership dues for calendar year 2025	\$27,959.00
	Optional litigation surcharge	\$0.00
	<u>Total Amount</u>	\$27,959.00

City of Compton
Official Population: 93,671

2025 Advocacy Priorities

- Protect local revenues and expand economic development tools.
- Strengthen climate change resiliency and disaster preparedness.
- Strengthen and modernize critical infrastructure.
- Secure investments to prevent and reduce homelessness and increase the supply of affordable housing.

Our mission is to expand and protect local control for cities through education and advocacy to enhance the quality of life for all Californians.

Cal Cities Membership - Your Best Investment
www.calcities.org

Please make checks payable to
LEAGUE OF CALIFORNIA CITIES
1400 K Street, Suite 400
Sacramento, California 95814-3916

February 11, 2025

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: DIRECTOR GENERAL SERVICES DEPARTMENT

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE AGREEMENT BETWEEN THE CITY OF COMPTON AND SHIELDS FOR FAMILIES TO PROVIDE SPACE AT THE NEIGHBORHOOD CENTER (600 NORTH ALAMEDA STREET)

SUMMARY

The City Council will consider a request by Shields for Families (“Shields”) to enter into a five (5) year (i.e. February 18, 2025 through March 31, 2030) lease agreement with the City of Compton of City-owned property located at 600 North Alameda Street, Compton, to authorize the leasing of 6,058 square feet of indoor space at the rental rate of One Dollar (\$1.00) per square foot.

BACKGROUND

The City of Compton owns certain real property located at 600 North Alameda Street, Compton, commonly known as the “Neighborhood Center” facility. This property is used as a “shared occupancy” facility, offering indoor and outside space for leasing to outside agencies, organizations, and individuals. Current tenants at this location include the Volunteers of America and Shields for Families.

In November 2012, the City implemented a City-wide leasing policy which specifies that lease rates shall be based on the square footage of the area(s) subject to the exclusive use/occupation of the tenant and that the standard leasing rate for indoor floor space in a City-owned facility shall be **at least One Dollar (\$1.00) per square foot**. Additionally, proposed lease agreements are to address the costs incurred by the City for utilities, maintenance, repairs, security, etc. At the Neighborhood Center location, staff has identified that cost to Two Dollars and Two Cents (\$2.02) per square foot. Thus, the cost to the City will be recovered in a recommended minimal monthly rental rate based on a square footage charge of Three Dollars and Two Cents (\$3.02) (i.e. \$1.00 per square foot base rental rate plus \$2.02 per square foot for utilities, maintenance, custodial and security).

On October 8th, 2019, the Council approved Resolution No. 25,134, which authorized the City Manager to enter into a five (5) year (i.e. August 1, 2017

through July 31, 2022) lease agreement with Shields for the exclusive use of approximately 5,808 square feet of indoor space located at the Neighborhood Center building at the monthly rental rate of One Dollar and Forty Cents (\$1.40) per square foot for a total of \$8,131.20 per month, with Shields responsible for providing the general upkeep, janitorial, custodial, minor repairs and security for their area. Shields utilizes this space for offices for their support services staff.

Shields has requested to enter into a five (5) year lease agreement commencing February 18, 2025 through March 31, 2030 to authorize the leasing of a total of 6058 square feet of indoor space at the rental rate of Three Dollars and Two Cents (\$3.02) per square foot, which will bring the total rental amount to Eighteen Thousand, Two Hundred and Ninety-Five Dollars and Sixteen Cents (\$18,295.16). Shields shall be responsible for providing the general upkeep, janitorial, custodial, minor repairs and security for their entire areas and the City will be responsible for major and structural upkeep/repairs.

STATEMENT OF THE ISSUE

Shields is a community-based 501c3 non-profit organization located in South Los Angeles serving individuals, children, and families through comprehensive and collaborative social services for child and youth development, child welfare, mental health, substance abuse treatment, and supportive services such as food, transportation, housing, legal services, and educational and vocational training.

The proposed lease agreement provides Shields with the exclusive use of the following indoor spaces within the Neighborhood Center facility:

**Staff Report – Resolution Authorize to enter in a 5 Year
Lease Agreement with Shields for Families
Neighborhood Center Facility – 600 North Alameda
February 11, 2025, page 3**

LOCATION	USE	SIZE	SQUARE FEET
Room 8	Office	16'-0" x 27'-8"	443 S.F.
Room 8B	Office	12'-9" x 11'-4"	145 S.F.
Room 11	Office	16'-0" x 9'-11" 12'-9" x 6'-5"	240 S.F.
Room 12	Office	11'-8" x 16'-6"	193 S.F.
Room 13	Office	7'-6" x 16'-6"	124 S.F.
Room 14	Office	9'-6" x 16'-6"	157 S.F.
Room 15	Office	9'-6" x 16'-6"	157 S.F.
Room 16	Office	21'-6" x 16'-6"	355 S.F.
Room 17	Office	11'-6" x 16'-8"	192 S.F.
Room 18	Office	35'-9" x 16'-8"	596 S.F.
Room 19	Office	15'-6" x 16'-8"	258 S.F.
Room 20	Office	18'-2" x 16'-8"	303 S.F.
Room 21	Office	12'-4" x 16'-8"	206 S.F.
Room 22	Office	17'-11" x 16'-8"	299 S.F.
Room 23	Office	16'-7" x 16'-8"	276 S.F.
Room 28 – 31	Office	16'-0" x 38'-0"	608 S.F.
Room 29	Office	16'-0" x 19'-11"	319 S.F.
Room 30	Office	16'-0" x 12'-9"	204 S.F.
Storage 1	Storage	11'-0" x 4'-0"	44 S.F.
Storage 2	Storage	11'-0" x 4'-0"	44 S.F.
Lobby Storage	Storage	16'-0" x 6'-0"	96 S.F.
Room 32	Office	17'-0" x 13'-0"	221 S.F.
Room 32 RR	Restroom	12'-0" x 6'-0"	72 S.F.
Room 33	Office	16'-0" x 11'-0"	176 S.F.
Kitchen	Kitchen	15'-0 x 22'-0	330 S.F.

Total Current Exclusive Square Footage

6058 Square Feet

FINANCIAL IMPACT

Approval of the proposed lease agreement at the requested Three Dollars and Two Cents (\$3.02) per square foot for occupation of approximately 6,058 square feet of indoor office space will total to Eighteen Thousand, Two Hundred and Ninety-Five Dollars and Sixteen Cents (\$18,295.16) per month in rental fees for use of the City's facilities.

RECOMMENDATION

Staff has no objection to Shields for Families' request to rent square footage; however, staff is not authorized to offer and lease City-owned property wherein the terms sought by the prospective Tenant may vary from the requirements of the City's Leasing Policy; that is, waiver of City costs for utilities, etc.; thus, staff makes no recommendation concerning this request. ***The decision is at the discretion of the City Council.***

**NEBRASKA JONES, DIRECTOR
GENERAL SERVICES DEPARTMENT**

APPROVED FOR FORWARDING:

**WILLIE HOPKINS
CITY MANAGER**

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE
AGREEMENT BETWEEN THE CITY OF COMPTON AND SHIELDS FOR
FAMILIES TO PROVIDE SPACE AT THE NEIGHBORHOOD CENTER (600
NORTH ALAMEDA STREET)**

WHEREAS, the City of Compton owns certain real property located at 600 North Alameda Street, commonly known as the “Neighborhood Center” facility, which is used as a “shared occupancy” facility, offering indoor and outside space for leasing to outside agencies, organizations, and individuals; and

WHEREAS, in November 2012, the City implemented a City-wide leasing policy which specifies that lease rates shall be based on the square footage of the area(s) subject to the exclusive use/occupation of the tenant and that the standard leasing rate for indoor floor space in a City-owned facility shall be *at least* One Dollar (\$1.00) *per square foot*; and

WHEREAS, additionally, proposed lease agreements are to address the costs incurred by the City for utilities, maintenance, repairs, security, etc. and at the Neighborhood Center location, staff has identified that cost to be two dollars and two cents (\$2.02) per square foot; thus, the cost to the City will be recovered in a recommended minimal monthly rental rate based on a square footage charge of three dollars and two cents (\$3.02) for exclusive indoor spaces; and

WHEREAS, Shields for Families (“Shields”) is a community-based 501c3 non-profit organization located in South Los Angeles serving individuals, children, and families through comprehensive and collaborative social services for child and youth development, child welfare, mental health, substance abuse treatment, and supportive services such as food, transportation, housing, legal services, and educational and vocational training; and

WHEREAS, on October 8, 2019, the Council approved Resolution No. 25,134, which authorized the City Manager to enter into a five (5) year (i.e. August 1, 2017 through July 31, 2022) lease agreement with Shields for Families for the exclusive use of approximately 6,223 square feet of indoor space located at the Neighborhood Center building at the monthly rental rate of One Dollar and Forty Cents (\$1.40) per square foot for a total of Eight Thousand, One Hundred, Thirty One Dollars and Twenty Cents \$8,131.20 per month; and

WHEREAS, Shields has requested to further enter into a five (5) year lease agreement to authorize the leasing of a total of 6058 square feet of indoor space at the rental rate of Three Dollars and Two Cents (\$3.02) per square foot, which will bring the total rental amount to Eighteen Thousand, Two Hundred and Ninety-Five Dollars and Sixteen Cents (\$18,295.16). Shields shall be responsible for providing the general upkeep, janitorial, custodial, minor repairs and security for their entire areas and the City will be responsible for certain utilities (i.e. gas, electrical, water, trash, etc.) and major and structural upkeep/repairs.

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

Section 1. That the City Manager, upon the approval of the City Attorney is hereby authorized to enter into a five (5) year lease agreement between the City of Compton and Shields for Families to authorize the leasing of 6058 square feet of indoor space at 600 North Alameda Street, Compton ("Neighborhood Center" facility), at the rental rate of Three Dollars and Two Cents (\$3.02) per square foot for the lease agreement term (i.e. February 18, 2025 through March 31, 2030).

Section 2. That commencing on February 18, 2025, the monthly lease rate shall be Eighteen Thousand, Two Hundred and Ninety-Five Dollars and Sixteen Cents (\$18,295.16) – i.e. Three Dollars and Two Cents (\$3.02) per square foot for the total 6,058 square feet in the facility leased to Shields for Families.

Section 3. That Account No. 1001-000-000-3420 has been established to receive all facility lease payments.

Section 4. That a certified copy of this Resolution shall be filed in the offices of the City Manager, City Clerk, City Controller, General Services, Community Improvement Services-Security Division and the City Attorney.

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

ADOPTED this _____ day of _____, 2025.

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, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this _____ day of _____, 2025.

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

AYES: COUNCILMEMBERS-
NOES: COUNCILMEMBERS-
ABSTAIN: COUNCILMEMBERS-
ABSENT: COUNCILMEMBERS-

CITY CLERK OF THE CITY OF COMPTON

**LEASE AGREEMENT BETWEEN
CITY OF COMPTON
AND
SHIELDS FOR FAMILIES**

This **LEASE AGREEMENT** is entered into by and between the **CITY OF COMPTON**, a municipal corporation of the State of California (hereinafter referred to as “**OWNER**”) and **SHIELDS FOR FAMILIES** (hereinafter referred to as “**LESSEE**”), collectively, the “Parties.”

RECITALS:

WHEREAS, the City of Compton (“**Owner**”), has under its jurisdiction certain real property located at **600 North Alameda Street, Compton, California**, also known as the “**Neighborhood Center**” facility (the “Site”); and

WHEREAS, on _____ the City Council adopted Resolution No. _____, which authorized the City Manager to enter into a lease agreement with the **Shields For Families** (“Lessee”) for a period of five (5) years, commencing February 18, 2025, through May 31, 2030; and

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

WITNESSETH:

Section 1. Premises. The Owner, 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 Owner, those certain Premises situated in the City of Compton, County of Los Angeles, State of California, more particularly described as:

**Compton Neighborhood Center Facility
600 North Alameda Street
Compton, California 90220**

[The “Site”]

Lessee shall lease approximately 6,058 square feet of indoor office space within the Site building (as outlined on the attached Diagram/map of the Site/Premises). Lessee may also have access to and use of shared public spaces within the site.

Exclusive Indoor Space:

Lease Agreement – Compton Neighborhood Center
600 North Alameda Street, Compton, CA 90221
February 18, 2025 – March 31, 2030 / Resolution No. ****

LOCATION	USE	SIZE	SQUARE FEET
Room 8	Office	16'-0" x 27'-8"	443 S.F.
Room 8B	Office	12'-9" x 11'-4"	145 S.F.
Room 11	Office	16'-0" x 9'-11" 12'-9" x 6'-5"	240 S.F.
Room 12	Office	11'-8" x 16'-6"	193 S.F.
Room 13	Office	7'-6" x 16'-6"	124 S.F.
Room 14	Office	9'-6" x 16'-6"	157 S.F.
Room 15	Office	9'-6" x 16'-6"	157 S.F.
Room 16	Office	21'-6" x 16'-6"	355 S.F.
Room 17	Office	11'-6" x 16'-8"	192 S.F.
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Room 32 RR	Restroom	12'-0" x 6'-0"	72 S.F.
Room 33	Office	16'-0" x 11'-0"	176 S.F.
Kitchen	Kitchen	15'-0 x 22'-0	330 S.F.

Total Current Exclusive Square Footage

6058 Square Feet

[The “Premises”]

The Premises are leased in "AS IS" condition and Lessee acknowledges that it has inspected and accepts the Premises in their present condition as suitable for the purpose for which the Premises are leased. Taking of possession by Lessee shall be conclusive to establish that the Premises are in good and satisfactory condition when possession is taken. Owner makes no warranties or representation as to the suitability of the Premises for Lessee's intended use, including without limitation, as to zoning, visibility, traffic count or any other factors.

Section 2. Term. This Lease shall be for a term of five (5) years commencing on February 18, 2025, and shall terminate on March 31, 2030, unless extended or terminated as otherwise provided herein. This Lease shall supersede any previous Leases and/or agreements, written or oral.

Section 3. Rent. During the Lease term, the Lessee shall pay to Owner as rent for said Premises hereof the total sum of **Eighteen Thousand, Two Hundred and Ninety-Five Dollars and Sixteen Cents (\$18,295.16) per month**, based on a rental rate of \$1.00 per square foot for base rental rate plus \$2.02 per square foot for utilities [i.e. Three Dollars and Two Cents (\$3.02) per square foot] per square foot of exclusive use indoor space. Lease payments shall be due in advance on the first day of each and every month of the term hereof. Any lease payment not received by the Owner by the tenth (10th) day of the month will be deemed late, and a late fee (penalty) in the amount of **Five Percent (5%)** will be charged.

Payments shall be remitted to:

General Services Department
205 South Willowbrook Avenue
Compton, California 90220
Attn: Director

Payable to: City of Compton

[Please identify your Lease Site on the payment]

[Lease Site: Neighborhood Center – 600 N. Alameda St.]

Section 4. Use of Premises. Lessee is entitled to use the Premises during normal building business days/hours (Mondays through Fridays, 7:00 a.m. to 6:00 p.m.), **(excepting legal City holidays)** for the following purpose(s) only:

Administrative Offices and Support Services

Lessee shall not use the Premises for any other purposes without the prior written consent of the Owner. Lessee shall not use the Premises for residential

purposes or for any commercial purposes not stated herein. Lessee shall not use the Premises for the storage of unusable equipment or property or for the rental or storage of any type of equipment not integral to the purposes of the program.

Use of Premises at Shared Site on City Holidays and Non-Business Hours

On those dates designated by the City Council as legal City holidays, the Site (including the Premises) shall be closed. If Lessee desires to use the Premises on a City holiday or during hours not specified above, Lessee shall pay the City the costs (e.g. employees' salary) of providing access to the Premises/Site and for provision of City security (if applicable).

Lessee shall provide written notification to the General Services Department a minimum of three (3) business days in advance of its desire to use the Premises on a City holiday or during non-business building hours. Owner shall provide Lessee with an invoice for the costs owed by Lessee for access/use of the Premises on a City holiday or during non-business building hours, which shall be due and payable on receipt by the Lessee.

Section 5. Delivery of Premises. If Owner, for any reason, cannot deliver the Premises described above to Lessee at the commencement of the term hereof, Owner shall not be deemed to be in default hereunder, nor shall Owner be liable to Lessee for any loss or damage resulting directly or indirectly arising out of or resulting from such failure and Lessee at Lessee's option, may declare this Agreement to be null and void.

Section 6. Utilities and Other Services. Owner agrees to furnish the following utilities and services at Owner'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.
- b. Heating/Cooling.
- c. Hot and cold water.
- d. Routine maintenance.
- e. General/shared security for the Site.

Any and all other types of utilities (e.g. telephone, cable, etc.) and services shall be at the sole expense and responsibility of the Lessee. Prior written approval shall be required for the installation of any utility and/or service that will involve physical alteration of the Premises and/or Site. Lessee shall reimburse

Owner for the cost of repairing any and all damages to the Premises and/or Site caused directly or indirectly by Lessee's utility or service provider or its equipment.

Owner shall in no way be liable or responsible for any loss, damage or expense that Lessee may sustain or incur by reason of any change, failure, interference, disruption or defect in the supply or character of the utilities and services supplied to Premises and/or Site, unless directly caused by the active negligence or willful misconduct of the Owner.

Section 7. Assignment and Subletting. Lessee agrees not to sublet the whole or part of the Premises, assign the Lease nor permit the use of the Premises by anyone other than the Lessee, its employees, business invitees, customers and patrons without in each case first securing the written consent of the Owner. Any attempted assignment or subletting of this Lease without the written consent of the Owner constitutes fraud and this Agreement shall be null and void.

Section 8. Alterations and Additions. Lessee shall not make any alterations or construct any additions or improvements in or on the Site and/or the Premises until the Owner has been provided with said plans and specifications for the project. Once the Owner has been provided with said plans and specifications, Owner shall have a fifteen (15) day minimum review period before granting Lessee approval or disapproval of the project in writing. Lessee shall, at the time of the request, specify if they desire to retain ownership and/or possession of the alteration, addition, or improvement subject to plan review by Owner at Lessee's expense.

Owner 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, personal property placed or installed in or upon the Site and/or the Premises by the Lessee or under its authority. Any personal property, improvements or additions not removed by Lessee within thirty (30) days after the end of the term, or any extension or holdover period thereof, shall automatically become the property of Owner.

Lessee shall repair any damage to the Site and/or the Premises caused by Lessee's installation and/or removal of its personal property, alterations, improvements or additions.

Lessee shall, at its sole cost and expense, be allowed to place its typical signage on the Building on the Site upon the Owner's advance written approval.

Section 9. Repairs and Maintenance. Owner shall not be responsible to make any repairs or alterations to the Premises, excepting due to reasonable normal wear and tear, and Lessee assumes any and all cost and liability for the repair and maintenance of the Premises leased herein, unless such repairs, alterations or maintenance are due to Owner's negligence or willful misconduct. Lessee agrees to repair any damage caused by Lessee, its employees, contractors, agents or invitees, negligently or otherwise, at its own expense, and maintain the Premises leased and to return said Premises to Owner in as good order, repair and condition as the same were in at the commencement of this Lease. Lessee must obtain prior written approval from the Owner prior to commencing any repairs to the leased Premises.

Lessee shall continue to maintain said Premises in good repair and tenable condition and in compliance with all health, safety and sanitation laws, ordinances and regulations of the State of California and local authorities throughout the term of the Lease.

Lessee agrees to keep Premises in good order and condition at their sole cost and expense. All work done by Lessee on the Premises shall be done in a lawful manner and in conformity with all applicable laws, ordinances and regulations. The Premises shall be kept free from any and all liens and charges on account of labor or materials used in contribution to any work thereon.

Unless otherwise required by law or expressly provided for within this Lease Agreement, Owner shall have no liability to Lessee for any condition on the Premises leased herein and Lessee agrees that it has inspected the same, knows the condition and takes this Lease with the Premises in its present condition. Lessee agrees to hold the Owner harmless from any and all liability arising out of or in connection with the use for the Premises leased here by the Lessee, its agents, employees business invitees, customers and patrons, except to the extent any such liability is attributable to Owner's negligence or willful misconduct.

Section 10. Insurance. Lessee shall furnish certificates of insurance, along with endorsements, issued to Owner 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 Owner under forms satisfactory to the Owner. 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 Owner. It is agreed that Owner shall not be liable for the payment of any premiums or assessments on the insurance required.

Lessee shall present evidence of required insurance and certificate of endorsement to Owner no later than the commencement date of this Lease and each and every lease year thereafter. The Lessee shall not occupy the Premises until the Owner has received and approved the required certification. ***Failure on the part of the Lessee to procure or maintain insurance shall constitute a material breach upon which the Owner may immediately terminate this Lease Agreement.***

All insurance required hereunder shall be primary with respect to any insurance maintained by the City and shall not call on the City's program for contributions. Program(s) of insurance shall include:

a. **General Liability.** Lessee shall provide and maintain at its own expense during the term of this Lease Agreement a policy of Commercial General Liability Insurance, inclusive of personal injury liability and broad form property damage coverage, in an amount not less than **One Million Dollars (\$1,000,000)** per occurrence. The coverage shall be written on an occurrence basis. Claims made coverage is not acceptable.

b. **Workers' Compensation Insurance.** Lessee shall provide and maintain at its own expense during the term of this Agreement a program of Workers' Compensation Insurance and Employer's Liability Insurance in an amount and form to meet all applicable requirements of the State Labor Code and which specifically covers all persons providing services by or on behalf of the Lessee and all risks to such persons under the Agreement.

c. **Fire and Casualty Insurance.** Lessee shall maintain fire insurance on such party's own equipment and property or to adequately self-insure the same. Lessee shall provide, or cause to be provided, and maintained at its sole cost property insurance in the amount of the value of the improvements on the Premises on a replacement cost basis. The property insurance shall insure against the perils of fire (with extended coverage), theft, vandalism, malicious mischief, collapse, flood, earthquake, windstorm and physical loss or damage. Owner will not keep improvements which are constructed or installed and owned by Lessee under the provisions of this Lease insured against fire or casualty, and Lessee will make no claim of any nature against Owner by reason of any damage to the business or property of Lessee in the event of damage or destruction by fire or other cause, arising other than from or out of negligence or willful misconduct of agents or employees of the Owner in the course of their employment.

d. **Insurance Endorsements.** The liability insurance policy(ies) shall be endorsed with the following language:

(1) The City of Compton and its respective elected and appointed officers, officials, employees, agents and volunteers are to be named

and covered as “additional insureds” with respect to liability arising out of the activities of the Lessee.

(2) The insurer waives all rights of subrogation against the City.

(3) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City.

(4) Identify the leased Premises covered by the policy(ies) and the identity of the insured(s).

e. **Contractor’s Insurance Requirements.** Lessee shall require that any contractors and subcontractors used to perform improvements/repairs to the building structure and Premises as provided in Sections 8 and 9 of this Lease Agreement to provide and maintain during the entire period of performing improvements/repairs the following programs of insurance:

(1) A policy of Commercial General Liability Insurance, inclusive of personal injury liability and broad form property damage coverage, in an amount not less than **One Million Dollars (\$1,000,000.00)** per occurrence and **Two Million Dollars (\$2,000,000.00)** general aggregate. The coverage shall be written on an occurrence basis. Claims made coverage is not acceptable.

(2) A program of Workers’ Compensation Insurance and Employer’s Liability Insurance in an amount and form to meet all applicable requirements of the State Labor Code and which specifically covers all persons providing services by or on behalf of the contractor and all risks to such persons.

(3) A program of Automobile Liability Insurance with a limit of liability of not less than One Million Dollars (\$1,000,000.00) for each accident. Such insurance shall include coverage for all “owned”, “hired” and “non-owned” vehicles, or coverage for “any auto”.

(4) The Contractor(s) liability insurance policy(ies) shall be endorsed with the following language: The City and its respective elected and appointed officers, officials, employees, agents and volunteers are to be named and covered as “additional insureds” with respect to liability arising out of the activities of the contractor.

Insurance coverage specified herein constitutes the minimum requirements and said requirements shall in no way lessen or limit the liability of the Lessee and/or its contractors and subcontractors under the terms of the Lease Agreement. Lessee shall procure and maintain, at its own costs and expense, any additional kinds and amounts of insurance that, in its own judgment, may be necessary relating to Lessee’s use of the Premises and improvement/repairs made to the Premises.

Section 11. Losses. Owner shall not be responsible for losses or damage to personal property, equipment or materials of Lessee. Owner will not keep improvements which are constructed or installed and owned by Lessee under the provisions of this Lease insured against fire or casualty, and Lessee will make no claim of any nature against Owner by reason of any damage to the business or property of Lessee in the event of damage or destruction by fire or other cause, arising other than from or out of the gross negligence or willful misconduct of agents or employees of the Owner in the course of their employment.

Section 12. Damage or Destruction.

a. Termination of Lease. If the entire Premises or any material portion thereof are damaged or destroyed by earthquake or other violent action of the elements, or by fire or other casualty such that it is difficult or impossible for Lessee to continue operating its business thereon, then either Owner or Lessee may cancel this Lease as of the date of damage or destruction by delivering written notice to the other within thirty (30) days following the damage or destruction. If the Lease is cancelled, Lessee shall surrender the Premises and shall not be obligated for any further rental payment and Owner shall refund any unearned rent paid in advance by Lessee, calculated at a daily rate based on the regular monthly rental.

Repair of Premises. In the event of any lesser damage by casualty (other than that caused by or do the actions/inactions of the Lessee), Owner shall, at Owner's cost and expense, promptly repair the same to the extent Owner's insurance proceeds are made available to Owner therefor and provided that (a) such repairs, in Owner's reasonable good faith opinion, can be commenced within thirty (30) days of the event which necessitated the repair and restoration, unless it is not reasonably possible to commence repair and restoration within thirty (30) days from the date of such damage or destruction (without payment of overtime or other premiums) and (b) the cost of such repairs, in Owner's reasonable good faith opinion, will not exceed 50% of the then replacement cost of the Site. If Owner is not required to repair such damage or destruction, then Owner shall, within 30 days from the date of such damage or destruction, either (i) notify Lessee in writing of Owner's election to repair such damage or destruction, in which event Owner shall promptly repair the same, or (ii) notify Lessee in writing of Owner's election to immediately terminate this Lease, in which event this Lease is terminated effective as of the date of such damage or destruction. Lessee may terminate this Lease effective as of the date of any such damage or destruction if Lessee reasonably determines in its good faith opinion that such damage or destruction substantially impairs the satisfactory operation of the Lessee's operations by notifying Owner in writing of Lessee's election to terminate not later than 30 days after the date of such damage or destruction.

Loss Caused by Lessee. If the Premises are wholly or partially damaged or destroyed as a result of the gross negligence or willful misconduct or omission of Lessee, Lessee shall forthwith diligently undertake to repair or restore all such damage destruction at Lessee's sole cost and expense. This Lease shall continue in full force and effect without any abatement or reduction in rent or other payments owed by Lessee, and this obligation of Lessee to repair or restore the Premises shall survive the cancellation of this Lease.

Exclusive Remedy. This Section 12 shall be Lessee's sole and exclusive remedy in the event of damage or destruction of the Premises, and Lessee waives and releases Lessee's rights under California Civil Code Section 1932 and 1933(4).

No damages, compensation or claim shall be payable by Owner for any inconvenience, any interruption or cessation of Lessee's business, or any annoyance, arising from any damage or destruction of all or any portion of the Premises.

Section 13. Hazard Materials. Lessee shall not use any Hazardous Materials in/on or on Site or the Premises, except as necessary in the ordinary course of business and in full compliance with all Environmental Laws. Lessee will promptly notify Owner of any release or presence of any Hazardous Material in/on the Premises of which Lessee becomes aware.

- a. Remediation. If Hazardous Materials are released at the Site and/or Premises by Lessee, its agents, employees, or contractors, then Lessee is solely responsible for the removal and/or remediation of any Hazardous Materials to the extent required by governmental authorities in compliance with applicable Environmental Laws.
- b. Indemnification. Lessee shall indemnify and hold Owner harmless from and against any and all claims, actions, suits, proceedings, loss, liabilities, damages, fines, costs, or expense (including reasonable attorneys' fees, consultants' fees, investigation and laboratory fees, court costs, and litigation expenses), which arise from the presence of Hazardous Materials at the Site and/or Premises released by Lessee or its agents, employees, or contractors.

Section 14. Default. Lessee shall pay said rent to the Owner without deduction, default or delay. In the event of the failure of Lessee to do so, or in the event of a breach of any other terms, covenants or conditions herein contained on the part of Lessee to be kept and performed and if such default continues for a period of thirty (30) days after receipt of written notice from Owner to Lessee of such default, this Lease may be terminated. Owner may not terminate the Lease if (a) Lessee cures the default within the thirty (30) day period after notice of default is given, or (b) the default cannot reasonably be cured within thirty (30) days after notice of default is given, but Lessee reasonably commences to cure the default within the thirty (30) day period and diligently and in good faith continues to cure

the default. In the event of termination of this Lease, it shall be lawful for Owner to reenter into and upon the Premises and every part thereof and to remove and store at Lessee's expense all property therefrom and to repossess and occupy the Premises. In addition thereto, Owner shall have such other rights or remedies as may be provided for by law.

Section 15. Holding Over. In case Lessee holds over beyond the term herein provided with the consent, express or implied, of the Owner, such tenancy shall be from month-to-month only, subject to the same terms and conditions of this Lease, but shall not be a renewal hereof. Such month-to-month tenancy shall be terminable on thirty (30) days written notice by either party to the other party.

Section 16. Cancellation Provision. Notwithstanding any other provisions contained herein, either party shall have the right to cancel this Lease, without cause, at anytime, upon thirty (30) days prior written notice to the other party.

Section 17. Owner's Access. Lessee agrees to permit the Owner or Owner's authorized agents, upon reasonable advance notice, free access to the Premises at all reasonable times for the purpose of inspection of the Premises or for making necessary alterations, improvements or major repairs.

Section 18. 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 referenced to the selection, location, number, use of occupancy, of Lessees or vendees in the Premises herein leased.

Section 19. Indemnification. Lessee shall indemnify and save harmless the Owner, its officials, officers, employees, agents and volunteers (collectively hereafter the "Owner"), against any and all damages to property or injuries to or death of any person or persons, and shall defend, indemnify and save the Owner from any and all liability and expense, including reasonable defense costs and legal fees, and claims, demands, suits, actions or proceedings of any kind or nature, including Workers' Compensation claims, of or by anyone whomsoever in any way resulting from or arising out of Lessee's, its employees, contractors, agents or invitees negligent or intentional acts in or on the Premises, or from conduct of Lessee, its employees, contractors, agents or invitees practice or business from any activity, work or things done.

This indemnification and hold harmless obligation does not extend to claims arising out of the sole negligence or willful misconduct of the Owner.

Section 20. Partnership Disclaimer. Lessee and any and all agents of Lessee shall act in an independent capacity and not as officers or employees of the Owner. Nothing herein contained shall be construed as constituting the parties herein as partners.

Section 21. Vacating Premises. Lessee shall, on the last day of said term or sooner termination of this Lease, peaceably and quietly leave, surrender and yield up to the Owner, the Premises in good order, condition and repair, reasonable use and wear thereof and damage by acts of nature, excepted.

Section 22. Compliance with Laws. Lessee shall at its sole cost and expense, comply with all the laws and requirements of all municipal, county, state and federal authorities now in force, or which may hereafter be in force pertaining to the Premises and use of the Premises as provided by this Lease.

Section 23. Easements and Right of Way. This Lease is subject to all existing easements and right of way. Owner further reserves the right to grant additional public utility easements as may be necessary and Lessee hereby consents to the granting of any such easements. The public utility will be required to reimburse Lessee for any damages suffered by Lessee caused by the construction work on the easement area.

Section 24. Parking Access. Unless specifically provided herein, if off-street parking is provided at the Site of the Premises, Lessee, its employees and invitees may have equal access to non-restricted/non-reserved parking spaces provided to all Lessees on a first-come, first-served basis.

Section 25. Relocation. Lessee acknowledges that Lessee, its employees, contractors, subordinates and assigns are not entitled to any Relocation Payment or Relocation Advisory Assistance due to their occupancy of the Premises.

Section 26. Failure to Perform. In the event of the failure, neglect or refusal of Lessee to do, or perform work, or any part thereof, of any act or thing in this Lease provided to be done and performed by Lessee, Owner shall, at its option, have the right to do and perform the same, and Lessee hereby covenants and agrees to pay Owner the costs thereof on demand.

Section 27. Binding on Successors. Each and all of the terms and agreements herein contained shall be binding upon and shall inure to the benefit of the successors in interest of the Owner, and wherever the context permits or requires the successors in interest to the Lessee.

Section 28. Amendments. This Lease Agreement may be modified or amended only be written document executed by both Lessee and Owner's City Manager and approved as to form by the City Attorney. Such document shall expressly state that it is intended by the parties to amend the terms and conditions of this Lease Agreement.

Section 29. Waivers. A waiver by either party to this Agreement of any breach of any terms, covenants or condition contained herein shall not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant or condition contained herein, whether of the same or a different character.

Section 30. Governing Law and Severability. This Agreement shall be governed by and construed under the laws of the State of California. In the event of litigation between the parties, venue in state trial courts shall lie exclusively in the County of Los Angeles.

Should any part of this Agreement be declared by a final decision by a court or tribunal of competent jurisdiction to be unconstitutional, invalid, or beyond the authority of either party to enter into or carry out, such decision shall not affect the validity of the remainder of this Agreement, which shall continue in full force and effect, provided that the remainder of this Agreement, absent the unexcised portion, can be reasonably interpreted to give effect to the intentions of the parties.

Section 31. Notices. All notices, demands or requests to be given under this Lease Agreement shall be given in writing and conclusively shall be deemed received when: (a) delivered personally, or (b) on the fifth (5th) business day after the deposit thereof in the United States mail, postage prepaid, and addressed as hereinafter provided, or (c) one business day after send by facsimile transmission.

To OWNER: City of Compton
205 South Willowbrook Avenue
Compton, California 90220
Attn: Director, General Services Department
(310) 605-5519
(310) 605-1753 – fax.

With copy to: City of Compton
205 South Willowbrook Avenue
Compton, California 90220
Attn: City Manager

This Lease shall supersede all previous communications, representations or agreements, either verbal or written between Owner and Lessee. This agreement may be modified only by written agreement signed by both Owner and Lessee.

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

SHIELDS FOR FAMILIES LESSEE

By Jonathan Ousley, Chief Administrative Officer

Dated:

CITY OF COMPTON/OWNER
Recommended for Approval:

By Nebraska Jones, Director
General Services Department

Dated:

Approved by:

By _____
Willie A. Hopkins, Jr., City Manager

Dated: _____

Approved as to form:

By _____
Eric J. Perrodin, City Attorney

Dated: _____

ATTEST:

Dated: _____

By _____
Santra D. Zurita, City Clerk

Encl:
Resolution No. _____



2/6/2025

ATTN: City of Compton

RE: 600 North Alameda, Lease Rate for SHIELDS for Families

To Whom It May Concern:

This letter is to accompany our application to continue the Lease for SHIELDS for Families at the 600 North Alameda building owned by the City of Compton. In our application package, we referenced a competitive lease rate based on our previous lease at this location. SHIELDS is now aware that the cost per square foot has increased since this time and would like to notify the City of Compton that we are agreeable to the increase in cost per square foot. This location is critical to the programs and services that we offer to the residents of Compton, and we want to clarify that an increase in rent from our previous lease is acceptable.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jonathan Ousley", is positioned below the word "Sincerely,".

Jonathan Ousley, LMFT
Chief Administrative Officer
SHIELDS for Families

2025

LAWN project



DISCLAIMER

WE ARE A CREATIVE HOUSE THAT HAS 10 YEARS OF EXPERTISE IN THE SOCCER SPACE AND HAVE LAUNCHED COUNTLESS PROJECTS IN EUROPE AND AFRICA AIMED AT ELEVATING VARIOUS COMMUNITIES THROUGH SPORTS

BECAUSE WE BELIEVE THAT KIDS DESERVE TO HAVE PEOPLE THAT ADVOCATE FOR THEM AND THEIR WELLBEING

WE BELIEVE IN THE LONG LASTING IMPACT THAT SPORTS HAS ON THE MENTAL, PHYSICAL AND SOCIAL

THIS PLAN IS AN EASY AND REPRODUCIBLE WAY THAT ANY COMMUNITY WHO LACKS THE PROPER RESOURCES CAN BENEFIT FROM

WE ARE HERE TO BRIDGE THE GAP AND IMPROVE ACCESS TO SPORTS FOR ALL COMMUNITIES

THIS IS NOT ABOUT A ONE SHOT EVENT/LAUNCH, THIS IS TO CREATE TRUE IMPACT FOR THE NEIGHBORHOOD, GATHER ENERGY, GROW AWARENESS & BUILD UP THE YOUTH FROM THE GROUND UP.





LAwn

A Co-Production project between YARD & Free Lunch Agency
Sponsored by NIKE



CONTEXT

This idea comes from our ambition , as soccer fanatics, to energize the culture of soccer in the US.

With World Cup and Olympics coming up in LA, we have room to reveal the untapped collective power of soccer.

Reintroducing the collective and community building at the heart of the debate, supercharging while championing hyperlocal initiatives and partners.

We at YARD, have partnered up with Free Lunch Agency - with the ambition to engage authentically with the local communities.

Through discussions and key on-the-ground research, we choose to target Inner Cities of LA, Compton as a first step.

And explore ways to elevate soccer practice for the local communities and provide resources, wherever necessary, to build up an authentic culture of soccer from the very grassroots level.



OBJECTIVES

First, we aim at to build a new soccer field in Burrell Mac Donald Park - where the local kids already play the sport but don't have the dedicated space to do so.

A field is just the first step towards anchoring us and drawing attention to a series of activations in partnership w/ Nike and other local actors that will allow for a stronger soccer practice in the region.

- A way to build up community bonding and interaction.
- A way to introduce a new community/cultural landmark in the city
- A way to push for positive values such as respect, connection and camaraderie
- A way to facilitate social and self elevation through the practice of sports
- A way to support and champion the local kids
- A way to energize the city



LEGACY

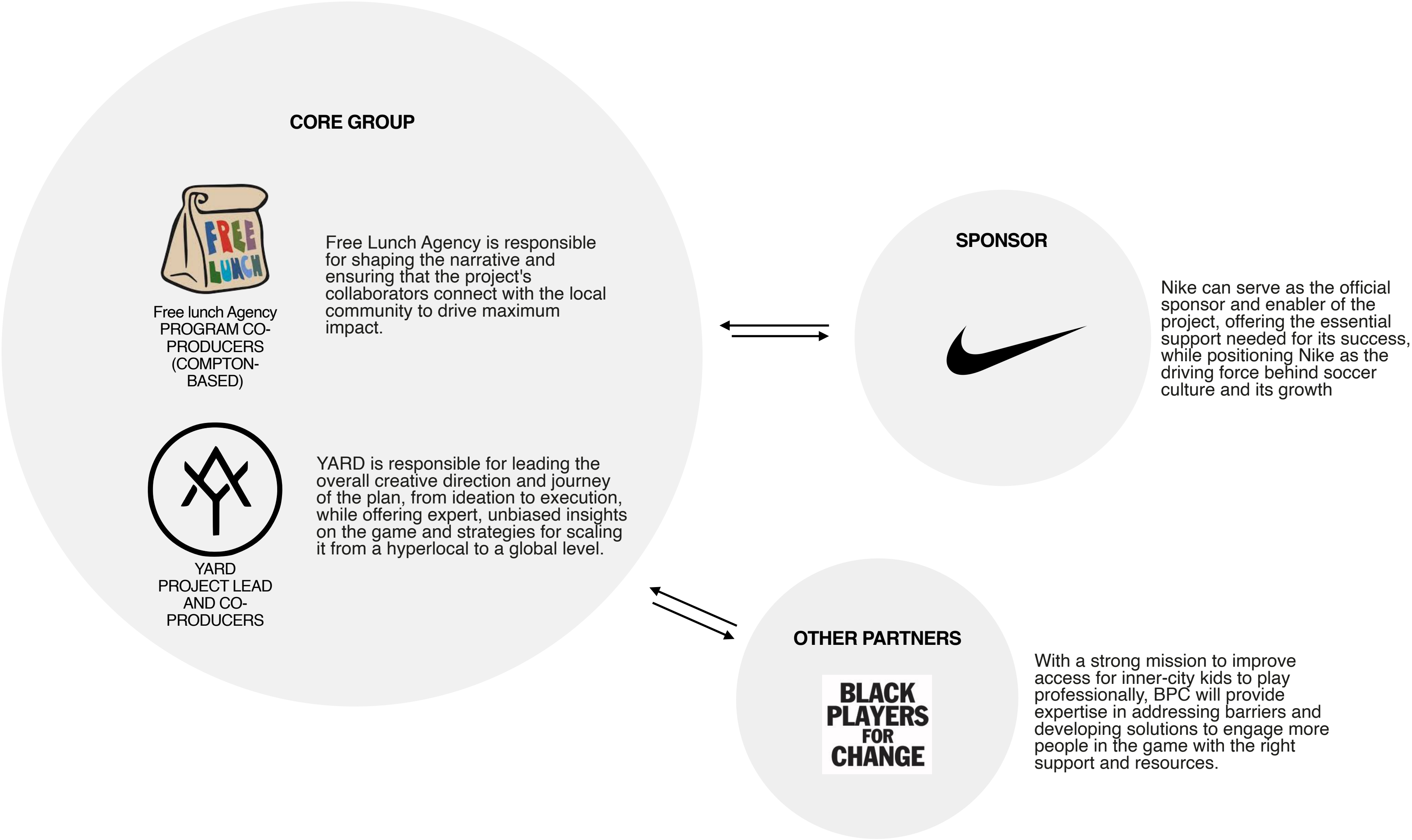
The “*LAwn*” initiative will live beyond the World Cup 26’.
Leaving a concrete footprint, beyond just new pitches for the youth of LA inner cities.

- FIELD LEGACY:
Sustain the initiative over the years to build more fields across LA inner cities
- COMMUNITY LEGACY:
Reintroduce community and youth at the center of all conversations
- MATERIAL LEGACY:
Provide the youth with proper resources to increase their access and involvement in the sport
- EDUCATIONAL LEGACY:
Unlock new opportunities for the youth to grow/thrive and be exposed to different pathways through a series of performance and creative workshops
- EMOTIONAL LEGACY:
Bridge the gap between cultures in this new wave of globalization & cultural blend



LAWN’S ORGANIZATION

LAWN
Compton Edition





HOW

With the support of the City of Compton and other local partners/brands, led by YARD and Free Lunch Agency, Sponsored by NIKE.

Field Launch lead by

YARD and Free Lunch Agency and Nike

- A new, iconic landmark showcasing the strength of community-driven efforts to enhance local sports facilities, ensuring every child has equal opportunities to engage in the sport they love.
- A dot on google maps that draws attention to the city of Compton and its commitment to the Youth
- A dedicated space for local soccer fans to practice and play on.

Programming lead by

YARD, AYSO and BPC with the support of Compton Recreation Department

- Invite local actors to participate in the launch of the field in the spirit of the collective and community building.
- Develop an ongoing and growing ecosystem of partners and organizations that will sustain the programming of the field and ensure it’s consistent use.
- A series of performance and creative workshops centered around the field to expose the kids to new skills.



WHERE

We have defined a location, as recommended to us by the City of Compton
Parks Director Bryan Spragg

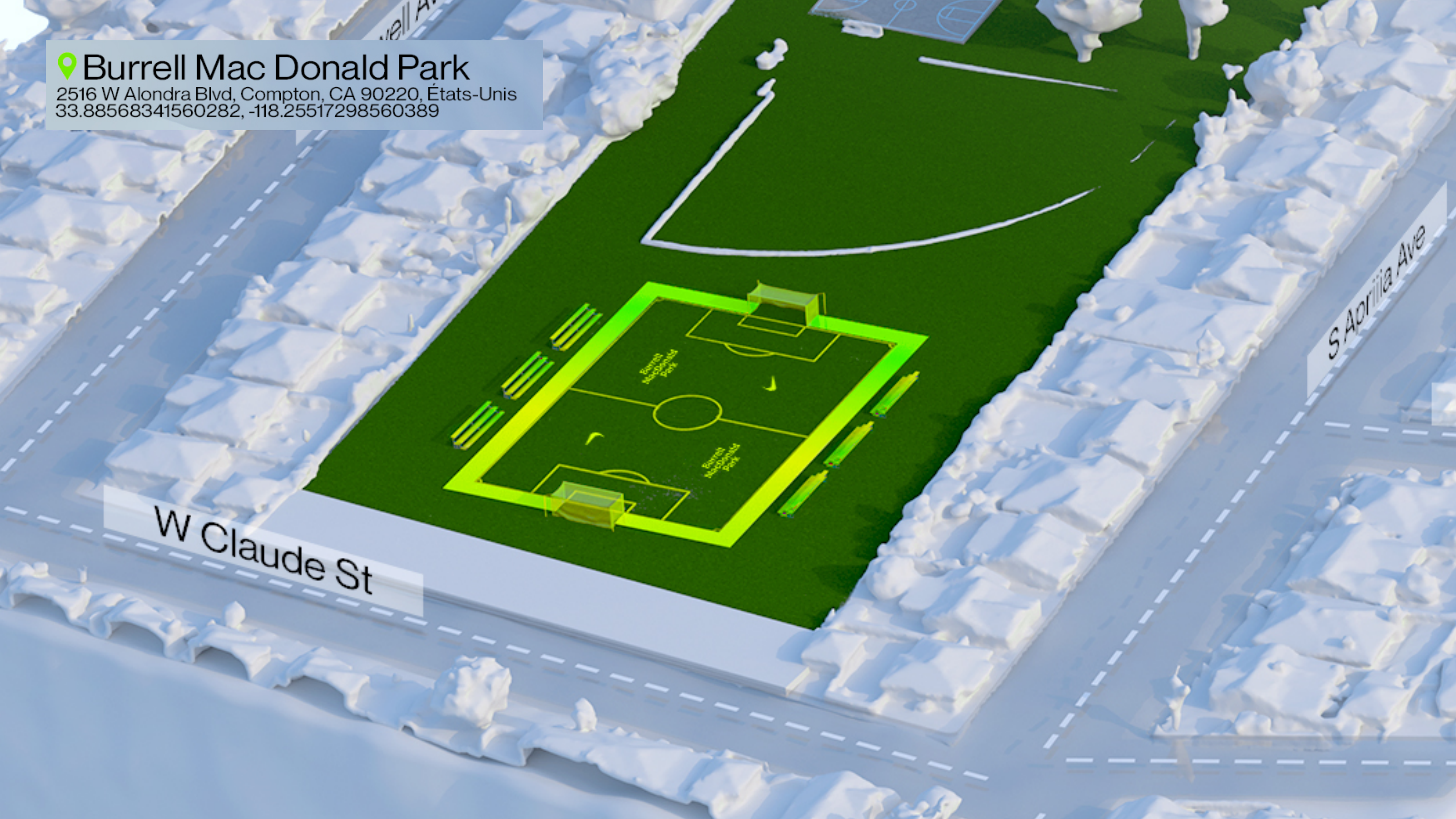


- A well known residential park
- Local kids play soccer but lack proper playing fields
- Plenty of space to build a 7 a-side soccer field
- High walkability neighborhood
- Plenty of surrounding parking spaces
- Centrally located, presents the opportunity to become a great neighborhood landmark

Burrell Park
In Compton

Burrell Mac Donald Park

2516 W Alondra Blvd, Compton, CA 90220, États-Unis
33.88568341560282, -118.25517298560389

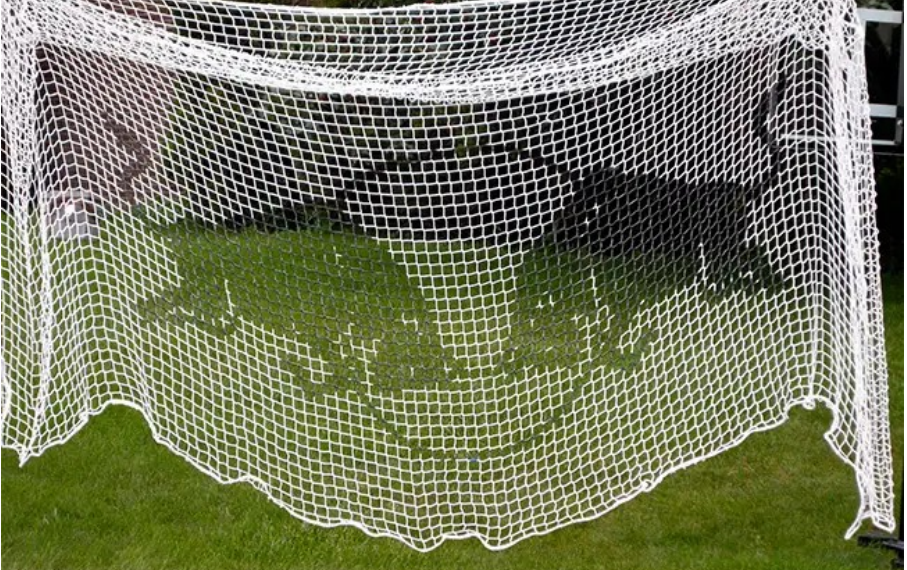




A MEETING BETWEEN US FOOTBALL CODES AND SOCCER CLASSICAL ONES



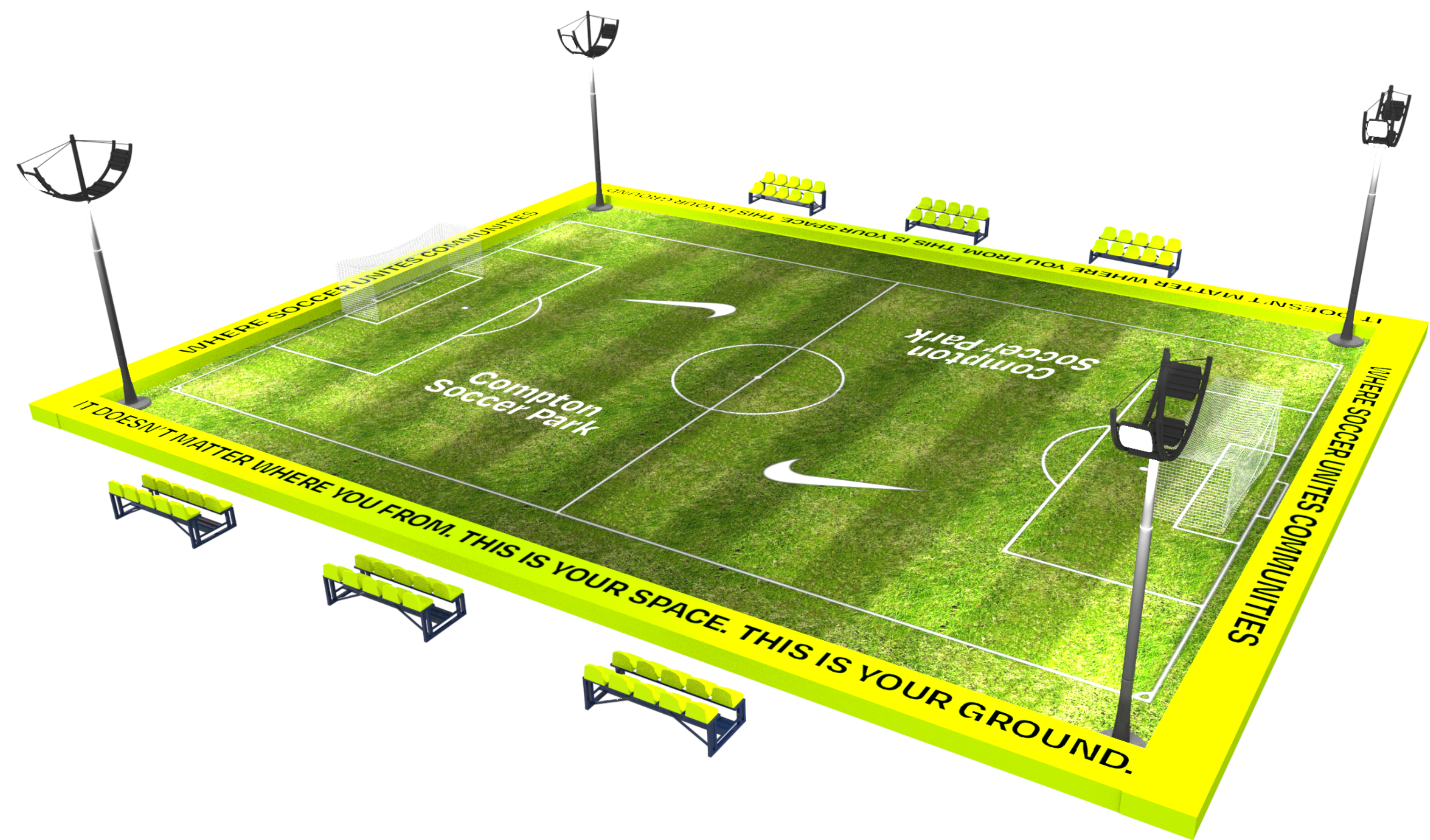
TOTAL	HOLE	TODAY	LEADERS
-9	3	EVEN	WATSON
-8	3	EVEN	ZARLEY
-8	3	-1	SILLS
-6	4	+1	GLASSON
-8	7	-3	RINKER
-7	5	-1	ARNETTE
-8	5	-2	BRIGHT
-6	9	-3	KESTNER
-8	7	-4	CURL
-7	4	-1	A MILLER

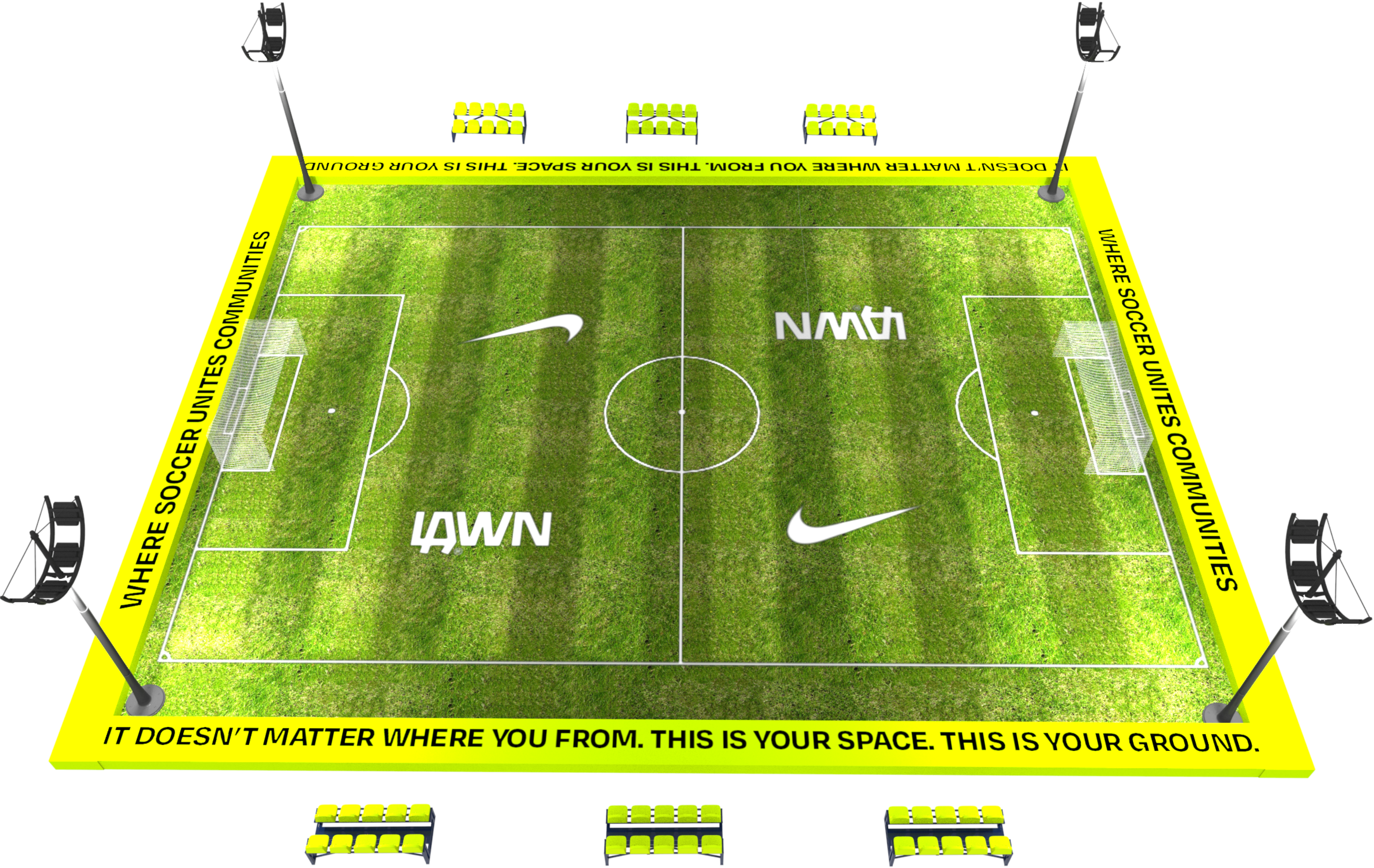




FIELD DESCRIPTION:

- 7 aside artificial turf field - 60 x 40 yards
- Lighting system
- No boarding system, except a net behind the goal to prevent the balls from going into the parking lot
- Small bleachers on both sides of the field
- Scoreboards
- Goals and nets





WHERE SOCCER UNITES COMMUNITIES

WHERE SOCCER UNITES COMMUNITIES

IT DOESN'T MATTER WHERE YOU FROM. THIS IS YOUR SPACE. THIS IS YOUR GROUND.

IT DOESN'T MATTER WHERE YOU FROM. THIS IS YOUR SPACE. THIS IS YOUR GROUND.

Compton
Soccer Park

Compton
Soccer Park



Compton Soccer Park







2025

City of Compton Requests



Request #1

Burrell Park Field Approval

We ask that the City of Compton grants us approval for the space located at Burrell Mac Donald Park, as outlined in this proposal to build a 7 a-side soccer field.

It's important for the city to continue investing in its sports and uplifting the local talent, and soccer is no different. The demand for soccer fields is on the rise, reflecting the popularity and traction that this game has been gaining in recent years. However, local communities have always played this sport in the shadows or by sharing other sports fields. Until we embrace our local players by providing them with their own proper soccer fields - to practice on, gather, unite, share stories and values, uplift one another, they will continue to feel left out and alienated.

The lack of football fields in Compton and nearby cities presents a significant barrier to acknowledging and nurturing the sport's local importance as well as hindering the potential of these kids. As the US hosts several matches during the 26’ World Cup, it becomes imperative to ensure that local kids who love the game but currently lack adequate soccer infrastructure receive the support and recognition they deserve from their local organizations, starting with proper facilities. Providing them with accessible playing facilities should be a priority.

We have chosen Kelly Park or Burrell Park because of their local significance as equal opportunity providers. At the Compton parks, a personalized space exists for almost every game but soccer, which doesn’t reflect the local appeal of soccer in those communities.

This project presents a huge opportunity for the city of Compton to prove once again that it stands with its young residents and supports them on their way to accomplishing their dreams.



Request #2

Field Maintenance

We kindly request the city's support in maintaining the new synthetic field once it is completed. Synthetic turf was chosen for its low-maintenance requirements and durability, ensuring the field remains in excellent condition for years to come with minimal effort.

Synthetic Turf Field Maintenance

- Debris Removal: Clear trash and debris weekly.
- Brushing/Grooming: Brush surface and redistribute infill weekly.
- Infill Maintenance: Inspect and refill infill as needed (every 3 weeks).
- Spot Cleaning: Address spills, stains, and contaminants promptly.
- Weed/Moss Control: Check edges for growth and treat weekly as needed.
- Inspection/Repairs: Inspect for damage and repairs as needed.
- Drainage Maintenance: Inspect and clear drainage.
- Deep Cleaning: Schedule professional cleaning annually.

Goal Nets Maintenance

- Visual Inspection: Check for wear, tears, or sagging weekly.
- Tightening: Ensure nets are securely fastened to the frame weekly.
- Cleaning: Remove dirt and debris monthly.

Bleachers Maintenance

- Trash Removal: Clear trash and debris weekly.
- Surface Cleaning: Wipe down surfaces weekly or as needed.
- Structural Inspection: Check for loose bolts, rust, or damage monthly.

Lighting System Maintenance

- Inspection: Check for burnt-out bulbs or malfunctions monthly.
- Cleaning: Clean fixtures and remove dust/dirt quarterly.
- Electrical Checks: Inspect wiring and connections annually or as needed.

***This plan ensures a safe and well-maintained facility with minimal effort.**



2025

Budget



BALLPARK PROJECT COST & FUNDING SOURCES

To fund this project, we plan to strategically partner with brands whose mission and ambitions align with ours, providing them an opportunity to invest in community initiatives.

Field Construction	\$300K	YARD’s Planned Investment	\$100K
• <i>Land acquisition</i> • <i>Grading and prep work</i> • <i>Field installation</i> • <i>Equipment</i>		Other Sponsors	\$150-250K
		<i>Nike</i>	
Sustenance + Continuous Programming of the field	\$50K	<i>Others</i>	
TOTAL: \$350K		TOTAL: \$250-350K	

*This is just a first budget exercise, we need to get deeper on all the aspects of the production to share real costs and projections.



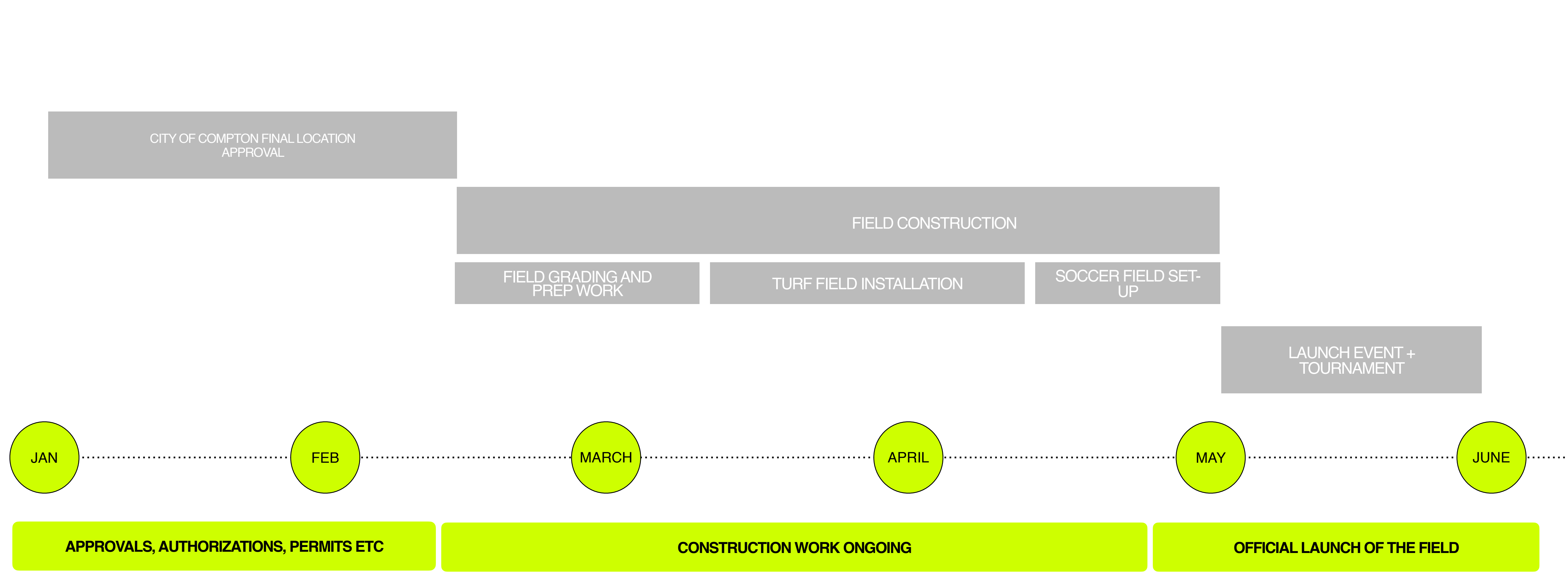
2025

Timeline



TIMELINE

This is the final timeline, the field is scheduled for opening in June so respecting this timeline will be crucial to ensure the success of the launch on time to kickoff many planned summer events.





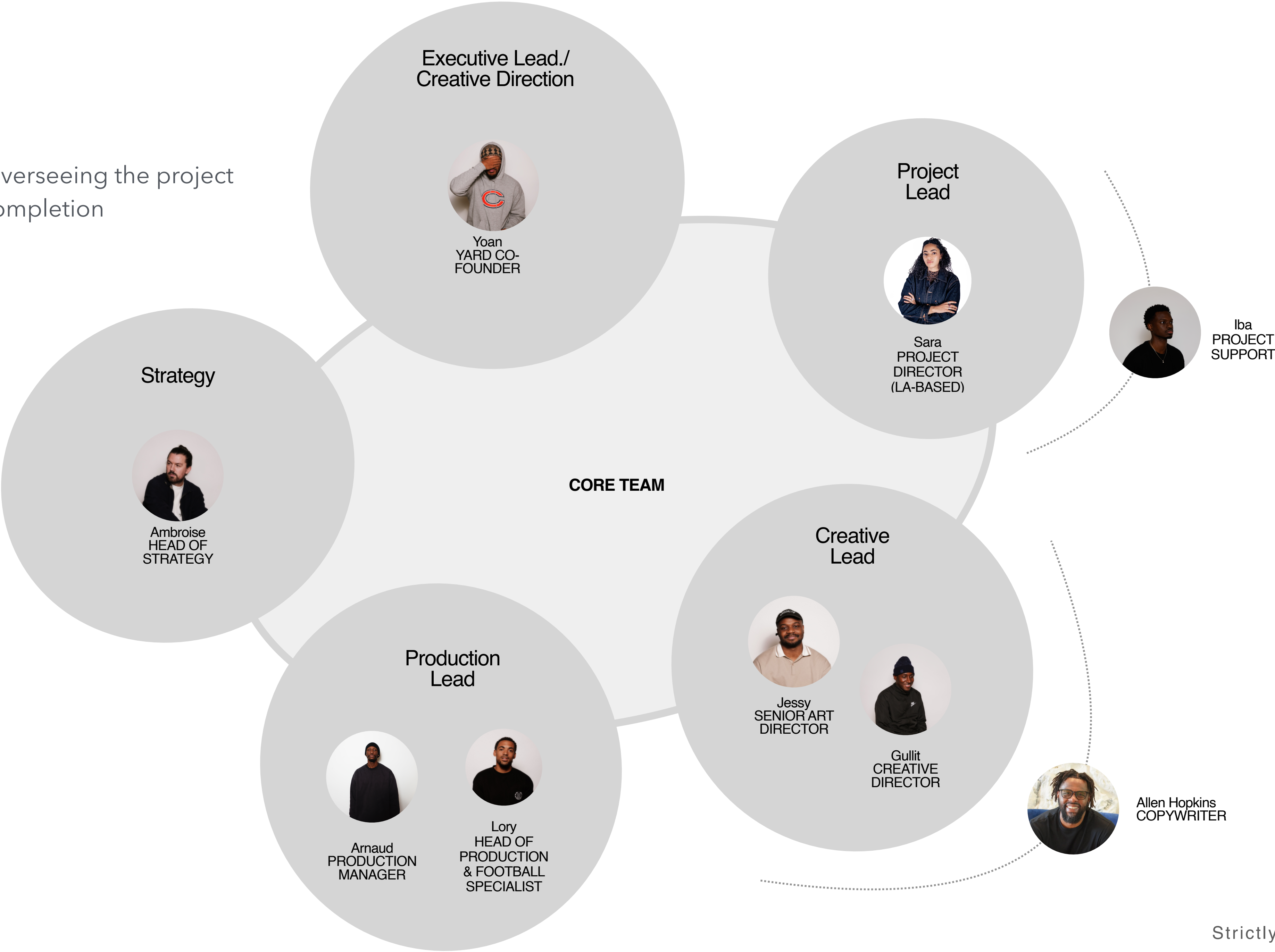
2025

Team



TEAM:

Dedicated YARD overseeing the project from ideation to completion





2025

Supporting Documents



LOCAL TESTIMONIALS



Gerald, local skater



Wilmer, Soccer Player

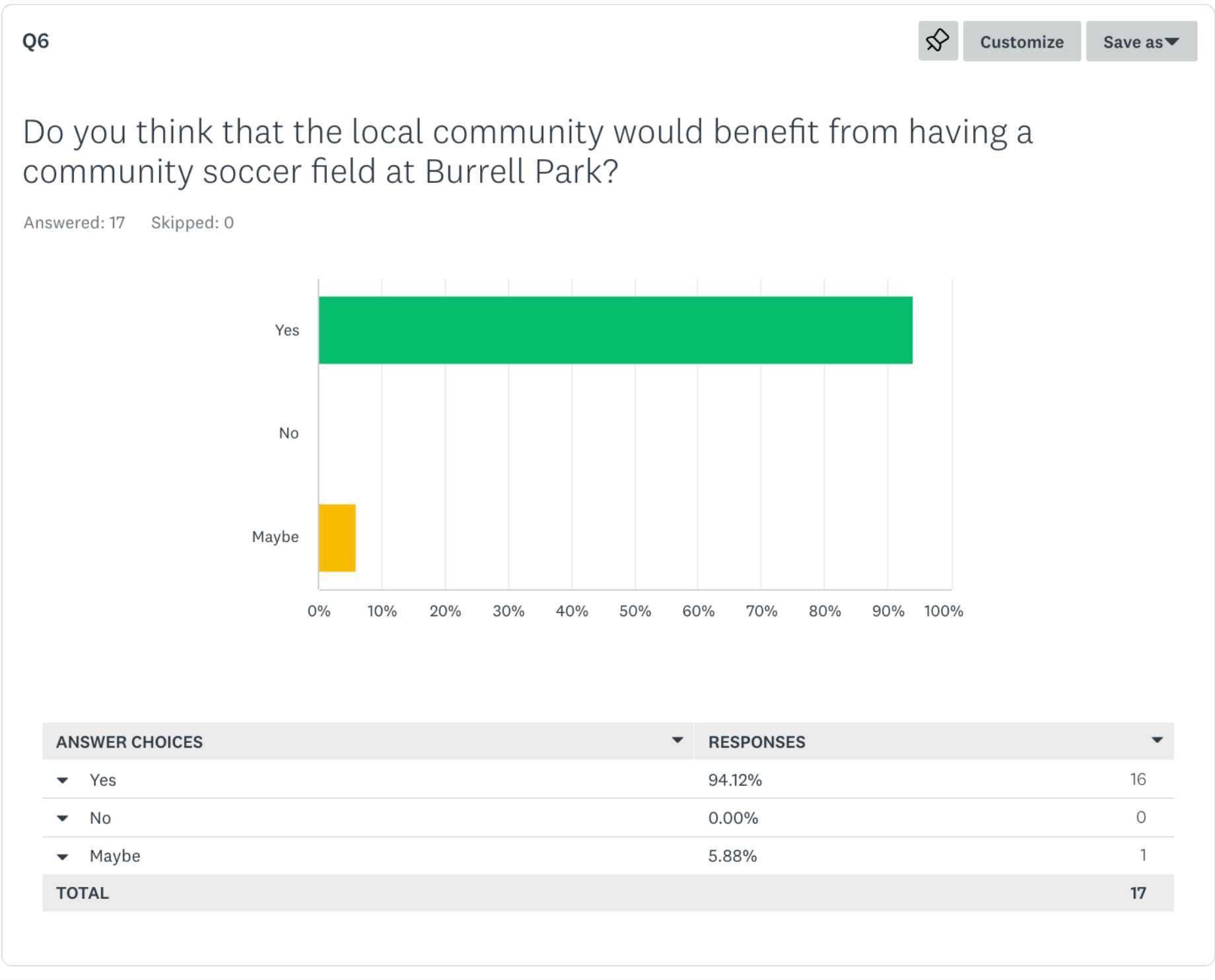


Driss, Soccer Player



Community Survey

In collaboration with the City of Compton Parks Director, we ran a community survey to gauge the interest of the community in building a new soccer field, the support for this initiative was very positive. (Some results/responses can be found below - more results through physical copies available at the parks director office)



Q4

Save as

What benefits do you think a community soccer field would bring to the youth in Compton?

Answered: 17 Skipped: 0

RESPONSES (17)

WORD CLOUD

TAGS (0)

Sentiments: OFF

Search Responses

Filter: by tag

Showing 17 responses

☐ It would bring community and kid together, kids would be out exercising instead being inside in their homes playing electronics.	10/19/2024 04:57 PM	View respondent's answers	Add tags
☐ Bring the community together	10/10/2024 06:54 PM	View respondent's answers	Add tags
☐ Happiness and good sportsmanship	10/10/2024 06:54 PM	View respondent's answers	Add tags
☐ More talent will shine from Compton and keep kids out of trouble and have them focus in the sports they love in this case soccer as it's one of the if not the biggest sport in the world!	10/10/2024 06:46 PM	View respondent's answers	Add tags

Q4

Save as

What benefits do you think a community soccer field would bring to the youth in Compton?

Answered: 17 Skipped: 0

RESPONSES (17)

WORD CLOUD

TAGS (0)

Sentiments: OFF

Search Responses

Filter: by tag

Showing 17 responses

☐ Brings More outdoor activities for the kids & opportunities for kids to become active & one day be athletes	10/5/2024 11:13 AM	View respondent's answers	Add tags
☐ We can play soccer with other kids within the community.	10/1/2024 04:29 PM	View respondent's answers	Add tags
☐ A community soccer field will provide a safe place for youth to play soccer	9/25/2024 01:32 PM	View respondent's answers	Add tags
☐ This would be an outlet for the Community to utilize to increase outdoor activity and community relations.	9/25/2024 01:02 PM	View respondent's answers	Add tags

CITY OF COMPTON DONATIONS ACCEPTANCE FORM

PART I: DONOR INFORMATION

Name/Title of Employee Completing Form: Bryan Spragg – Recreation Director Date: 01/21/2025

Name of Donor: One Yard

Check box if donor is Anonymous: ☐ Official Date of Donation: April/May 2025

Tel: +33 1 44 88 83 90 Mailing Address: 7 rue de paradis, Paris 75010 France

Email address: yprat@yard.me

Relationship of Donor to City or Foundation: No existing relationship

Charitable Tax Receipt Received? ☐ Has the Donor requested Recognition for their gift? Y ☒ N ☐

Please check box if: Donation is being made to the "City" ☒ or the "Foundation" ☐

PART II: DESCRIPTION OF ITEM(S) DONATED: (Please check all applicable boxes. Attach Sheet for Additional Items):

Cash/Check/Wire/ Payroll Deduction/ Or Credit Card ¹ ☐ (please circle one)	Other Financial Instrument (i.e.: Stocks, Bonds, Notes, etc....) ☐	Professional or Personal Services (see table below) ☐	Supplies or Equipment (see table below) ☐	Pledge of Periodic Payments (see table below) ☐	Other (i.e. Real Property, Artwork or please describe below) ¹ ☒
Item #	Description	Serial #: Model #: Original Title Obtained (Y/N)?	\$Dollar\$ Value On Date Received (Without documentation, done will be recorded at \$1) (check box if external appraisal is required)	Date(s) Received/ Or To-Be Received	Condition (New; Used; or Requires Modification)
1	Installation of a new soccer field and mural on the South facing Community Center wall at Burrell-MacDonald	Title ☐	\$350,000	April/May 2025	New
		Total:			

Will the Donated Item Require Any of the Following (please check all applicable boxes)?

Service, Repair, Maintenance, or Certification? ☒ Costs for Storage, Pick-up, Installation? ☐

Safety Issue? ☐ Hazardous Materials Issue? ☐

Please Explain:	Upon completion of the donated soccer field and mural, the City of Compton will be tasked with the future maintenance of the new soccer field at Burrell-MacDonald Park. The annual maintenance cost to the City of Compton is unknown, but expected to be minimal.
-----------------	---

CITY OF COMPTON

DONATIONS ACCEPTANCE FORM

If the donated item(s) has a value of \$1,000 or more, has it been examined and determined that it has a useful life of at least one year and requires no repair or some form of maintenance? MARK THE BOX: NO ☒ YES ☐

Equipment Inspected By (attach appraisal in PDF): N/A

Date Inspected: Upon Receipt/Completion of the Project

Final Location or Storage arrangement: Burrell-MacDonald Park, 2516 W. Alondra Blvd., Compton, CA 90220

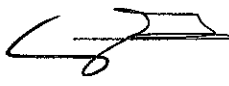
PART III: USE OF DONATED ITEM^{iv}

This donation involves a: (Please check all applicable boxes)

Time Restriction ^v ☐	Purpose Restriction ^{vi} ☒	Permanent Restriction ^{vii} ☐	Temporary Restriction ^{viii} ☐
Gift is to be retained and used for designated Purpose ☐		Gift may be sold, proceeds used for designated purpose (if gift is sold within three (3) years of the date of contribution, IRS Form 8282 ^{ix} will be sent to the donor and the IRS) ☐	

What is the proposed use of the donated item(s)? What are the restrictions? Please explain or attach: (if unrestricted, please put N/A): Full Project Proposal Attached

CUSTOMER Name (please print): Sara Kassed

CUSTOMER SIGNATURE: 

Make check payable to City of Compton. Checks made payable to the City of Compton may not be tax deductible. Donor should consult their tax attorney
Credit card information section and signature line, pop up or drop-down fields are preferred:

Enter credit card information: ☐ Visa ☐ Master card ☐ Discover ☐ American Express
* Credit Card Number: _____ (enter numbers without spaces) Card Code: _____
* Expiration Date: _____ (MM/YY)
* Total Amount: \$ _____

CITY OF COMPTON DONATIONS ACCEPTANCE FORM

PART IV^x:

DEPARTMENT/PROGRAM RECEIVING BENEFIT OF GIFT (Please check all applicable boxes):

40	Mayor and Council	☐	51	City Manager	☐
42	City Attorney	☐	44	City Treasurer	☐
		☐		Community Improvement Services	☐
47	City Clerk	☐	67	Community Development	☐
65	City Controller	☐	78	Internal Services	☐
71/72	Public Works	☐	62	Parks and Recreation	☒
69	Fire	☐	84	Water	☐
61	Non-Departmental	☐	85		
91	Successor Agency	☐			
	Others	☐			

REVENUE-TYPE (Please check all applicable boxes):

	Donations - Unrestricted*	☒		Unrestricted Contributions- Goods*	☐
		☐		Unrestricted Contributions- Services*	☐
	Special Events	☐		Restricted Contributions- Goods*	☐
	Fire Special Events	☐		Restricted Contributions- Services*	☐
	Special Annual Events	☐		Restricted Contributions – CASH of Financial Instrument	☐
	Cultural Special Events	☐			
	Misc. - Credit	☐			

* Restricted means – Donor specified time and/or purpose of use

END OF FORM

ⁱ Make check payable to City of Compton. Checks made payable to the City of Compton may not be tax deductible. Donor should consult their tax attorney

ⁱⁱ Credit card information section and signature line, pop up or drop-down fields are preferred:

Enter credit card information.

* Credit Card Number: (enter numbers without spaces)

Zip Code:

* Expiration Date: (MM/YY)

Card Code

* Total Amount:

ⁱⁱⁱ If Artwork, then please contact the City Manager's Department

^{iv} If nothing is filled out, or if no restriction is specified here, then the donation is deemed "Unrestricted" automatically, and will be used at the discretion of the City Council.

^v Restricted means – Donor specified time or purpose of use

^{vi} Restricted means – Donor specified time or purpose of use

^{vii} Restricted means – Donor specified time or purpose of use

^{viii} Restricted means – Donor specified time or purpose of use

CITY OF COMPTON

DONATIONS ACCEPTANCE FORM

^{1a} IRS Form 8282 is for done organizations to report information to the IRS and donors about dispositions of certain charitable deduction property made within 3 years after the donor contributed the property.

February 11, 2025

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: BRYAN SPRAGG, DIRECTOR OF RECREATION

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ACCEPT THE DONATION OF A SOCCER FIELD AND MURAL FROM ONE YARD INC. AT BURRELL-MACDONALD PARK AND TO ENTER INTO A CONSTRUCTION CONTRACT WITH ONE YARD INC. FOR THE INSTALLATION OF SAID SOCCER FIELD AND MURAL.

SUMMARY

Adoption of the attached resolution will authorize the City Manager to accept the soccer field and mural donation, by One Yard Inc., at Burrell-MacDonald Park and to enter into a construction contract to provide specified construction services for the Soccer Field and Mural Project.

BACKGROUND

The City of Compton's Recreation Department provides resources which meet the needs of the community through highly accessible, enjoyable and varied opportunities for learning and recreation. More specifically, the parks within the City of Compton offer a variety of recreation programs for the community. Burrell-MacDonald Park, located within the City of Compton, has been selected as the site for the donation of a soccer field and mural by One Yard Inc. Their goal is to install a new soccer field where the community can benefit from a new recreational soccer program.

One Yard Inc. has 10 years of expertise regarding soccer spaces and has contributed to countless projects across the globe, all attaining the goal of enhancing communities through sports and recreational programs. Their soccer field construction expertise has established them as a professional representative firm serving the children and people of various communities throughout the world.

STATEMENT OF ISSUE

The City of Compton has an area of opportunity to increase the recreational resources available to the community. A recreational sports program, such as soccer, has been a well-embraced sport within the community. Burrell-MacDonald Park is an ideal location to provide soccer program services to the youth of the City of Compton. One Yard Inc approached the Recreation Department with a proposal addressing the recreational/soccer needs of the city. In September of 2024, the City Manager gave approval to move forward with the soccer field and mural donation. Burrell-MacDonald Park has been designated as the location for the donation of the new soccer field and mural.

FISCAL IMPACT

There will be no fiscal impact to the City of Compton for the completion of this project. The value of this project is Three Hundred and Fifty Thousand dollars, (\$350,000). The project will be funded by One Yard Inc.

RECOMMENDATION

Staff recommends the City Council adopt the attached Resolution establishing, and authorizing, the City Manager to accept the donation of a soccer field & mural, to be funded by One Yard Inc., and to enter into a construction contract with One Yard Inc to install the new soccer field and mural at Burrell-MacDonald Park.

BRYAN SPRAGG
DIRECTOR OF PARKS & RECREATION

APPROVED FOR FORWARDING:

WILLIE A HOPKINS JR.
CITY MANAGER

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO ACCEPT THE DONATION OF A SOCCER
FIELD AND MURAL FROM ONE YARD INC. AT BURRELL-MACDONALD PARK
AND TO ENTER INTO A CONSTRUCTION CONTRACT WITH ONE YARD INC FOR
THE INSTALLATION OF SAID SOCCER FIELD AND MURAL**

WHEREAS, the City of Compton's Recreation Department provides resources which meet the needs of the community through highly accessible, enjoyable and varied opportunities for learning and recreation; and

WHEREAS, more specifically, One Yard Inc. approached the Recreation Department with a proposal addressing the recreational/soccer needs of the City, and has offered to donate a new soccer field and mural at Burrell MacDonald Park; and

WHEREAS, One Yard Inc. has 10 years of expertise regarding soccer spaces and has contributed to countless projects across the globe, all attaining the goal of enhancing communities through sports and recreational programs. Their soccer field construction expertise has established them as a professional representative firm serving the children and people of various communities throughout the world; and

WHEREAS, One Yard Inc. will install the new soccer field and mural at Burrell-MacDonald Park. The City of Compton must contract with One Yard Inc. to execute the construction and installation of the soccer field and mural; and

WHEREAS, City Council approval is needed to authorize the City Manager to accept the donation of a new soccer field and mural, valued at \$350,000; and

WHEREAS, there will be no fiscal impact/cost to the City of Compton as this is a donation from One Yard Inc.

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

Section 1. That the City Manager, is hereby authorized, on the advice and approval of the City Attorney, to accept the donation of a new soccer field and mural at Burrell-MacDonald Park from One Yard Inc.

Section 2. That the City Manager is authorized to enter into a construction contract for soccer field and mural installation at Burrell-MacDonald Park, with One Yard Inc. The value of this donation is \$350,000.

Section 3. That there is no fiscal impact to the City of Compton as this donation is fully funded by One Yard Inc.

Section 4. That a copy of this Resolution shall be filed in the offices of the City Clerk, City Attorney, City Manager, Public Works Street Maintenance, Recreation and the City Controller.

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

ADOPTED this _____ day of _____, 2025

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, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the Clerk at a regular meeting thereof held on this _____ day of _____, 2025.

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

AYES: COUNCILMEMBERS-
NOES: COUNCILMEMBERS-
ABSTAIN: COUNCILMEMBERS-
ABSENT: COUNCILMEMBERS-

CITY CLERK OF THE CITY OF COMPTON

February 11, 2025

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

**FROM: COMMUNITY DEVELOPMENT DEPARTMENT
COMPTON LOCAL HOUSING AUTHORITY**

**SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
APPROVING THE ANNUAL PUBLIC HOUSING AUTHORITY (PHA)
PLAN, AND AUTHORIZING THE CITY MANAGER TO SIGN
CERTIFICATIONS AND SUBMIT THE 2024 PUBLIC HOUSING
AUTHORITY ANNUAL PLAN**

SUMMARY

The United States Department of Housing and Urban Development (HUD) mandates all Public Housing Authorities (PHA) to develop and implement the Annual Plan. The Annual Plan provides an update on details about the PHA's current operations, programs and services and notifies HUD of changes that were not included in the Five Year Plan.

The Housing Authority staff recommends that the City Council approve the Annual Public Housing Authority Plan, authorize the City Manager to sign the PHA Plan Certifications and submit the 2024 PHA Annual Plan.

BACKGROUND

Staff has prepared the 2024 Annual Plan for submittal to HUD in accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998.

The PHA Plans advise HUD, Section 8 participants and other members of the public about the PHA's mission, goals and objectives, policies, programs, operations for serving the needs of low-income and very low-income families, and the PHA's strategies for addressing those needs. The Annual PHA Plan establishes goals that details the PHA's current operations, programs, services and notifies HUD of any changes made therein. The Annual Plan informs HUD, residents and the public of the PHA's mission for serving the needs of low income and very low-income families and the PHA strategy for addressing those needs.

STATEMENT OF THE ISSUE

PHA's are required to conduct a Public Hearing. A public hearing was conducted on Tuesday, November 19, 2024. HUD regulations require approval of the Plans by the governing body of the PHA, which is the Urban Community Development Commission.

The draft Plan has been made available for review at the City's Clerk's Office and the Compton Local Housing Authority. The City is required to consider written comments, as well as those comments made at the Public Hearing.

Federal regulations require that a Resident Advisory Board (RAB) participate in the planning process and assist and make recommendations regarding the PHA Plan. PHA's are required to consider the RAB's recommendations to the Plan, but are not required to agree with them. The RAB was asked to submit recommendations and comments regarding the draft PHA Plan. There were no recommendations made by the RAB on the PHA Plan.

ALTERNATIVE

Do not approve the PHA Plan and direct staff to prepare a revised Plan.

FISCAL IMPACT

There is no fiscal impact on the General Fund or the Local Housing Authority fund with the adoption of the Housing Authority's PHA Annual Plan. The Housing Authority is fully funded by HUD.

RECOMMENDATION

It is recommended that the City Council approve the Annual Plan as presented, authorize the City Manager to sign the PHA Plan Certifications of Compliance with PHA Plans and Related Regulations (HUD-50077), and submit the PHA 2024 Annual Plan to HUD for approval.

**CECIL FLOURNOY, DIRECTOR
COMPTON LOCAL HOUSING AUTHORITY
COMMUNITY DEVELOPMENT DEPARTMENT**

APPROVED FOR FORWARDING:

**WILLIE A. HOPKINS JR.
CITY MANAGER**

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
APPROVING THE ANNUAL PUBLIC HOUSING AUTHORITY (PHA) PLAN, AND
AUTHORIZING THE CITY MANAGER TO SIGN CERTIFICATIONS AND SUBMIT
THE 2024 PUBLIC HOUSING AUTHORITY ANNUAL PLAN**

WHEREAS, the United States Department of Housing and Urban Development (HUD) mandates all Public Housing Authorities (PHA) nationwide to develop and implement an Annual Plan and every fifth year the Five Year Plan. The Annual Plan provides an update on details about the PHA’s immediate operations, programs and services and notifies HUD of changes that were not included in the Five Year Plan; and

WHEREAS, staff has prepared the 2024 PHA Annual Plan for submittal to “HUD” in accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998; and

WHEREAS, the PHA Plan advises HUD, Section 8 participants and other members of the public about the PHA’s mission, goals and objectives, policies, programs, operations for serving the needs of low-income and very low-income families, and the PHA’s strategies for addressing those needs; and

WHEREAS, the City Council has conducted a public hearing on November 19, 2024 in compliance with HUD requirements; and

WHEREAS, the City of Compton does effectively and efficiently operate the Compton Local Housing Authority pursuant to all federal and local rules; and

WHEREAS, it is recommended that the City Council approve the Annual Plan as presented, authorize the City Manager to sign the PHA Plan Certifications of Compliance with PHA Plans and Related Regulations (HUD-50077-SL) and submit the PHA 2024 Annual Plan to HUD for approval.

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

Section 1. That the City Council does hereby approve and authorize the submission of the Public Housing Authority Annual Plan for 2024.

Section 2. That the City Manager, on the advice and approval of the City Attorney is hereby authorized to execute and deliver any and all documents in connection with the 2024 Annual PHA Plan.

Section 3. That a copy of this Resolution shall be transmitted to the U.S. Department of Housing and Urban Development and filed in the offices of the City Manager, City Controller, City Clerk, City Attorney, Community Development Department, and the Compton Local Housing Authority.

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

ADOPTED this ____ day of _____, 2025.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNCIL OF LOS ANGELES
CITY OF COMPTON

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the Commission, signed by the Mayor and attested by the Clerk at the regular meeting thereof on the _____ day of _____, 2025

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

NOVEMBER 19, 2024

The Compton City Council meeting was called to order at 4:30 p.m. by Mayor Emma Sharif in the Council Chambers of City Hall. The Moment of Silence Ceremony and the Pledge of Allegiance was also led by Mayor Emma Sharif.

ROLL CALL

Council Members Present: D. Duhart, A. Spicer, J. Bowers, Mayor E. Sharif
Council Members Absent: L. Darden

Other Officials Present: E. Perrodin, V. McDaniel, B. Mims, W. Hopkins

PUBLIC COMMENTS ON CLOSED SESSION ITEMS – There were no public comments on closed session items.

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION SUSAN HILL V. CITY OF COMPTON, Case No. 21STCV37464 PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 54956.9

On motion by Spicer, seconded by Duhart, to recess the meeting to closed session at 4:31 p.m. by the following vote on roll call:

AYES: Council Members – Duhart, Spicer, Bowers, Sharif
NOES: Council Members – None
ABSENT: Council Members – Darden

On motion by Duhart, seconded by Spicer, to reconvene the meeting from closed session at 5:38 p.m. by the following vote on roll call:

AYES: Council Members – Duhart, Spicer, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

REPORT OUT OF CLOSED SESSION

City Attorney Perrodin reported out that City Council met in closed session regarding existing litigation involving "Susan Hill vs. City of Compton" Case No. 21STCV374664 pursuant to California Government Code Section 54956.9. The City Council agreed to a settlement of \$80,000 for a slip and fall incident caused by a defective roadway and curb due to an overgrown tree at the corner of Evers and Poplar Street. Conditions: The street was repaired six months after the incident which occurred in 2020.

COMMENDATORY RESOLUTIONS/PRESENTATIONS

1. KEY TO THE CITY PRESENTATION: DR. EUGENE ALLEN CEO/PRESIDENT DUSK TO DAWN URGENT CARE (Councilperson Lillie P. Darden)

CERTIFICATE OF HONOR BEING PRESENTED TO DR. EUGENE ALLEN
CEO/PRESIDENT DUSK TO DAWN URGENT CARE (Amended Title)

On motion by Duhart, seconded by Spicer, to amend the commendatory resolution title by the following vote on roll call:

AYES: Council Members – Duhart, Spicer, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

Councilperson Darden and the City Council presented a certificate of honor to Dr. Eugene Allen, World Humanitarian Award Winner, for his commitment and dedication to consistently providing a positive community impact on health and humanity.

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

Maria Villa Real, Latino Chamber of Commerce, emphasized the importance of respect in the Council Chambers, particularly for those speaking Spanish. She expressed her frustrations about hearing negative comments regarding her use of Spanish and asserted that speaking her language is a right. She expressed her commitment to advocating for small businesses and asserted the need for clarity and representation in business matters.

Edward Hernandez, Compton Country Club Initiative (CCCI), spoke in support of CCCI and expressed his enthusiasm for re-opening the golf course in Compton. He cited the importance of providing a space for the youth of Compton and surrounding cities, such as Paramount and Gardena, to play golf and learn valuable life lessons through the sport. He also shared personal experiences as a golf coach, highlighting challenges faced by female teams in accessing golf courses, particularly due to disrespect from others.

Mae Knight addressed the City Council regarding a notice of violation she received from the Building and Safety department. She articulated her confusion about the situation, stating that she hired someone to work on her roof and obtained the necessary permit from Building and Safety. She asked who she should speak to about this issue to resolve it.

Mayor Sharif referred Ms. Knight to the assistant city manager in the foyer.

Lynn Boone discussed issues related to the city audit, pointing out a lack of leadership and the importance of the City Charter in providing checks and balances. She continued her remarks by expressing strong dissatisfaction with the city manager's performance and highlighted the inefficiencies in the city, such as pothole-filled streets that remain unaddressed. She also criticized the city manager for allegedly taking on multiple responsibilities inappropriately and suggested that his actions may be illegal.

Gilda Blueford apologized to Mayor Sharif for an email she sent regarding lobbying efforts in light of possible challenges posed by the Trump administration. She expressed a concern for the City's approach to homelessness and inquired about whether the City received funding for its homeless count. She referenced Agenda Item Number Six and posed specific questions about the issuance of credit cards to council members and how the auto-pay system would function. She asked which account the credit cards would be linked to and whether the city manager would be responsible for approving their use or enforcing policy.

Mayor Sharif clarified that the City of Compton did not receive any funds from Measure H in the past, but with the passage of Measure A, there will be new opportunities for funding to assist with the homeless population.

Mark Smith addressed the City Council regarding the proposed speed limit amendments on the 2700 block of West Alondra. He highlighted it as a high-risk area that is used for street takeovers on a regular basis. He inquired about the credit card program being proposed, specifically asking how it differs from Resolution # 25,677 that is being rescinded. He encouraged the community to support the new fire recruits who will be receiving their badges on Thursday at Fire Station 3. He further questioned the Human Resources department's efforts to recruit for various positions throughout the City, calling for more proactive recruitment strategies to ensure adequate staffing.

Miller Martin mentioned taking time off to address his efforts to bring a television network company to Compton to create jobs within the city. He criticized the technical issues occurring within the City's broadcast system, particularly the interpretation services. He urged the City Council to focus on becoming more self-sufficient and drew a comparison to Inglewood's success. He referenced successful entertainment venues in other communities and highlighted Compton's rich history in music and sports, suggesting that the City capitalize on these assets.

**HEARING(S) - JOINT PUBLIC HEARING:
CITY COUNCIL AND UCDC 2024 PHA ANNUAL PLAN**

On motion by Darden, seconded by Duhart, to open the joint public hearing at 6:24 p.m. by the following vote on roll call:

AYES: Council Members/Commissioners – Duhart, Spicer, Bowers, Darden, Sharif
NOES: Council Members/Commissioners – None
ABSENT: Council Members/Commissioners – None

Cecil Flournoy, Director of Community Development, stated that the purpose of this public hearing is to allow community members the opportunity to provide input or ask questions regarding the 2024 PHA Annual Plan before it is finalized and approved by the City Council/Commission. He declared that the Plan was submitted in April 2024, but additional notice time was requested to ensure the public had ample opportunity to comment on it. He clarified that there were no revisions made to the activities outlined in the previous year's Plan – and noted that a progress report on the Five-Year Administrative Plan was provided.

PUBLIC COMMENTS ON THE PUBLIC HEARING

Lynn Boone stated that she did not see sufficient notification for this hearing. She noted that the lack of public attendance might be attributed to inadequate notification and suggested that more outreach could have encouraged community participation. She questioned why the Housing Authority Plan was being presented again, if it had already been submitted in April. Additionally, she mentioned that while there were books available for review, the information was not clearly communicated during the meeting.

Mr. Flournoy clarified that the public hearing had been properly noticed on two separate dates in the Bulletin in October, which is documented on the second page of the pamphlet provided to audience members. He pointed out that the notice of the hearing has been posted in the Council Chamber windows since October. He encouraged Ms. Boone to reach out to the HUD Los Angeles office for further clarification.

Vanessa Cain expressed her concerns regarding the effectiveness of the public notification process for the hearing and argued that the Bulletin does not reach every resident in the City of Compton. She criticized the practice of posting notices in the Council Chambers and stated that very few residents visit regularly.

Mr. Flournoy stated that the notice was published in the adjudicated paper and posted at all publicly required locations. He mentioned that the Plan has been available in the City Clerk's office for over two months and "over-noticed" starting with the initial notification in August and a second time in October.

Miller Martin stated that he did not receive any notice about the public hearing. He criticized the timing of the notification and suggested that residents were not given enough time to review the materials and literature related to the Housing Authority Plan. He advocated for a more reasonable notice period and asked that notices and information be distributed at least two to three weeks in advance. He asked the city to consider utilizing KTLA, ABC, and CBS, to announce important public matters.

Gilda Blueford echoed Vanessa Cain's sentiments regarding the effectiveness of using a newspaper that is not widely accessible to the community. She stated that placing notices in a less accessible publication does not constitute adequate notification for residents. She argued that it is the City's responsibility to ensure that all stakeholders are informed about important meetings and decisions. She called for better communication strategies and suggested that the City consider using platforms like YouTube to share information about City matters.

Mr. Flournoy acknowledged Gilda Buford's feedback regarding the notification process and the use of adjudicated papers. He clarified that the decision to use such publications is outside his purview, but he expressed his willingness to explore alternative places to post notices if the community deemed it appropriate. He mentioned that the full document is nearly 300 pages long and available for public review at the City Clerk's office, the local library, and the Housing Authority office.

Paul Perrodin emphasized the need for the City to improve its outreach and communication strategies for noticing public hearings.

Resident of Compton (*Did not give her name/no comment cards for public hearing comments*) addressed the need for bilingual communication during public presentations and in official documents. She expressed a strong desire for all information related to city plans and public hearings to be made available in Spanish and emphasized the importance of inclusivity for the Spanish-speaking community.

Mr. Flournoy assured the speaker that he would make the necessary arrangements to ensure that the information is accessible to the Spanish-speaking community.

Fidel Marquez echoed the sentiments of other residents, stating that there should have been some form of literature or summary provided to residents regarding the administrative plan, even if the full document is extensive. He added that a PowerPoint presentation outlining key points would have been helpful. He voiced his skepticism regarding the City's transparency and mentioned that the absence of information led to suspicions that the city might be withholding information.

Anthony Lewis shared his insights on the need for modernization and adaptation to current technologies. He stressed that society is moving towards a paperless environment and highlighted the importance of using digital technologies. He encouraged city officials and the community to change their thinking and adapt to modern technologies because traditional methods may no longer be effective.

Mark Smith highlighted a persistent problem with communication, noting that important information is not being effectively disseminated to residents. He pointed out that the transition to a paperless society has not been accompanied by adequate digital communication methods. He petitioned the City to implement more proactive measures to inform residents about important hearings and events.

On motion by Duhart, seconded by Spicer, to close the joint public hearing at 6:45 p.m. by the following vote on roll call:

AYES: Council Members/Commissioners – Duhart, Spicer, Bowers, Darden, Sharif
NOES: Council Members/Commissioners – None
ABSENT: Council Members/Commissioners – None

COUNCIL/COMMISSION COMMENTS ON THE PUBLIC HEARING

Councilperson/Commissioner Duhart directed the City Manager/Assistant Executive Secretary and Mr. Flournoy to consider using local television stations to broadcast announcements regarding public hearings. She expressed her support for the idea to use YouTube to share public hearing information and suggested that the videos be available in both English and Spanish to enhance accessibility for a broader audience.

Councilperson/Commissioner Darden acknowledged that there were no public comments received during the Housing Plan notice period. She proposed the development of a master email list to distribute information regarding public hearings and other relevant announcements.

Councilperson/Commissioner Bowers proposed that the City utilize multiple platforms to ensure that information reaches as many people as possible i.e., YouTube, Facebook, to help eliminate confusion and ensure that all residents are informed about important announcements, hearings, and city initiatives.

Mayor/Chairperson Sharif emphasized the importance of community engagement in discussions regarding public communication. She highlighted the need to reach out to radio stations and Spectrum and Channel 36 to maximize outreach.

CONSENT AGENDA

On motion by Duhart, seconded by Spicer, to approve the Consent Agenda by the following vote on roll call:

AYES: Council Members – Duhart, Spicer, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

APPROVAL OF MINUTES

2. FEBRUARY 20, 2024
3. FEBRUARY 27, 2024

REGULAR AGENDA

UNFINISHED BUSINESS

4. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING CHAPTER XII OF THE COMPTON MUNICIPAL CODE TO AMEND SECTION 12-5 ESTABLISHING SPEED LIMITS IN CERTAIN ZONES IN THE CITY OF COMPTON (SECOND READING)

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

AYES: Council Members – Duhart, Spicer, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

On motion by Duhart, seconded by Darden, Ordinance #2,361 entitled “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING CHAPTER XII OF THE COMPTON MUNICIPAL CODE TO AMEND SECTION 12-5 ESTABLISHING SPEED LIMITS IN CERTAIN ZONES IN THE CITY OF COMPTON” was adopted by the following vote on roll call:

AYES: Council Members – Duhart, Spicer, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

Councilperson Bowers asked the City Clerk if this item was posted on the City’s website.

City Clerk McDaniel replied affirmatively.

Councilperson Spicer inquired about recent discussions with the Sheriff’s Department concerning enforcement matters.

City Manager Hopkins answered that there have been ongoing conversations with the Sheriff’s Department regarding enforcement and noted that the City is working internally to enhance the authority of code enforcement and parking enforcement.

Councilperson Spicer proposed the idea of equipping code enforcement officers with speedometers so that they can issue citations for speeding violations.

City Manager Hopkins mentioned the possibility of installing speed monitoring devices on the streets through the Public Works Department, which can provide information on vehicle speeds through radar detection.

Captain Bell, Compton Sheriff’s Station, stated that the Sheriffs’ Department is currently down one motor officer but plans to recuperate that position by March 2025. He emphasized that having two motor officers dedicated to regulating speed would be more effective than just one. As it relates to camera surveillance for speed cameras, he informed the Council that he receives information as it is updated from California Highway Patrol.

Councilperson Spicer requested the number of traffic citations written by the motor officer. **Captain Bell** stated that he does not have that information.

Captain Bell also mentioned that deputies write speeding tickets, however their primary focus are crime-related calls for service.

Councilperson Bowers informed Captain Bell that two motor officers is not adequate for the City's contractual agreement.

Councilperson Duhart questioned who receives the revenue for citations.

Captain Bell explained that revenue from vehicle code citations typically goes to the state of California.

Councilperson Spicer asked the Sheriffs' Department to adjust their practices to ensure that speed limits are being enforced.

NEW BUSINESS

5. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING AN AMENDMENT TO THE POSITION OF CLASSIFICATION PLAN TO INCLUDE THE CLASSIFICATION SPECIFICATIONS OF WORKERS' COMPENSATION CLAIMS ADMINISTRATOR

City Manager Hopkins reported that regular reviews of positions are necessary as part of the City's audit requirements. He highlighted that they are proposing to modify the specifications for this position which previously required a specific license, but now has changed to a "desirable" qualification. He added that the adjustment aims to broaden the pool of candidates and improve the chances of filling the position.

On motion by Darden, seconded by Duhart, **Resolution #26,159** entitled "**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING AN AMENDMENT TO THE POSITION OF CLASSIFICATION PLAN TO INCLUDE THE CLASSIFICATION SPECIFICATIONS OF WORKERS' COMPENSATION CLAIMS ADMINISTRATOR**" was approved by the following vote on roll call:

AYES: Council Members – Duhart, Spicer, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

6. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON RESCINDING RESOLUTION NO. 25,677 AND AUTHORIZING THE CITY MANAGER TO ESTABLISH THE CITY'S PURCHASING CARD ACCOUNTS THROUGH THE STATE OF CALIFORNIA'S CAL-CARD PROGRAM TO BE UTILIZED SOLELY AND EXCLUSIVELY FOR APPROVED CITY BUSINESS AND TO RECEIVE AND FILE THE CITY CREDIT CARD POLICY

City Manager Hopkins presented an overview of the proposed Cal-Card program. He emphasized that one of the major challenges the City faces is delays in payment which have resulted in losing vendors, consequently affecting City operations. He explained that the purchasing card system will allow the City to handle travel arrangements directly and employees would only need to cover their meals. He assured the City Council that the proposed purchasing card system will include strict controls over expenditures and prevent unauthorized purchases.

Councilperson Duhart asked if this is a receive and file item.

City Manager Hopkins stated that this is a request for approval.

City Attorney Perrodin clarified that if the resolution states "receive and file," then that is the extent of the action to be taken. He pointed out that unless the resolution specifically indicates that it is adopting a new policy, the City Council's action is limited to receiving and filing the report.

Mayor Sharif stated that the resolution seems to indicate that one section is being approved while the other section is being received and filed.

City Attorney Perrodin confirmed that, as it is written, the City Council will be rescinding one section of the policy and receiving and filing the other section.

Assistant City Manager Marc Puckett asked that the motion explicitly state the City Council's approval of the new policy.

Councilperson Bowers recommended that the item be brought back with the amended language.

Councilperson Duhart rescinded her motion.

Councilperson Spicer rescinded his motion.

7. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
PROCLAIMING NOVEMBER 30, 2024, AS "SMALL BUSINESS SATURDAY" IN
THE CITY OF COMPTON

On motion by Duhart, seconded by Darden, **Resolution #26,160** entitled "**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON PROCLAIMING NOVEMBER 30, 2024, AS "SMALL BUSINESS SATURDAY" IN THE CITY OF COMPTON**" was approved by the following vote on roll call:

AYES: Council Members – Duhart, Spicer, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

COUNCIL COMMENTS

Councilmember Darden offered the following communications/announcements:

- Commented on the success of the Annual Thanksgiving Turkey Giveaway held at the Compton City Hall Civic Plaza. She expressed her gratitude to Shiekh Shoes, Walmart, and Crystal Casino for their support in distributing meals to over 700 families. She also acknowledged the efforts of the Sheriff's Department and suggested a delivery option for seniors and individuals with mobility challenges to enhance accessibility.
- Recognized Rhonda Murphy and Michael Richardson from the Compton Lives Matter organization for their efforts at the Backpack Giveaway and Resource Fair held at Kelly Park.
- Invited the senior community to participate in the "Senior Hoe-Down" scheduled to be held on Friday, November 22 at Dollarhide from 10:00am to 12:00pm.
- Asked the City Manager to schedule a workshop that explains tax and water bills to the residents.
- Wished the following individuals a Happy Birthday: Patricia Maloney, Mark Smith, Renee Boeing, Craig Henry, Delores & Cliff Wilson.
- Requested the meeting be adjourned in memory of Ruth Smith, Louis Byrd, and Hugh Webster.

Councilmember Bowers offered the following communications/announcements:

- Highlighted his participation in the West Coast Lions Feed Your Health Community Block Party and Food Giveaway held at Walter Tucker Park. He noted that attendees received valuable medical resources and health screenings, in addition to Thanksgiving food items. He expressed gratitude to the Parks and Recreation staff, Bird Vision Entertainment, California Dental USA, and West Coast Lions Football for their contributions to making the event successful.
- Acknowledged the Clark family for their dedication to the weekly Thankful Thursday food distribution program.

- Requested the meeting be adjourned in memory of Mrs. Johnny Bell Keaton and Florence Adams.

Councilmember Spicer offered the following communications/announcements:

- Requested an update from the City Manager regarding the status of the Spanish translation of the City Charter.

City Manager Hopkins confirmed that the City Charter has been translated and that the document was sent for proofreading. He also mentioned that the City is in the process of putting out a Request for Proposal (RFP) to secure a translator on retainer so that any future documents, flyers, and other materials the City wishes to make public can be translated as needed.

- Requested an update from the City Manager regarding the status of the Compton Golf Course.

City Manager Hopkins explained that the City is in the process of preparing a Request for Proposal (RFP) and a Statement of Qualifications (SOQ) for the golf course. He maintained that there has been significant interest from various developers and entities regarding the property. He offered their plan to issue these solicitations, gauge interest, and proposals from potential operators or partners. Once the proposals are received, the City Manager's Office will assess and present them to the City Council for consideration and approval.

- Announced that the City is now accepting applications for Community Development Block Grant funding. The application was released on Wednesday, November 13, 2024 with a deadline set for Thursday, January 16, 2025, at 5:00pm. Applications can be downloaded from the City's website and submitted to the City Clerk's office.
- Invited the residents to attend the "Chase Giving" event scheduled to be held on Wednesday, November 20 at Dollarhide from 6:00pm to 8:00pm. The event will feature catering by Trap Kitchen and a financial workshop provided by Chase Bank's financial literacy team.
- Encouraged the residents to attend the "We Can See Your Smile" event scheduled to be held on Saturday, December 7 at Dollarhide from 9:00am to 5:00pm. Services will include exams, x-rays, cleanings, fillings, extractions, eye exams, and prescription glasses. This event is free and will operate on a first-come, first-served basis, so attendees are encouraged to arrive early.
- Announced the "Christmas Concert and After-Party" at Wilson Park on Saturday, December 14 immediately following the Compton Christmas parade. The event will include live performances, a game truck, a snow experience, jumpers and toy distribution. Residents can donate toys at the following locations: Re-Up Water, 609 N. Long Beach Blvd., Barberizm, The Test Clinic, Grocery Outlet at Central and Rosecrans, Compton Wellness Collective, Saint Julian's Barbershop, Boulevard Gastropub and City Church. He expressed gratitude to the various organizations and businesses partnering with the city to provide toys for the community,
- Reminded everyone about the Mothers Circle held every Thursday from 11:00am to 12:30pm at Lueders Park. For more information call (562) 506-7553.
- Expressed a desire to enhance communication efforts in the community. He suggested the use of social media, marquee at the parks, and possibly partnering with the Compton Airport for aerial banners to keep residents informed about events and updates.
- Requested a written and verbal report from the Sheriff's Department regarding traffic citations in the City of Compton over the last three years.

City Manager Hopkins confirmed that the City is in the process of replacing the "Welcome to Compton" sign and installing a marquee in front of City Hall.

Councilmember Duhart offered the following communications/announcements:

- Announced the following Thanksgiving Turkey Giveaway events: Senator Stephen Bradford's Giveaway on Friday, November 22 from 10:00am to 12:00pm at El Camino College, parking lot F - Saint Julian Salvation and Hopeless Hearts on Monday, November 25 from 11:00am to 3:00pm - Greater Zion Church Giveaway on Saturday, November 23 starting at 11:00am.
- Requested a detailed monthly report from the Sheriff's Department regarding homicides (including how many have been solved), burglaries, sexual assaults, and home invasions.
- Recognized Key of Knowledge, Donna Heflin and the West Arbutus block club members for their efforts to provide turkeys to community members.

Mayor Sharif offered the following communications/announcements:

- Acknowledged the Compton community for supporting the passage of Measure A. She reported that these funds will finance projects aimed at improving the community.
- Announced that funding has been secured for the Broadband Project. The City will begin the process of implementing this project, starting with City Hall.
- Thanked the community members who participated in the Fig Oleander Park Project, where new trees were planted to provide shade and enhance the park's environment for families and children.
- Reported on the success of the Annual Thanksgiving Turkey Giveaway held in partnership with Chic and Walmart, serving 700 families. She acknowledged the need for improvements in distribution, particularly to ensure the comfort of seniors and families in colder temperatures.
- Encouraged residents to support local businesses on "Small Business Saturday" held on November 30.
- Encouraged residents to participate in the "Third Annual Resource Parent Holiday Appreciation" event scheduled to be held on Thursday, December 5 at Dollarhide from 10:30am to 1:30pm. This event will offer resources, food and gifts. Residents should contact the Mayor's liaison Brittany for more details at (310) 605-5662.
- Encouraged the City Manager to address the streets surrounding Oleander Park as well as the sidewalks and playground equipment.

ADJOURNMENT

On motion by Spicer, seconded by Duhart, the meeting was adjourned in memory of **Ruth A. Smith, Louis Byrd, Hugh Westbrook, Johnnie Bell Keaton, Thorn Adams** at 7:11 p.m. by the following vote on roll call:

AYES: Council Members – Duhart, Spicer, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

CITY CLERK OF THE CITY OF COMPTON

MAYOR OF THE CITY OF COMPTON

SEPTEMBER 26, 2024

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

**SUBJECT: A REQUEST TO SCHEDULE A JOINT PUBLIC HEARING –
HOUSING AUTHORITY 2024 PHA ANNUAL PLAN**

SUMMARY

Staff is requesting a Joint Public hearing between the City Council and the Urban Community Development Commission for Tuesday, November 19, 2024 at 5:45 p.m.

DISCUSSION

The United States Department of Housing and Urban Development (HUD) requires all Public Housing Agency (PHA) to develop and implement an Annual Plan. The Annual Plan provides details about the PHA's immediate operations, programs and services and notifies HUD of changes that were not included in the Five-Year Plan.

The information that the PHA must submit to HUD under the Annual Plan, are the discretionary policies of the various plan components or elements (i.e., programs, operations, and strategies for meeting local housing needs and goals) and not the statutory or regulatory requirements that govern these components.

The PHA's Annual Plan provides the plans and procedures required to be consistent with the goals and objectives of the PHA's Five Year Plan.

RECOMMENDATION

Staff respectfully requests a joint public hearing be scheduled for Tuesday, November 19, 2024, at 5:45 p.m. in the Council Chambers located at 205 South Willowbrook Avenue, Compton.

**CECIL FLOURNOY, DIRECTOR
COMPTON HOUSING AUTHORITY
COMMUNITY DEVELOPMENT DEPARTMENT**

APPROVED FOR FORWARDING:

**WILLIE HOPKINS JR.
CITY MANAGER**